

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes - Amended

Tuesday, January 7, 2025

5:00 PM

**Council Chamber,
1st Floor, City Hall**

Land Use & Zoning Committee

*Kevin Carrico, Chair
Raul Arias, Vice Chair
Ken Amaro
Joe Carlucci
Rory Diamond
Reggie Gaffney, Jr.
Rahman Johnson*

*Legislative Assistant: Maritza Sanchez
Legislative Assistant: Steven Libby
Council Research: Colleen Hampsey
Office of General Counsel: Dylan Reingold, Deputy GC
Planning Dept.: Helena Parola
Planning Dept.: Bruce Lewis
Planning Dept.: Erin Abney*

Meeting Convened: 5:00 PM

Meeting Adjourned: 10:06 PM

Present: 7 - Chair Kevin Carrico, Vice Chair Raul Arias, Rahman Johnson, Rory Diamond, Ken Amaro, Joe Carlucci and Reggie Gaffney Jr.

Attendance:

CM Clark-Murray - 2024-859, 2024-860, 2024-863 & 2024-865

CM Gay - 2024-851

CM Peluso - 2024-868

Item/File No. Title History

- 1. [2022-0888-P](#) [W](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (R.E. # 181767-0060) (12.95± Acres) – CGC to RPI – Steinemann San Pablo, LLC (Appl # L-5715-22C) (Dist. 13-Diamond) (Trout) (LUZ) (Rezoning 2022-889)
 - 12/13/22 CO Introduced: LUZ
 - 1/4/23 LUZ Read 2nd & Rerefer |1/10/23 CO Read 2nd & Rerefer
 - 1/24/23 CO PH Addnt'l 2/14/23
 - CO PH Cont'd on 2/14/23, 2/28/23, 3/28/23...12/10/24, 1/14/25
 - 1/7/25 LUZ PH Withdraw 7-0
 - LUZ PH – 2/7/23, 2/22/23, 3/22/23, 4/4/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23, 9/19/23, 10/3/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24, 1/17/24, 2/21/24, 3/19/24, 4/16/24, 5/21/24, 7/16/24, 8/6/24, 9/4/24, 10/1/24, 11/6/24, 12/3/24, 1/7/25
 - Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 9/26/23, 10/10/23, 10/24/23, 11/14/23, 11/28/23, 1/10/24, 1/23/24, 2/27/24, 3/26/24, 4/23/24, 5/28/24, 7/23/24, 8/13/24, 9/10/24, 10/8/24, 11/12/24, 12/10/24, 1/14/25

PH WITHDRAW

Public hearing opened and closed.

Motion/2nd move to withdraw: Arias/Johnson

No speakers

Aye: 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

***Per Council Rules Section 3.106, this bill is scheduled to be administratively withdrawn on 2/10/25.**

2. [2022-0889-P](#) [W](#) ORD-Q Rezoning at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (12.95± Acres) – PUD (2008-653-E) to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the San Pablo Place II PUD – Steinemann San Pablo, LLC (R.E. # 181767-0060) (Appl # L-5715-22C) (Dist. 13-Diamond) (Lewis) (LUZ) (Small Scale 2022-888)
 12/13/22 CO Introduced: LUZ
 1/4/23 LUZ Read 2nd & Rerefer | 1/10/23 CO Read 2nd & Rerefer
 1/24/23 CO PH Addn'tl 2/14/23
 CO PH Cont'd on 2/14/23, 2/28/23, 3/28/23...12/10/24, 1/14/25
 1/7/25 LUZ PH Substitute/Rerefer 7-0
 LUZ PH – 2/7/23, 2/22/23, 3/22/23, 4/4/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23, 9/19/23, 10/3/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24, 1/17/24, 2/21/24, 3/19/24, 4/16/24, 5/21/24, 7/16/24, 8/6/24, 9/4/24, 10/1/24, 11/6/24, 12/3/24, 1/7/25, & 1/22/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 9/26/23, 10/10/23, 10/24/23, 11/14/23, 11/28/23, 1/10/24, 1/23/24, 2/27/24, 3/26/24, 4/23/24, 5/28/24, 7/23/24, 8/13/24, 9/10/24, 10/8/24, 11/12/24, 12/10/24, 1/14/25

PH SUBSTITUTE/REREFER

Public hearing opened and closed.

Motion/2nd to approve the substitute: Arias/J. Carlucci

Motion/2nd to re-refer as substituted: Arias/J. Carlucci

No speakers

Aye: 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

SUBSTITUTE:

- 1. Removes the Comprehensive Plan amendment language from bill.**
- 2. Attaches a Revised Exhibit 3 (revised PUD Written Description dated December 17, 2024).**
- 3. Attaches a Revised Exhibit 4 (revised PUD Site Plan dated May 18, 2023).**

***Per Council Rules Section 3.106, this bill is scheduled to be administratively withdrawn on 2/10/25.**

3. [2023-0325](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (33.95 ± Acres) - LDR to AGR - JMC Duval County Properties, LLC (R.E. # 000890-0100 (Portion)) (Appl #L-5797-23C) (Dist. 12-White) (Parola) (LUZ) (PD & PC Apv) (Rezoning 2023-326)
 5/23/23 CO Introduced: LUZ
 6/6/23 LUZ Read 2nd & Rerefer | 6/13/23 CO Read 2nd & Rerefer
 6/27/23 CO PH Addn'tl 7/25/23
 CO PH Cont'd on 7/25/23, 8/8/23, 8/22/23, 9/12/23...9/24/24, 10/8/24
 10/15/24 LUZ PH Amend/Rerefer 5-0 | 10/22/24 CO PH Amend/Rerefer 18-0
 12/10/24 CO PH Addn'tl 1/14/25
 1/7/25 LUZ PH Approve 7-0
 LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/3/23, 11/7/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 3/5/24, 3/19/24, 4/16/24, 5/7/24, 5/21/24, 6/4/24, 6/18/24, 7/16/24, 8/6/24, 8/20/24, 9/4/24, 9/17/24, 10/1/24, 10/15/24, & 1/7/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/27/23 & 7/25/23, 8/8/23, 8/22/23, 9/12/23, 10/10/23, 11/14/23, 12/12/23, 1/10/24, 1/23/24, 2/13/24, 2/27/24, 3/12/24, 3/26/24, 4/23/24, 5/14/24, 5/28/24, 6/11/24, 6/25/24, 7/23/24, 8/13/24, 8/27/24, 9/10/24, 9/24/24 & 10/8/24, 10/22/24, & 12/10/24 & 1/14/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speaker: Paul Harden (support, questions only)

Aye: 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

4. [2023-0326](#) ORD-Q Rezoning at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (33.95± Acres) - PUD (2007-361-E) to PUD, to Permit Recreational Vehicle Park Uses, Single-Family Residential Uses, & Agriculture Uses, as Described in the Baldwin RV Park PUD - JMC Duval County Properties, LLC (R.E. # 000890-0100 (Portion)) (Appl # L-5797-23C) (Dist. 12-White) (Cox) (LUZ) (PD Amd/Apv) (PC Apv) (Small Scale 2023-325) 5/23/23 CO Introduced: LUZ
6/6/23 LUZ Read 2nd & Rerefer | 6/13/23 CO Read 2nd & Rerefer
6/27/23 CO PH Addn'tl 7/25/23
CO PH Cont'd on 7/25/23, 8/8/23, 8/22/23, 9/12/23...9/24/24, 10/8/24
10/15/24 LUZ PH Amend/Rerefer 6-0 | 10/22/24 CO PH Amend/Rerefer 18-0
12/10/24 CO PH Addn'tl 1/14/25
1/7/25 LUZ PH Amend/Approve 7-0
LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/3/23, 11/7/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 3/5/24, 3/19/24, 4/16/24, 5/7/24, 5/21/24, 6/4/24, 6/18/24, 7/16/24, 8/6/24, 8/20/24, 9/4/24, 9/17/24, 10/1/24, 10/15/24, & 1/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23 & 7/25/23, 8/8/23, 8/22/23, 9/12/23, 10/10/23, 11/14/23, 12/12/23, 1/10/24, 1/23/24, 2/13/24, 2/27/24, 3/12/24, 3/26/24, 4/23/24, 5/14/24, 5/28/24, 6/11/24, 6/25/24, 7/23/24, 8/13/24, 8/27/24, 9/10/24, 9/24/24, 10/8/24, 10/22/24, & 12/10/24 & 1/14/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd to amend with conditions: J. Carlucci/Gaffney Jr.

The applicant conveyed his disagreement with the conditions.

Motion/2nd to amend the amendment to remove the Planning Department conditions:

Arias/Johnson

Motion/2nd to approve the amendment as amended: J. Carlucci/Johnson

Motion/2nd to approve the bill as amended: J. Carlucci/Johnson

Speaker: Paul Harden (support)

Aye: 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

AMENDMENT:

1. Attaches a Second Revised Exhibit 3 (revised PUD Written Description dated October 24, 2024).
2. Changes the date of the site plan in the ordinance to September 30, 2024.

5. [2024-0524](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan, at 1404 Blair Rd - (4.8± Acres) - LDR to MDR - Franck Ventures Company (R.E. # 008913-0000) (Appl # 5937-24C) (Dist. 12-White) (Roberts) (LUZ)
(Rezoning 2024-525)
7/23/24 CO Introduced: LUZ
8/6/24 LUZ Read 2nd & Rerefer
8/13/24 CO Read 2nd & Rerefer
8/27/24 CO PH Addnt'l 9/10/24
9/10/24 CO PH Cont'd 9/24/24
9/24/24 CO PH Cont'd 10/8/24
10/8/24 CO PH Cont'd 10/22/24
10/22/24 CO PH Cont'd 11/12/24
11/12/24 CO PH Cont'd 11/26/24
11/26/24 CO PH Cont'd 12/10/24
12/10/24 CO PH Cont'd 1/14/25
LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, 11/19/24, 12/3/24, 1/7/25, 1/22/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24, 9/24/24, 10/8/24, 10/22/24, 11/12/24, 11/26/24, 12/10/24, 1/14/25

PH OPEN/CONT 1/22/25

No speakers

6. [2024-0525](#) ORD-Q Rezoning at 1404 Blair Rd - (4.8± Acres) - AGR to PUD, to Permit Residential Uses, Including Townhomes, as Described in the Blair Road Townhomes PUD - Franck Ventures Company (R.E. # 008913-0000) (Appl # L-5937-24C) (Dist. 12-White) (Corrigan) (LUZ)
 (Small-Scale 2024-524)
 7/23/24 CO Introduced: LUZ
 8/6/24 LUZ Read 2nd & Rerefer
 8/13/24 CO Read 2nd & Rerefer
 8/27/24 CO PH Addnt'l 9/10/24
 9/10/24 CO PH Cont'd 9/24/24
 9/24/24 CO PH Cont'd 10/8/24
 10/8/24 CO PH Cont'd 10/22/24
 10/22/24 CO PH Cont'd 11/12/24
 11/12/24 CO PH Cont'd 11/26/24
 11/26/24 CO PH Cont'd 12/10/24
 12/10/24 CO PH Cont'd 1/14/25
 LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, 11/19/24, 12/3/24, 1/7/25, 1/22/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24, 9/24/24, 10/8/24, 10/22/24, 11/12/24, 11/26/24, 12/10/24, 1/14/25

PH OPEN/CONT 1/22/25**No speakers**

7. [2024-0535](#) ORD-Q Rezoning at 8374 New Kings Rd, btwn Gilchrist Rd & Finch Ave - (2.6± Acres) - CCG-2 to PUD, to Permit Commercial Uses, as Described in the New Kings Road PUD - And Property, LLC (R.E. # 039967-0000) (Dist. 10-Pittman) (Cox) (LUZ)
 7/23/24 CO Introduced: LUZ
 8/6/24 LUZ Read 2nd & Rerefer
 8/13/24 CO Read 2nd & Rerefer
 8/27/24 CO PH Only
 LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/19/24, 12/3/24, 1/7/25, 1/22/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

PH OPEN/CONT 1/22/25**No speakers**

8. [2024-0539](#) ORD-Q Rezoning at 0 Stockton St, btwn College St & Myra St - (0.23± Acres) - PUD (2009-546-E) to PUD, to Permit Single Family Homes, as Described in the John Gorrie PUD - John Gorrie Investment Group, LLC (R.E. # 091197-0010) (Dist. 7-Peluso) (Lewis) (LUZ) (PD & PC Apv) (Ex Parte: CM Johnson)
7/23/24 CO Introduced: LUZ
8/6/24 LUZ Read 2nd & Rerefer
8/13/24 CO Read 2nd & Rerefer
8/27/24 CO PH Only
LUZ PH - 9/4/24, 10/1/24, 10/15/24, 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

DEFER**Previously continued to 1/22/25**

9. [2024-0611](#) ORD-Q Rezoning at 4218 & 4230 Ortega Blvd, btwn Manitou Ave & Corinthian Ave - (0.90± Acres) - CN to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the Ortega Carriage House PUD - Bulls Dixon Equity Partners, LLC (R.E. # 101598-0000 & 101599-0000) (Dist. 7-Peluso) (Cox) (LUZ)
8/13/24 CO Introduced: LUZ
8/20/24 LUZ Read 2nd & Rerefer
8/27/24 CO Read 2nd & Rerefer
9/10/24 CO PH Cont'd 9/24/24
9/24/24 CO PH Cont'd 10/22/24
10/22/24 CO PH Cont'd 11/12/24
11/12/24 CO PH Cont'd 1/28/25
LUZ PH - 9/17/24, 10/15/24, 11/19/24, 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24, 9/24/24, 10/22/24, 11/12/24, 1/28/25

DEFER**Previously continued to 1/22/25**

10. [2024-0720](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 & 8962 Magill Rd N & 8956 Magill Rd, btwn Magill Rd N, Magill Rd, Jones Rd & Pritchard Rd - (28.19± Acres) - AGR to LDR - Sharon Simms Bishop, Sheila Simms Kennedy, Tambra Kennedy Shurley & Donna Kay Simms Rodriguez & Ralph A. Rodriguez (R.E. # 003366-0050, 003366-0150, 003366-0210 & 003366-0220) (Appl # L-5954-24C) (Dist. 12-White) (Roberts) (LUZ) (PD & PC Apv) (Rezoning 2024-721)
 9/10/24 CO Introduced: LUZ
 9/17/24 LUZ Read 2nd & Rerefer
 9/24/24 CO Read 2nd & Rerefer
 10/8/24 CO PH Addnt'l 10/22/24
 10/22/24 CO PH Cont'd 11/12/24
 11/12/24 CO PH Cont'd 11/26/24
 11/26/24 CO PH Cont'd 12/10/24
 12/10/24 CO PH Cont'd 1/14/25
 1/7/25 LUZ PH Approve 6-0
 LUZ PH - 10/15/24, 11/6/24, 11/19/24, 12/3/24, 1/7/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/8/24 & 10/22/24, 11/12/24, 11/26/24, 12/10/24, 1/14/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speakers: Curtis Hart (support), Sharon Bishop (support, did not speak), Sheila Kenneson (support, did not speak), Donna Rodriguez (support, did not speak), William Mehier (oppose), Elmer Griffin (oppose), David Cameron (oppose), Eddie Chitty (oppose), Mary Demers (oppose), John Combs (oppose), Leroy Strickland (oppose), John Demers (oppose)

Aye: 6 - Carrico, Arias, Johnson, Amaro, Carlucci and Gaffney Jr.

11. [2024-0721](#) ORD-Q Rezoning at 0 & 8962 Magill Rd N & 8956 Magill Rd, btwn Magill Rd N, Magill Rd, Jones Rd & Pritchard Rd - (28.19± Acres) - AGR to PUD, to Permit Single-Family Residential Dwellings, as Described in the Jones-Magill PUD - Sharon Simms Bishop, Sheila Simms Kennedy, Tandra Kennedy Shurley & Donna Kay Simms Rodriguez & Ralph A. Rodriguez (R.E. # 003366-0050, 003366-0150, 003366-0210 & 003366-0220) (Appl # L-5954-24C) (Dist. 12-White) (Corrigan) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CMs Amaro & Gaffney, Jr.)
 (Small-Scale 2024-720)
 9/10/24 CO Introduced: LUZ
 9/17/24 LUZ Read 2nd & Rerefer
 9/24/24 CO Read 2nd & Rerefer
 10/8/24 CO PH Addnt'l 10/22/24
 10/22/24 CO PH Cont'd 11/12/24
 11/12/24 CO PH Cont'd 11/26/24
 11/26/24 CO PH Cont'd 12/10/24
 12/10/24 CO PH Cont'd 1/14/25
 1/7/25 LUZ PH Amend/Approve (w/Conds) 7-0
 LUZ PH - 10/15/24, 11/6/24, 11/19/24, 12/3/24, 1/7/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24 & 10/22/24, 11/12/24, 11/26/24, 12/10/24, 1/14/25

PH AMEND/APPROVE W/CONDITIONS

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

Motion/2nd move to approve as amended: Arias/Johnson

Ex parte declarations: CMs Amaro and Gaffney Jr.

Speakers: Curtis Hart (support), Sharon Bishop (support), Sheila Kenneson (support), Donna Rodriguez (support), Ralph Rodriguez (support), William Mehier (oppose), Elmer Griffin (oppose), David Cameron (oppose), Eddie Chitty (oppose), Mary Demers (oppose), John Combs (oppose), Leroy Strickland (oppose), John Demers (oppose)

Aye: 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

AMENDMENT:

1. **Attaches a Revised Exhibit 4 (revised PUD Site Plan dated September 26, 2024).**

CONDITIONS:

1. **A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).**
2. **The parking requirements herein must be met cumulatively throughout the PUD. There shall be no parking created in the City of Jacksonville right of way.**
3. **The typical street cross section for a right of way proposed to be dedicated to the City of Jacksonville shall match that found in the Land Development Procedures Manual Volume 3: Standard Details, Plate P-127.**
4. **There shall be a six-foot-high standard white vinyl perimeter privacy fence.**
5. **There shall be two rows of shrubs to form a double hedge row located along the roadway side of the fence. Plant material shall be a minimum 3-gallon container, spaces 3 feet on center.**
6. **There shall be one tree every 50 feet of perimeter road frontage. These trees shall be magnolia, holly or similar species with canopy full to the ground and minimum 8 feet high when planted.**
7. **The total number of units shall not exceed 124 lots.**

12. [2024-0724](#) ORD-Q Rezoning at 0, 207 & 216 6th Street W, btwn Pearl St N & Silver St - (0.70± Acres) - RMD-S to PUD, to Permit Multi-Family Dwellings, as Described in the 6th Street West PUD - Greater New Jerusalem Baptist Church Corp (R.E. # 071472-0000, 071473-0000 & 071191-0000) (Dist. 7-Peluso) (Lewis) (LUZ)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
10/8/24 PH Only
LUZ PH - 10/15/24, 11/19/24, 12/3/24, 1/7/25, 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

PH OPEN/CONT 1/22/25

No speakers

13. [2024-0787](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Moncrief Rd W & 6739 Utsey Rd, btwn Garden St, Imeson Rd, Utsey Rd & Moncrief Rd W - (38.47± Acres) - AGR to LI - Stone Mountain Industrial Park, Inc. & Topo Chico, LLC (R.E. # 002966-0000 & 002942-0000) (Appl # L-5971-24C) (Dist. 12-White) (Kelly) (LUZ) (PD & PC Apv)
(Rezoning 2024-788)
10/8/24 CO Introduced: LUZ
10/15/24 LUZ Read 2nd & Rerefer
10/22/24 CO Read 2nd & Rerefer
11/12/24 CO PH Addnt'l 11/26/24
11/19/24 LUZ PH Approve 7-0
11/19/24 LUZ Reconsider/Defer
11/26/24 CO PH Cont'd 12/10/24
12/10/24 CO PH Cont'd 1/14/25
LUZ PH - 11/19/24, 12/3/24, 1/7/25, 1/22/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/12/24 & 11/26/24, 12/10/24, 1/14/25

PH OPEN/CONT 1/22/25

14. [2024-0788](#) ORD-Q Rezoning at 0 Moncrief Rd W & 6739 Utsey Rd, btwn Garden St, Imeson Rd, Utsey Rd & Moncrief Rd W - (38.47± Acres) - AGR to PUD, to Permit Parking, Storage & Other Light Industrial Uses, as Described in the Westside Development PUD - Stone Mountain Industrial Park, Inc. & Topo Chico, LLC (R.E. # 002966-0000 & 002942-0000) (Appl # L-5971-24C) (Dist. 12-White) (Corrigan) (LUZ) (PD & PC Amd/Apv)
(Small-Scale 2024-787)
10/8/24 CO Introduced: LUZ
10/15/24 LUZ Read 2nd & Rerefer
10/22/24 CO Read 2nd & Rerefer
11/12/24 CO PH Addnt'l 11/26/24
11/26/24 CO PH Cont'd 12/10/24
12/10/24 CO PH Cont'd 1/14/25
LUZ PH - 11/19/24, 12/3/24, 1/7/25, 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24 & 11/26/24, 12/10/24, 1/14/25

PH OPEN/CONT 1/22/25

No speakers

15. [2024-0826](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 6810, 6820 Greenland Ridge Ln N & 0 Greenland Rd, East of the I-295 & Philips Hwy Interchange - (10.6± Acres) - LDR to LI - Sharon Burnette, Linda Gilyard, Carolyn Gilyard, Soloman Odom, Bobbie Ann Odom & Torr Gilyard (R.E. # 167859-0500 (Portion), 167828-1010 (Portion), 167829-0030, 167829-0000, 167829-0046 & 167829-0040) (Appl # L-5966-24C) (Dist. 11-Arias) (Roberts) (LUZ)
(Rezoning 2024-827)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO Read 2nd & Rerefer
11/26/24 CO PH Addn'tl 12/10/24
12/10/24 CO PH Cont'd 1/14/25
LUZ PH - 12/3/24, 1/7/25, 2/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/26/24 & 12/10/24, 1/14/25

PH OPEN/CONT 2/4/25

No speakers

16. [2024-0827](#) ORD-Q Rezoning at 0, 6810, 6820 Greenland Ridge Ln N & 0 Greenland Rd, East of the I-295 & Philips Hwy Interchange - (10.6± Acres) - RLD-90 & RR-Acre to PUD, to Permit Industrial Uses, as Described in the Greenland Ridge PUD - Sharon Burnette, Linda Gilyard, Carolyn Gilyard, Soloman Odom, Bobbie Ann Odom & Torr Gilyard (R.E. # 167859-0500 (Portion) 167828-1010 (Portion), 167829-0030, 167829-0000, 167829-0046 & 167829-0040) (Appl # L-5966-24C) (Dist. 11-Arias) (Lewis) (LUZ)
(Small-Scale 2024-826)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO Read 2nd & Rerefer
11/26/24 CO PH Addn'tl 12/10/24
12/10/24 CO PH Cont'd 1/14/25
LUZ PH - 12/3/24, 1/7/25, 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24, 1/14/25

PH OPEN/CONT 2/4/25

No speakers

17. [2024-0851](#) ORD-MC Estab the Northeast Development Review Board; Identifying Legislative Purpose & Intent; Amend Sec 30.204 (Functions), Pt 2 (Planning Commission), Ch 30 (Planning & Development Department), Ord Code, to Provide that the Northeast Dev Review Brd Shall Review & Provide a Recommendation to the City Council Re Certain Rezoning Applications within the Northeast Development Area; Creating a New Pt 9 (Northeast Development Review Board), Ch 30 (Planning & Development Department), Ord Code, to Estab the Northeast Dev Review Brd...(Teal) (Introduced by CM Gay) (PD & PC Deny)
 10/22/24 CO Introduced: NCSPHS, R, LUZ
 11/4/24 NCSPHS Read 2nd & Rerefer
 11/4/24 R Read 2nd & Rerefer
 11/6/24 LUZ Read 2nd & Rerefer
 11/12/24 CO PH Read 2nd & Rerefer
 LUZ PH - 1/7/25, 1/22/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

PH OPEN/CONT 1/22/25

Speakers: Austin Nicklas (oppose), Stu Jones (support), Ben Stewart (support), Dorothy Gillette (support), Zach Miller (support), Charles Barr (support), Marshall Adkison (support), Joe McClure (support), Sharlene Byram (support), Frederick Richards (support, did not speak), Tammy Brown (support, did not speak), Francis Eckert Jr. (support, did not speak), Anne Eckert (support, did not speak), Abraham Hassan (support, did not speak), Risa Grant (support, did not speak)

18. [2024-0859](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Lane Ave, btwn Normandy Blvd & Lenox Ave - (12.0± Acres) - CGC to MDR - IPS Enterprises, Inc. (R.E. # 011778-0055 (Portion)) (Appl # L-5972-24C) (Dist. 9-Clark-Murray) (Kelly) (LUZ) (PD & PC Apv) (Rezoning 2024-860)
 11/12/24 CO Introduced: LUZ
 11/19/24 LUZ Read 2nd & Rerefer
 11/26/24 CO Read 2nd & Rerefer
 12/10/24 CO PH Addnt'l 1/14/25
 1/7/25 LUZ PH Approve 7-0
 LUZ PH - 1/7/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/10/24 & 1/14/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: J. Carlucci/Johnson

Speaker: Shalene Estes (support, questions only)

Aye: 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

19. [2024-0860](#) ORD-Q Rezoning at 0 Lane Ave, btwn Normandy Blvd & Lenox Ave - (14.0± Acres) - RMD-D & CCG-1 to PUD, to Permit a Residential Subdivision, as Described in the Cedar River Station PUD - IPS Enterprises, Inc. (R.E. # 011778-0055) (Appl # L-5972-24C) (Dist. 9-Clark-Murray) (Lewis) (LUZ) (PD & PC Amd/Apv)
 (Small-Scale 2024-859)
 11/12/24 CO Introduced: LUZ
 11/19/24 LUZ Read 2nd & Rerefer
 11/26/24 CO Read 2nd & Rerefer
 12/10/24 CO PH Addn'tl 1/14/25
 1/7/25 LUZ PH Amend/Approve (w/Conds) 7-0
 LUZ PH - 1/7/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25

PH AMEND/APPROVE W/CONDITIONS

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

Motion/2nd move to approve as amended: Arias/Johnson

Speaker: Shalene Estes (support, questions only)

Aye: 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

AMENDMENT:

1. The development shall provide a minimum of fifty-eight (58) guest parking spaces.
2. Per the written description Section III.A.2, "The gated emergency access shown on the southwestern area of the PUD map will be equipped with an entry key switch (i.e. KNOX) and made accessible to the fire department and first responders in the need of an emergency." If this road is to be used as emergency only, it will otherwise act as a "dead end" and shall be terminated properly with an acceptable roadway termination. If it will be open at all times, a traffic study shall be provided at Civil Site Plan Review to determine the need for turn lanes on Lenox Avenue. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).
3. Internal subdivision sidewalks shall be required per Section 654.133 (e) and (f) of City of Jacksonville Code of Ordinances.

20. [2024-0861](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3701, 3697, & 3731 Hemlock St, West of Lem Turner Rd - (9.8± Acres) - RR to MDR - Drew Donovan Hood, Terri L. Hood & David D. Hood (R.E. # 019466-0170, 019466-0020, 019466-0180, & 019466-0030) (Appl # L-5960-24C) (Dist. 8-Gaffney, Jr.) (Roberts) (LUZ) (PD & PC Apv) (Rezoning 2024-862)
 11/12/24 CO Introduced: LUZ
 11/19/24 LUZ Read 2nd & Rerefer
 11/26/24 CO Read 2nd & Rerefer
 12/10/24 CO PH Addn'tl 1/14/25
 1/7/25 LUZ PH Approve 7-0
 LUZ PH - 1/7/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/10/24 & 1/14/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/Johnson****Speaker: Brian Small (support, questions only)****Aye:** 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

21. [2024-0862](#) ORD-Q Rezoning at 3701, 3697, & 3731 Hemlock St, West of Lem Turner Rd - (9.8± Acres) - RR-Acre to RMD-A - Drew Donovan Hood, Terri L. Hood & David D. Hood (R.E. # 019466-0170, 019466-0020, 019466-0180, & 019466-0030) (Appl # L-5960-24C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny) (PD & PC Apv) (Ex Parte: CM Gaffney, Jr.) (Small-Scale 2024-861)
 11/12/24 CO Introduced: LUZ
 11/19/24 LUZ Read 2nd & Rerefer
 11/26/24 CO Read 2nd & Rerefer
 12/10/24 CO PH Addn'tl 1/14/25
 1/7/25 LUZ PH Approve 7-0
 LUZ PH - 1/7/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/Johnson****Ex parte declaration: CM Gaffney Jr.****Speaker: Brian Small (support)****Aye:** 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

22. [2024-0863](#) ORD-Q Rezoning at 5800 San Juan Ave, btwn Hyde Park Rd & Niblick Dr - (0.5± Acres) - CCG-1 to CCG-2 - Shakilla Ahmad & Noor Ahmad (R.E. # 068540-0000) (Dist. 9-Clark-Murray) (Read) (LUZ) (PD & PC Deny)
11/12/24 CO Introduced: LUZ
11/19/24 LUZ Read 2nd & Rerefer
11/26/24 CO Read 2nd & Rerefer
12/10/24 CO PH Only
1/7/25 LUZ PH Amend (Deny)/Approve 7-0
LUZ PH - 1/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

PH AMEND (DENY)/APPROVE

Public hearing opened and closed.

There was discussion about the suitability of the proposed business in this location.

Motion/2nd move to amend to deny: Arias/Johnson

Motion/2nd to move as amended: Arias/J. Carlucci

Speaker: Noor Ahmad (support)

Aye: 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

AMENDMENT:

Denies the rezoning from CCG-1 to CCG-2

23. [2024-0864](#) ORD-Q Rezoning at 3046 Capper Rd, btwn Maidstone Cove Dr & Lem Turner Rd - (0.9± Acres) - CCG-1 to PUD, to Permit Outdoor Storage & Parking, Light Manufacturing & Office & Commercial Uses, as Described in the Capper Rd PUD - Spa Smiley Trucking, Inc. (R.E. # 020394-0000) (Dist. 8-Gaffney, Jr.) (Lewis) (LUZ)
11/12/24 CO Introduced: LUZ
11/19/24 LUZ Read 2nd & Rerefer
11/26/24 CO Read 2nd & Rerefer
12/10/24 CO PH Only
LUZ PH - 1/7/25, 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

PH OPEN/CONT 1/22/25

No speakers

24. [2024-0865](#) ORD-Q Rezoning at 0, 1465 & 1515 N Old Middleburg Rd & 0 Chickasaw Ave, btwn Memorial Park Rd & Lenox Ave - (10.15± Acres) - RMD-B to RMD-D - Donald Ray Taylor (Life Estate) (R.E. # 011657-0000, 011648-0000, 011649-0000, 011650-0010 & 011659-0010) (Dist. 9-Clark-Murray) (Cox) (LUZ) (PD & PC Apv) (Ex Parte: CM Amaro)
 11/12/24 CO Introduced: LUZ
 11/19/24 LUZ Read 2nd & Rerefer
 11/26/24 CO Read 2nd & Rerefer
 12/10/24 CO PH Only
 1/7/25 LUZ PH Approve 7-0
 LUZ PH - 1/7/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/Johnson****Ex parte declaration: CM Amaro****Speaker: Peggy Forbes (support), Curtis Hart (support)****Aye:** 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

25. [2024-0866](#) ORD-Q Rezoning at 0 Zoo Pkwy, btwn Dunn Creek & I-295 - (34.03± Acres) - PUD to IH - CK Investments Financing, LLC (R.E. # 108758-0200) (Dist. 2-Gay) (Nagbe) (LUZ) (PD & PC Apv)
 11/12/24 CO Introduced: LUZ
 11/19/24 LUZ Read 2nd & Rerefer
 11/26/24 CO Read 2nd & Rerefer
 12/10/24 CO PH Only
 1/7/25 LUZ PH Approve 6-0
 LUZ PH - 1/7/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/Johnson****Speaker: Michael Sittner (support)****Aye:** 6 - Carrico, Arias, Johnson, Diamond, Amaro and Carlucci**Absent:** 1 - Gaffney Jr.

26. [2024-0867](#) ORD-Q Rezoning at 11000 Beach Blvd, btwn Providence Dr & St Johns Bluff Rd S - (11.01± Acres) - CCG-2 & PUD (2007-1243-E) to PUD, to Permit Multi-Family & Commercial Uses, as Described in the 11000 Beach Boulevard PUD - Pamela Equities Corp. (R.E. # 165412-2000 (Portion)) (Dist. 4-Carrico) (Corrigan) (LUZ) (PD & PC Apv) (Ex Parte: CM Carrico)
11/12/24 CO Introduced: LUZ
11/19/24 LUZ Read 2nd & Rerefer
11/26/24 CO Read 2nd & Rerefer
12/10/24 CO PH Only
1/7/25 LUZ PH Approve 6-0
LUZ PH - 1/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/Johnson****Ex parte declaration: CM Carrico****Speaker: Michael Sittner (support, questions only)****Aye: 6 - Carrico, Arias, Johnson, Diamond, Amaro and Carlucci**

27. [2024-0868](#) ORD Apv the Proposed 2024B Series Text Amendment to the FLUE of the 2045 Comp Plan of the City to Amend the Operative Provisions & the Low Density Residential (LDR) & Medium Density Residential (MDR) Categories Relating to Duplexes, Tri-plexes & Quad-plexes & Density in the Missing Middle & Adopting the Missing Middle Overlay Map, for Transmittal to the State of FL's Various Agencies for Review; Waiving the Requirements of Sec 650.405 (Planning Commission Advisory Recommendation & Public Hearing), Pt 4 (Amendments to the Comprehensive Plan), Ch 650 (Comprehensive Planning for Future Development), Ord Code, That the Planning Commission Hold a Public Hearing & Make a Recommendation to the City Council re This Legislation Prior to the Council Committee of Reference Reporting Its Recommendation to the City Council; Providing a Disclaimer That the Amdt Transmitted Herein Shall Not Be Construed as an Exemption From Any Other Applicable Laws (Reingold) (Introduced by CM Diamond) (PD Amd/Apv)
11/12/24 CO Introduced: LUZ
11/19/24 LUZ Read 2nd & Rerefer
11/26/24 CO Read 2nd & Rerefer
12/10/24 CO PH Amend (FL)/Rerefer 17-2 (Carlucci, Pittman)
LUZ PH - 1/7/25, 2/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/10/24 & 1/14/25

PH OPEN/CONT 2/4/25

There was discussion on this item related to the impact on neighborhoods, density, the need for an increased housing stock and the locations for missing middle development. The bill was continued 2 cycles to allow for more time for work on the overlay map, and community meetings.

Speakers: Emily Pierce (support), Ed Radloff (oppose), Debi Garner (oppose, did not speak), Gary Weise (oppose), Brenda Benson (oppose, did not speak), Laura Backus (oppose), Andrew Gillette (oppose, did not speak), James Hammond (oppose), Michelle Lomax (oppose), Steve Matchett (oppose), Elise Brosch (oppose), Jacqueline Buckley (oppose), Michael Holland (oppose), Alan Bott (oppose), Chrissy Bott (oppose), Michael Derke (oppose, did not speak), Eleni Derke (oppose, did not speak), Courtney Cockley (oppose, did not speak), Francisco Martinez (oppose, did not speak), Diane Discepolo (oppose, did not speak), Michael Discepolo (oppose, did not speak), MaryAnne Teele (oppose, did not speak), Donna Womack (oppose), Stu Jones (oppose)

28. [2024-0869](#) ORD-MC Amend Secs 656.305 (Low Density Residential Category) & 656.306 (Medium Density Residential Category), Subpt B (Residential Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Provide for Duplexes, Tri-plexes & Quad-plexes as Permitted Uses in Certain Districts & Dev Areas; & Amend Secs 656.604 (Number of Off-Street Parking Spaces) & 656.607 (Design Standards for Off-Street, On-Street Parking & Loading Facilities), Subpt A (Off-Street Parking, On-Street Parking & Loading for Motor Vehicles), Pt 6 (Off-Street Parking, On-Street Parking & Loading Regulations), Ch 656 (Zoning Code), Ord Code, to Provide Parking Standards for Duplexes, Tri-plexes & Quad-plexes; Waiving the Requirement of Sec 656.129 (Advisory Recommendation on Amendment to Zoning Code or Rezoning of Land)...(Reingold) (Introduced by CM Diamond) (PD Amd/Apv)
11/12/24 CO Introduced: R, LUZ
11/18/24 R Read 2nd & Rerefer
11/19/24 LUZ Read 2nd & Rerefer
11/26/24 CO Read 2nd & Rerefer
12/10/24 CO PH Amend (FL)/Rerefer 17-2 (Carlucci, Pittman)
LUZ PH - 1/7/25, 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25

PH OPEN/CONT 4/1/25

Speakers: Chrissy Bott (oppose), Alan Bott (oppose), Jacqueline Buckley (oppose), Steve Matchett (oppose), James Hammond (oppose, did not speak), Emily Pierce (support, did not speak), Ed Radloff (oppose, did not speak), Debi Garner (oppose, did not speak), Gary Weise (oppose), Brenda Benson (oppose, did not speak), Laura Backus (oppose), Andrew Gillette (oppose, did not speak), Michelle Lomax (oppose), Elise Brosch (oppose, did not speak), Michael Holland (oppose), Michael Derke (oppose, did not speak), Eleni Derke (oppose, did not speak), Courtney Cockley (oppose, did not speak), Francisco Martinez (oppose, did not speak), Diane Discepolo (oppose, did not speak), Michael Discepolo (oppose, did not speak), MaryAnne Teele (oppose, did not speak), Donna Womack (oppose), Stu Jones (oppose)

29. [2024-0870](#) ORD-MC Amend Sec 656.306 (Medium Density Residential Category), Subpt B (Residential Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Sec 656.403 (Accessory Uses & Structures; Accessory Dwelling Units), Subpt B (Misc Regulations), Sec 656.432 (Applicability), Subpt C (Architectural & Aesthetic Regulations For Single-Family Dwellings), Pt 4 (Supplementary Regulations), & Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Revise Various Regulations Related to Cottages & Accessory Dwelling Units; Waiving the Requirement of Sec 656.129 (Advisory Recommendation on Amendment to Zoning Code or Rezoning of Land)... (Reingold) (Introduced by CM Diamond) (PD Amd/Apv)
 11/12/24 CO Introduced: R, LUZ
 11/18/24 R Read 2nd & Rerefer
 11/19/24 LUZ Read 2nd & Rerefer
 11/26/24 CO Read 2nd & Rerefer
 12/10/24 CO PH Amend (FL)/Rerefer 17-2 (Carlucci, Pittman)
 1/6/25 R Amend/Approve 4-2 (Boylan, Johnson)
 1/7/25 LUZ PH Amend/Approve 7-0
 LUZ PH - 1/7/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Diamond/Arias

Motion/2nd move to approve as amended: Arias/Amaro

Speakers: Chrissy Bott (oppose), Alan Bott (oppose), Jacqueline Buckley (oppose), Steve Matchett (oppose), James Hammond (oppose, did not speak), Emily Pierce (support, did not speak), Ed Radloff (oppose, did not speak), Debi Garner (oppose, did not speak), Gary Weise (oppose), Brenda Benson (oppose, did not speak), Laura Backus (oppose), Andrew Gillette (oppose, did not speak), Michelle Lomax (oppose), Elise Brosch (oppose, did not speak), Michael Holland (oppose), Michael Derke (oppose, did not speak), Eleni Derke (oppose, did not speak), Courtney Cockley (oppose, did not speak), Francisco Martinez (oppose, did not speak), Diane Discepolo (oppose, did not speak), Michael Discepolo (oppose, did not speak), MaryAnne Teele (oppose, did not speak), Donna Womack (oppose), Stu Jones (oppose)

Aye: 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

AMENDMENT:

- 1. Revise Sec. 656.306(A)(II)(d)(3)(ii)(C) to read: (C) RMD-D—6,000 square feet for the first two family units and 1,340 square feet for each additional unit not to exceed 30 units per acre, only where the density requirements of the Comprehensive Plan are met.**
- 2. Correct scrivener’s errors.**
- 3. Strikes the portion of the ordinance concerning accessory dwelling units**
 - Amends Sec. 656.306 (Medium Density Residential Category) to 1) remove the cap of 20 dwelling units per acre in Medium Density Residential zoning districts and replace it with the density provided for in the Comprehensive Plan and 2) reduce the minimum lot size requirements for third and additional family units in the RMD-B, RMD-C and RMD-D zoning districts and increase the maximum number of units per acre allowable in each**
 - Amends Sec. 656.403 (Accessory uses and structures; accessory dwelling units) to strike the restriction that accessory dwelling units may only be located on property that has an existing or pending homestead exemption**
 - Amends Sec. 656.432 (Applicability) to reduce the minimum square footage of living space requirement for primary structure dwelling units in RLD, RMD-A, and RMD-B zoning districts and PUDs which permit single family residential development from 850 to 650 square feet, which may be reduced to 600 square feet if dwellings in the immediate neighborhood are of that size**
 - Amends Sec. 656.1601 (Definitions) to revise the definition of Cottage to remove the restriction that cottages are only allowed on any lot that is zoned RMD-A, RMD-B, RMD-C, RMD-D and CRO as of the effective date of the legislation creating the definition of Cottage and to provide that no property located outside the Urban Priority Area or urban area which is zoned AGR, RR or RLD may be rezoned to permit cottages**
 - Waives the requirement in Sec. 656.129 (Advisory recommendation on amendment to Zoning Code or rezoning of land) that the Planning Commission review and make an advisory recommendation to the City Council on amendments to the Zoning Code**

30. [2024-0880](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Institutional Bldg at 1221 E 16th St, btwn Franklin St & MLK Jr Pkwy, as a Local Landmark - Jack Sun Villas, LLC; Statement of Landmark Criteria Satisfied; Identifying those Activities which Require the Issuance of a COA; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas (R.E. # 113567-0010) (Dist. 7-Peluso) (Lopera) (Req of JHPC) (PD Apv)
 11/12/24 CO Introduced: LUZ
 11/19/24 LUZ Read 2nd & Rerefer
 11/26/24 CO Read 2nd & Rerefer
 12/10/24 CO PH Only
 1/7/25 LUZ PH Approve 7-0
 LUZ PH - 1/7/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speaker: Carmen Godwin (support)

Aye: 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

31. [2024-0902](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 17th St E & 1221 16th St E, btwn Phoenix Ave & MLK Jr Pkwy - (2.40± Acres) - PBF to CGC - Jack Sun Villas, LLC (R.E. # 113566-0500 & 113567-0010) (Appl # L-5942-24C) (Dist. 7-Peluso) (Hinton) (LUZ)
 (Rezoning 2024-903)
 11/26/24 CO Introduced: LUZ
 12/3/24 LUZ Read 2nd & Rerefer
 12/10/24 CO Read 2nd & Rerefer
 LUZ PH - 1/22/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
 1/14/25 & 1/28/25

DEFER

Public hearing next cycle 1/22/25

32. [2024-0903](#) ORD-Q Rezoning at 0 17th St E & 1221 16th St E, btwn Phoenix Ave & MLK Jr Pkwy - (2.40± Acres) - PBF-1 to PUD, to Permit a Hotel, Commercial & Residential Uses & Personal Property Self-Storage, as Described in the 1221 East 16th Street PUD - Jack Sun Villas, LLC (R.E. # 113566-0500 & 113567-0010) (Appl # L-5942-24C) (Dist. 7-Peluso) (Cox) (LUZ)
(Small-Scale 2024-902)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25

DEFER**Public hearing next cycle 1/22/25**

33. [2024-0906](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 7777 & 7845 Plummer Rd, West of Old Kings Rd - (34.89± Acres) - RR to LDR - Hoose D, LLC & Mitchell Bennett, Heather Pafford & Lori Bennett (R.E. # 002601-0550 & 002594-0000) (Appl # L-5987-24C) (Dist. 8-Gaffney, Jr.) (Kelly) (LUZ)
(Rezoning 2024-907)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25

DEFER**Public hearing next cycle 1/22/25**

34. [2024-0907](#) ORD-Q Rezoning at 7777 & 7845 Plummer Rd, West of Old Kings Rd - (34.89± Acres) - RR-Acre to RLD-40 - Hoose D, LLC & Mitchell Bennett, Heather Pafford & Lori Bennett (R.E. # 002601-0550 & 002594-0000) (Appl # L-5987-24C) (Dist. 8-Gaffney, Jr.) (Nagbe) (LUZ)
(Small-Scale 2024-906)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25

DEFER**Public hearing next cycle 1/22/25**

35. [2024-0908](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Newton Rd & 0 Cargal St, South of Beach Blvd & West of Southside Blvd - (8.95± Acres) - LDR to MDR - Anthony Grissett, Angela J. Darling, & Choice Plus, LLC (R.E. # 136163-0000 & 136257-0000) (Appl # L-5984-24C) (Dist. 4-Carrico) (Anderson) (LUZ) (JWC Apv) (Rezoning 2024-909)
11/26/24 CO Introduced: LUZ, JWC
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25

DEFER**Public hearing next cycle 1/22/25**

36. [2024-0909](#) ORD-Q Rezoning at 0 Newton Rd & 0 Cargal St, South of Beach Blvd & West of Southside Blvd - (8.95± Acres) - RR-Acre to RMD-D - Anthony Grissett, Angela J. Darling, & Choice Plus, LLC (R.E. # 136163-0000 & 136257-0000) (Appl # L-5984-24C) (Dist. 4-Carrico) (Read) (LUZ) (Small-Scale 2024-908)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25

DEFER**Public hearing next cycle 1/22/25**

37. [2024-0910](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 State Rd A1A, btwn Montreal St & Beach Preserve Way - (7.12± Acres) - MDR to CGC - Carriere Family Limited Partnership (R.E. # 168374-0000) (Appl # L-5981-24C) (Dist. 13-Diamond) (Kelly) (LUZ) (JWC Deny) (Rezoning 2024-911)
11/26/24 CO Introduced: LUZ, JWC
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25

DEFER**Public hearing next cycle 1/22/25**

38. [2024-0911](#) ORD-Q Rezoning at 0 State Rd A1A, btwn Montreal St & Beach Preserve Way - (7.12± Acres) - RMD-C to PUD, to Generally Permit Garage, Storage & Washing Uses, as Described in the Mayport Luxury Storage PUD - Carriere Family Limited Partnership (R.E. # 168374-0000) (Appl # L-5981-24C) (Dist. 13-Diamond) (Corrigan) (LUZ)
(Small-Scale 2024-910)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25

DEFER**Public hearing next cycle 1/22/25**

39. [2024-0912](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6686 Cisco Gardens Rd, at the NW Corner of the Intersection of Cisco Gardens Rd S & Cisco Gardens Rd - (4.5± Acres) - AGR to RR - Terry White (R.E. # 002892-0532) (Appl # L-5982-24C) (Dist. 12-White) (Kelly) (LUZ)
(Rezoning 2024-913)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25

DEFER**Public hearing next cycle 1/22/25**

40. [2024-0913](#) ORD-Q Rezoning at 6686 Cisco Gardens Rd, at the NW Corner of the Intersection of Cisco Gardens Rd S & Cisco Gardens Rd - (4.5± Acres) - AGR to RR-Acre - Terry White (R.E. # 002892-0532) (Appl # L-5982-24C) (Dist. 12-White) (Corrigan) (LUZ)
(Small-Scale 2024-912)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25

DEFER**Public hearing next cycle 1/22/25**

41. [2024-0914](#) ORD Adopting a Small-Scale Amendmnt to the FLUE Series of the 2045 Comp Plan at 901, 937, & 940 Main St N, btwn State St E & Phelps St - (5.16± Acres) - CGC, HDR, ROS, & PBF to RC with FLUE Site Specific Policy 4.4.45 - Ocean Hart, LLC, Dozier Prestige Worldwide, LLC & Ollivanders Downtown, LLC; Adopting a New Site Specific Policy 4.4.45 in the FLUE (R.E. # 074367-0000, 074378-0000, & 074386-0000) (Appl # L-5945-24C) (Dist. 7-Peluso) (Hinton) (LUZ) (JWC Apv) (Rezoning 2024-915)
11/26/24 CO Introduced: LUZ, JWC
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25

DEFER**Public hearing next cycle 1/22/25**

42. [2024-0915](#) ORD-Q Rezoning at 901, 937, & 940 Main St N, btwn State Street E & Phelps St - (5.16± Acres) - PBF-1 & PUD (2005-1151-E & 2017-484-E) to PUD, to Permit Schools, Multifamily Residential Dwellings, & Various Commercial Uses, Including the Sale & Svc of All Alcoholic Beverages, Including Liquor, Beer & Wine, for On-Premises Consumption & Off-Premises Consumption on Property Located Less than 1,500 ft from a Church without the Requirement to Obtain a Waiver of Min Distance for a Liquor License Location Pursuant to Sec 656.805, Ord Code, as Described in the Main Street Mixed-Use PUD; Finding that there is Competent, Substantial Evidence in the Record to Support the Need for Relief from the Requirement for a Waiver of Min Distance for Liquor License Location - Ocean Hart, LLC, Dozier Prestige Worldwide, LLC & Ollivanders Downtown, LLC (R.E. # 074367-0000, 074378-0000, & 074386-0000) (Appl # L-5945-24C) (Dist. 7-Peluso) (Corrigan) (LUZ) (Small-Scale 2024-914)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25

DEFER**Public hearing next cycle 1/22/25**

43. [2024-0916](#) ORD Adopting the 2024B Series Text Amendment to the FLUE of the 2045 Comp Plan of the City to Amend the Business Park (BP) & Light Industrial (LI) Plan Categories to Address Specific Uses in Both Categories (Parola) (LUZ)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25

DEFER**Public hearing next cycle 1/22/25**

44. [2024-0917](#) ORD-Q Rezoning at 6826 Richardson Rd, at the Northern Corner of the Intersection of New Kings Rd & Richardson Rd - (3.36± Acres) - PUD (2005-120-E) to PUD, to Permit a Max of 40 Townhomes, as Described in the Residences at Richardson Road PUD - Pepaj Properties, LLC (R.E. # 041512-0000) (Dist. 10-Pittman) (Hetzl) (LUZ)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

DEFER**Public hearing next cycle 1/22/25**

45. [2024-0918](#) ORD-Q Rezoning at 5311 Brannon Ave, 8215, 8225, 8249, & 8275 103rd St, & 8226 Firetower Rd, btwn Brannon Ave & Old Middleburg Rd N - (2.74± Acres) - CO & CGC-2 to PUD, to Permit Commercial & Office Uses, as Described in the 103rd Street Commercial Redevelopment PUD - Stoney Brook Trail, LLC, One Touch Heating & Cooling, Inc., Signature Realty & Management, Inc., & Clint Durrence (R.E. # 013490-0000, 013486-0000, 013489-0015, 013493-0000, 013498-0000, & 013499-0000) (Dist. 9-Clark-Murray) (Lewis) (LUZ)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

DEFER**Public hearing next cycle 1/22/25**

46. [2024-0919](#) ORD-Q Rezoning at 1639 & 1677 Southside Blvd, & 0, 9731, 9724 & 9738 Arnold Rd, btwn Bradley Rd & Atlantic Blvd - (5.91± Acres) - CRO, CGC-2 & RLD-60 to PUD, to Permit a Church, Day Care Center, Schools, Single Family Dwellings & Offices, as Described in the Restoration Church Jacksonville PUD - Restoration Church Jacksonville, Inc. (R.E. # 123063-0000, 123064-0000, 123066-0000, 123066-0500, 123088-0000, & 123089-0000) (Dist. 4-Carrico) (Lewis) (LUZ)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

DEFER**Public hearing next cycle 1/22/25**

47. [2024-0920](#) ORD-Q Rezoning at 2115 Forest Blvd, btwn Leahy Rd & Live Oak Dr - (15.96± Acres) - RLD-60 to PUD, to Permit 86 Townhomes, as Described in the Forest Trails PUD - Holstar, LLC (R.E. # 123468-0010) (Dist. 4-Carrico) (Cox) (LUZ)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

DEFER**Public hearing next cycle 1/22/25**

48. [2024-0921](#) ORD-Q Rezoning at 142 & 154 McCargo St N, btwn Driggers St & Oklahoma St - (1.28± Acres) - CCG-1 to PUD, to Permit Outside Retail Sales & Storage of Artificial Turf, Restaurant & Other Commercial Uses, as Described in the McCargo Street PUD - Jax Turf, LLC (R.E. # 005503-0000 & 005499-0000) (Dist. 12-White) (Cox) (LUZ)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

DEFER**Public hearing next cycle 1/22/25**

49. [2024-0922](#) ORD-Q Rezoning at 0 Townsend Blvd, at the SW Corner of the Intersection of Townsend Blvd & Ft Caroline Rd - (3.3± Acres) - CO & RLD-60 to RMD-B - Townsend Road, LLC (R.E. # 111359-0000) (Dist. 1-Amaro) (Nagbe) (LUZ)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

DEFER

Public hearing next cycle 1/22/25

50. [2024-0923](#) ORD-Q Rezoning at 5569 118th St, btwn Seaboard Ave & Catoma St - (17.08± Acres) - RR-Acre to RLD-40 - Jacob Garrett Eagerton (R.E. # 103390-0000) (Dist. 14-Johnson) (Abney) (LUZ)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

DEFER

Public hearing next cycle 1/22/25

51. [2024-0924](#) ORD-Q Rezoning at 9105 103rd St, btwn Monroe Smith Rd & Lambing Rd - (0.9± Acres) - CCG-1 to CCG-2 - Jax Progressive Investments, LLC (R.E. # 013014-0000) (Dist. 12-White) (Read) (LUZ)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

DEFER

Public hearing next cycle 1/22/25

52. [2024-0925](#) ORD-Q Apv Zoning Exception (Appl E-24-54) at 2002 San Marco Blvd, btwn Balis Pl & Sorrento Rd - Marcove, LLC - Requesting an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption, for Matthew Medure, in CCG-1 (R.E. # 081245-0000) (Dist. 5-J. Carlucci) (Read) (LUZ) (Companion 2024-926)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

DEFER**Public hearing next cycle 1/22/25**

53. [2024-0926](#) ORD-Q Granting Administrative Deviation (Appl AD-24-73) at 2002 San Marco Blvd, btwn Balis Pl & Sorrento Rd - Marcove, LLC - Requesting to Reduce the Required Min Number of Off-Street Parking Spaces from 2 to 0 in CCG-1 (R.E. # 081245-0000) (Dist. 5-J. Carlucci) (Read) (LUZ) (Companion 2024-925)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

DEFER**Public hearing next cycle 1/22/25**

54. [2024-0940](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Church Bldg at 740 Van Buren St, btwn E Union St & Oakley St, as a Local Landmark - Power House Miracle Center; Statement of Landmark Criteria Satisfied; Identifying those Activities which Require the Issuance of a COA; Directing the Chief of Legislative Svcs to Notify the Applicant, the Propty Owner, & the Propty Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas (R.E. # 122459-0000) (Dist. 7-Peluso) (Lopera) (LUZ)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

DEFER**Public hearing next cycle 1/22/25**

55. [2024-0969](#) ORD Apv the Proposed 2024B Series Text Amendment to the Conservation & Coastal Mgmt Element & Infrastructure Element of the 2045 Comp Plan of the City to Adopt by Reference the State Mandated 10 Yr Water Supply Facilities Work Plan, for Transmittal to the State of FL's Various Agencies for Review; Prov a Disclaimer that the Amendment Granted Herein Shall Not Be Construed as an Exemption from Any Other Applicable Laws (Parola) (Req of Mayor) (JWC Apv)
12/10/24 CO Introduced: LUZ, JWC
1/7/25 LUZ Read 2nd & Rerefer
LUZ PH - 2/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/28/25 & 2/11/25

READ 2ND & REREFER

56. [2024-0970](#) ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Main St N & 0 Pecan Park Rd, btwn I-95 & Main St & North of Pecan Park Rd - (1,003.91± Acres) - MU Subject to FLUE Site Specific Policy 4.3.15 & LI in the Rural & Suburban Dev Areas to LI, CGC, CSV, LDR & MDR, with that Portion of the Property Located in the Rural Dev Area Being Added to the Suburban Dev Area; Repealing FLUE Site Specific Policy 4.3.15; Including a Revision to the Dev Areas Map - Rum East, LLC, Rum East A, LLC, Rum East B, LLC, Rum East C, LLC, Rum East D, LLC, Rum East E, LLC, Rum East F, LLC, Rum East G, LLC, Rum East H, LLC, Rum East I, LLC, Pecan Park Rail, LLC, PecPar, LLC, PecPar-A, LLC, PecPar-B, LLC, PecPar-C, LLC, PecPar-D, LLC & PecPar-E, LLC (R.E. # 108113-0005, 108113-0300, 108117-0005 & 108125-0000) (Appl # L-5886-23A) (Dist. 8-Gaffney, Jr.) (Parola) (LUZ) (Rezoning 2024-971)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
LUZ PH - 2/4/25
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 1/28/25 & 2/11/25

READ 2ND & REREFER

57. [2024-0971](#) ORD-Q Rezoning at 0 Main St N & 0 Pecan Park Rd, btwn I-95 & Main St & North of Pecan Park Rd - (1,003.91± Acres) - IL & PUD (2008-247-E & 2009-536-E) to PUD, to Permit Commercial, Industrial, Residential & Conservation Uses, as Described in the Bacardi Mixed-Use PUD - Rum East, LLC, Rum East A, LLC, Rum East B, LLC, Rum East C, LLC, Rum East D, LLC, Rum East E, LLC, Rum East F, LLC, Rum East G, LLC, Rum East H, LLC, Rum East I, LLC, Pecan Park Rail, LLC, PecPar, LLC, PecPar-A, LLC, PecPar-B, LLC, PecPar-C, LLC, PecPar-D, LLC & PecPar-E, LLC (R.E. # 108113-0005, 108113-0300, 108117-0005 & 108125-0000) (Appl # L-5886-23C) (Dist. 8-Gaffney, Jr.) (Cox) (LUZ) (Large-Scale 2024-970)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
LUZ PH - 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25 & 2/11/25

READ 2ND & REREFER

58. [2024-0972](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6030 & 6040 Firestone Rd, btwn Wheat Rd & 118th St - (6.08± Acres) - LDR to MDR - Albert Huggins & Esquire Trustee Services, LLC, as Trustee of the 6040 Firestone Road Land Trust, Dated 4/19/23 (R.E. # 014560-0000 & 014560-0100) (Appl # L-5994-24C) (Dist. 14-Johnson) (Shuler) (LUZ) (Rezoning 2024-973)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
LUZ PH - 2/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/28/25 & 2/11/25

READ 2ND & REREFER

59. [2024-0973](#) ORD-Q Rezoning at 6030 & 6040 Firestone Rd, btwn Wheat Rd & 118th St - (6.08± Acres) - RR-Acre to RMD-A - Albert Huggins & Esquire Trustee Services, LLC, as Trustee of the 6040 Firestone Road Land Trust, Dated 4/19/23 (R.E. # 014560-0000 & 014560-0100) (Appl # L-5994-24C) (Dist. 14-Johnson) (Abney) (LUZ) (Small-Scale 2024-972)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
LUZ PH - 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25 & 2/11/25

READ 2ND & REREFER

60. [2024-0974](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 3674, 3746, 3751, 3774, 3791, 3797, 3827, & 3838 Hemlock St, West of Lem Turner Rd - (27.19± Acres) - RR to LDR - Eva Fowler, Claudia Biser PA, John Combs, John Hunt & Kathleen Plymel (R.E. # 019451-0055, 019451-0040, 019451-0050, 019466-0160, 019451-0020, 019466-0150, 019466-0050, 019466-0060 & 019452-0000) (Appl # L-5993-24C) (Dist. 8-Gaffney, Jr.) (Anderson) (LUZ) (Rezoning 2024-975)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
LUZ PH - 2/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/28/25 & 2/11/25

READ 2ND & REREFER

61. [2024-0975](#) ORD-Q Rezoning at 0, 3674, 3746, 3751, 3774, 3791, 3797, 3827, & 3838 Hemlock St, West of Lem Turner Rd - (27.19± Acres) - RR-Acre to RLD-40 - Eva Fowler, Claudia Biser PA, John Combs, John Hunt & Kathleen Plymel (R.E. # 019451-0055, 019451-0040, 019451-0050, 019466-0160, 019451-0020, 019466-0150, 019466-0050, 019466-0060 & 019452-0000) (Appl # L-5993-24C) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ)
(Small-Scale 2024-974)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
LUZ PH - 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25 & 2/11/25

READ 2ND & REREFER

62. [2024-0976](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 757 King St, btwn Dellwood Ave & Ernest St - (0.12± Acres) - MDR to NC - Movgen King 1, LLC & Movgen King 2, LLC (R.E. # 064906-0000) (Appl # L-5977-24C) (Dist. 7-Peluso) (Hinton) (LUZ)
(Companions 2024-977 & 2024-978)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
LUZ PH - 2/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/28/25 & 2/11/25

READ 2ND & REREFER

63. [2024-0977](#) ORD-Q Rezoning at 757 King St, btwn Dellwood Ave & Ernest St - (0.12± Acres) - RMD-B to CN - Movgen King 1, LLC & Movgen King 2, LLC (R.E. # 064906-0000) (Appl # L-5977-24C) (Dist. 7-Peluso) (Read) (LUZ)
(Companions 2024-976 & 2024-978)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
LUZ PH - 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25 & 2/11/25

READ 2ND & REREFER

64. [2024-0978](#) ORD-Q Granting Administrative Deviation (Appl AD-24-78) at 757 King St, btwn Dellwood Ave & Ernest St - Requesting to (1) Reduce the Required Front Yard from 20 ft to 5 ft, (2) Reduce the Required Min Lot Area from 7,500 sq ft to 5,000 sq ft, (3) Reduce the Min Number of Off-Street Parking Spaces from 11 to 0, (4) Reduce the Min Number of Bicycle Parking Spaces from 4 to 0, (5) Reduce the Uncomplimentary Land Use Buffer Width btwn the Northern Boundary Line & the Adjacent Property from 10 ft to 5 ft, & (6) Reduce the Required Trees in the Uncomplimentary Land Use Buffer Along the North Property Boundary from 4 to 1 & Along the East Property Boundary from 2 to 0 in CN (R.E. # 064906-0000) (Dist. 7-Peluso) (Read) (LUZ)
(Companions 2024-976 & 2024-977)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
LUZ PH - 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25 & 2/11/25

READ 2ND & REREFER

65. [2024-0979](#) ORD-Q Rezoning at 12743 Lem Turner Rd, at the NE Corner of the Intersection of Percy Rd & Lem Turner Rd - (3.63± Acres) - PUD (2004-14-E) to PUD, to Permit Commercial Uses, as Described in the Percy Road PUD - 2005 Lem Turner Associates, LLC (R.E. # 019494-0055) (Dist. 8-Gaffney, Jr.) (Lewiss) (LUZ)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
LUZ PH - 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

READ 2ND & REREFER

66. [2024-0980](#) ORD-Q Rezoning at 6210 & 6211 Pernecia St, btwn 118th St & Joy Dr S - (4.86± Acres) - RR-Acre to PUD, to Permit Single Family Dwellings, as Described in the Fishing Creek Properties PUD - Jacob Parker (R.E. # 097885-0010 & 097885-0020) (Dist. 14-Johnson) (Hetzels) (LUZ)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
LUZ PH - 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

READ 2ND & REREFER

67. [2024-0981](#) ORD-Q Rezoning at 2403 Market St N, btwn 14th St E & 15th St E - (0.6± Acres) - IL to PUD, to Permit Recreational & Entertainment Facilities & Commercial & Light Industrial Uses, as Described in the Main Street Food Park & Mini Golf PUD - Oakshire Holdings, LLC (R.E. # 044902-0000) (Dist. 7-Peluso) (Cox) (LUZ)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
LUZ PH - 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

READ 2ND & REREFER

68. [2024-0982](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-23) at 3622 St Nicholas Ave, btwn Holmes St & Nicholas Cir W - Linda Julissa Madrid Chavez & Santos Elias Munoz Mendoza - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 24 ft in RLD-60 (R.E. # 125487-0000 (Portion)) (Dist. 5-J. Carlucci) (Nagbe) (LUZ)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
LUZ PH - 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

READ 2ND & REREFER

69. [2024-0989](#) ORD to Amend Ord 2024-834-E to Attach an Exhibit 3, the Depiction of the Sign; Directing Legislative Svcs to Attach Exhibit to Ord 2024-834-E; Prov for Retroactive Applicability (Reingold) (LUZ)
12/10/24 Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

READ 2ND & REREFER

NOTE: The next regular meeting will be held Wednesday, January 22, 2025.

*******Note: Items may be added at the discretion of the Chair.*******

Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days notification to process; last minute requests will be accepted; but may not be possible to fulfill. Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.

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Posted: 1.10.25 5:00 pm