

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes - Amended

Tuesday, February 4, 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.: Erin Abney*

Meeting Convened: 5:01 PM

Meeting Adjourned: 11:59 PM

Rollcall

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

Attendance:
CM Pittman - 2024-917

Item/File No. **Title History**

- 1. [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) (PD & PC Amd/Apv) (Ex Parte: CMs Amaro, Arias, Diamond, Gaffney, Jr., J. Carlucci, Johnson, Carrico) (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
 1/14/25 CO PH Substitute/Rerefer 17-0
 1/28/25 CO Rerefer to LUZ 17-0
 2/4/25 LUZ PH Amend/Approve (w/Conds) 7-0
 LUZ PH – 2/7/23, 2/22/23... 12/3/24, 1/7/25, & 1/23/25, 2/4/25
 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 AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

Motion/2nd move to approve amendment and Diamond floor amendment 1: Diamond/Johnson

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

Item was tabled.

Motion/2nd move to approve Diamond floor amendment 2: Diamond/J. Carlucci

Amendments rolled together.

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

Ex parte declarations: CMs Amaro, Arias, J. Carlucci, Diamond, Gaffney Jr., Johnson and Carrico

Speakers: Steve Diebenow (support), Clint Miller (oppose), Patrick Kerns (oppose), Lawrence Kurz (oppose, did not speak), Charlie Tomm (oppose), Charles Dixon (oppose), Elizabeth Dixon (oppose), Johns Faiella (oppose), Allen O'Brien (oppose), John Collins (oppose), J. Michael Traynor (oppose), Will Gibbs (oppose), Joseph Pickles (oppose), Michael Orr (oppose), Megan Combale (oppose, did not speak), Taryn Turner (oppose, did not speak), Paul Harden (support)

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

AMENDMENT:

The Rezoning is approved subject to the following 5 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) Residential units offered for rent or for sale, shall be restricted to “housing for older persons” to the fullest extent permitted under the Federal Fair Housing Act.**
- (3) Access shall be provided to the adjacent property to the south, 0 San Pablo Road (R.E. No. 181767-0000)**
- (4) The 60 foot wide building limitation zone depicted on the Site Plan, Exhibit 4, shall be a 25 foot wide limitation zone to 15 foot high garages tied to a residence.**
- (5) The 95 foot wide building limitation zone depicted on the Site Plan, Exhibit 4, shall be 130 foot wide.**

Attaches a Revised Exhibit 3, Written Description, dated January 9, 2025

- 2. [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) (PD & PC Apv) (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, 10/8/24, 10/22/24, 11/12/24, 11/26/24, 12/10/24, 1/14/25, 1/28/25, 2/11/25
 2/4/25 LUZ PH Approve 7-0
 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, 1/23/25, 2/4/25
 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, 1/28/25, 2/11/25

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: Arias/Johnson
Speaker: Curtis Hart (support)

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

- 3. [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) (PD & PC Amd/Apv) (Ex Parte: CMs Carrico, Gaffney, Jr., Diamond)
 (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, 10/8/24, 10/22/24, 11/12/24, 11/26/24, 12/10/24, 1/14/25, 1/28/25, 2/11/25
 2/4/25 LUZ PH Amend/Approve (w/Cond) 7-0
 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, 1/23/25, 2/4/25
 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, 1/28/25, 2/11/25

PH AMEND/APPROVE (W/CONDITION)

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 Carrico, Gaffney Jr., and Diamond

Speaker: Curtis Hart (support)

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

AMENDMENT:

Rezoning is approved subject to 1 condition:

(1) A 6 foot high vinyl fence shall be installed and maintained along the north, south and west sides of Subject Property.

Attaches a Revised Exhibit 3, Written Description, dated December 5, 2024

Attaches a Revised Exhibit 4, Site Plan, dated December 4, 2024

4. [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, 1/23/25, 2/4/25, 2/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

PH OPEN/CONT 2/19/25

No speakers

5. [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, 1/23/25, 2/4/25, 2/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

PH OPEN/CONT 2/19/25

No speakers

6. [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
 1/28/25 CO PH Cont'd 2/25/25
 LUZ PH - 9/17/24, 10/15/24, 11/19/24, 1/23/25, 2/19/25
 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, 2/25/25

DEFER

Previously continued to 2/19/25

7. [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) (PD & PC Amd/Apv) (Ex Parte: CM Amaro)
 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
 2/4/25 LUZ PH Amend/Approve 6-0
 LUZ PH - 10/15/24, 11/19/24, 12/3/24, 1/7/25, 1/23/25, 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/J. Carlucci

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

Ex parte declaration: CM Arias

Speaker: Cyndy Trimmer (support)

Aye: 6 - Carrico, Arias, Johnson, Diamond, Amaro and Carlucci

AMENDMENT:

Attaches a Revised Exhibit 3 (revised PUD Written Description dated January 2, 2025).

Attaches a Revised Exhibit 4 (revised PUD Site Plan dated December 4, 2024).

8. [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
1/14/25 CO PH Cont'd 1/28/25
1/28/25 CO PH Cont'd 2/11/25
2/4/25 LUZ PH Approve 6-0
LUZ PH - 11/19/24, 12/3/24, 1/7/25, 1/23/25, 2/4/25
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, 1/28/25, 2/11/25

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

- 9. [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
 1/14/25 CO PH Cont'd 1/28/25
 1/28/25 CO PH Cont'd 2/11/25
 2/4/25 LUZ PH Amend/Approve 7-0
 LUZ PH - 11/19/24, 12/3/24, 1/7/25, 1/23/25, 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24 & 11/26/24, 12/10/24, 1/14/25, 1/28/25, 2/11/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

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

Speaker: Michael Sittner (support)

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

AMENDMENT:

Attaches a Revised Exhibit 3 (revised PUD Written Description dated October 14, 2024).

10. [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) (PD & PC Apv) (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
1/14/25 CO PH Cont'd 2/11/25
2/4/25 LUZ PH Approve 7-0
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, 2/11/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move approve: Arias/J. Carlucci

Speakers: Cyndy Trimmer (support), Pamela Dent (oppose)

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

11. [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) (PD & PC Amd/Apv) (Ex Parte: CM Arias, Carrico)
(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
1/14/25 CO PH Cont'd 2/11/25
2/4/25 LUZ PH Amend/Approve (w/Conds) 7-0
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, 2/11/25

PH AMEND/APROVE (W/CONDITIONS)

Public hearing opened and closed.

Motion/2nd move to amend: Arias/J. Carlucci

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

Ex parte declaration: CM Arias

Speaker: Cyndy Trimmer (support)

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

AMENDMENT:

Rezoning is approved subject to 4 conditions:

- (1) The Developer will conduct a traffic study pursuant to LDPM 1.1.11 which will, at a minimum, include a study of the intersection of Business Park Boulevard and Philips Highway along with a study of the intersection of Business Park Boulevard and Phillips Parkway Drive East.**
- (2) The proposed truck and trailer spaces will include a maximum of 60 spaces.**
- (3) The hours of operation shall be limited to 6 am to 10 pm.**
- (4) A wooden or vinyl fence, a minimum of six foot tall, shall be installed and maintained along the eastern property line between the stormwater management facility and the landscape buffer as shown on the Site Plan.**

Attaches a Revised Exhibit 3, Written Description, dated November 3, 2024

Attaches a Revised Exhibit 4, Site Plan, dated November 3, 2024

12. [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
 1/21/25 NCSPHS Amend/Approve 0-7 (Fail)
 LUZ PH - 1/7/25, 1/23/25, 2/4/25, 2/19/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

PH OPEN/CONT 2/19/25

Speaker: Joe McClure (support)

13. [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) (PD & PC Amd/Apv) (Ex Parte: CM Gaffney, Jr.)
 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
 2/4/25 LUZ PH Amend/Approve (w/Cond) 6-0
 LUZ PH - 1/7/25, 1/23/25, 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

PH AMEND/APPROVE (W/CONDITION)

Public hearing opened and closed.

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

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

Ex parte declaration: CM Gaffney Jr.

Speaker: Mike Herzberg (support, questions only)

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

AMENDMENT:**Rezoning is approved subject to 1 condition:**

(1) All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at the property lines shall not exceed one (1.0) f.c. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas shall not exceed twenty (20) feet. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.

Attaches a Revised Exhibit 3, Written Description, dated December 21, 2024

14. [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) (GAB CPAC Deny) (SE CCPAC Deny) (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)
1/14/25 CO PH Cont'd 2/11/25
LUZ PH - 1/7/25, 2/4/25, 3/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/10/24 & 1/14/25, 2/11/25

PH OPEN/CONT 3/4/25

Speakers: Cynthia Brown (oppose, did not speak), Sallie Barnes (oppose), Amy Caffee (oppose, did not speak), Ross Granick (support, did not speak), Laura Backus (oppose), Alan Bott (oppose), Steve Matchett (oppose, did not speak), Christine Bott (oppose), Jacqueline Buckley (oppose), Elise Brosch (oppose, did not speak)

15. [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), Subpt C (Procedures for Rezoning & Amendments to the Zoning Code), Pt 1 (General Provisions), Ch 656 (Zoning Code), Ord Code, That the PC Review & Prov an Advisory Recommendation to the City Council re This Legislation; Prov for Codification Instructions (Reingold) (Introduced by CM Diamond) (GAB CPAC Deny) (SE CPAC Deny) (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)
1/14/25 CO PH Cont'd 4/8/25
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, 4/8/25

DEFER

Previously continued to 4/1/25

16. [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) (PD & PC Apv)
(Rezoning 2024-903)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
1/14/25 CO PH Addnt'l 1/28/25
1/28/25 CO PH Cont'd 2/11/25
2/4/25 LUZ PH Approve 6-0
LUZ PH - 1/23/25, 2/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25, 2/11/25

PH APPROVE

Public hearing opened and closed.

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

Speaker: Michael Sittner (support); Cyndy Trimmer (support, did not speak)

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

17. [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) (PD & PC Amd/Apv) (Ex Parte: CMs Amaro, Gaffney, Jr., Carrico)
(Small-Scale 2024-902)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
1/14/25 CO PH Addnt'l 1/28/25
1/28/25 CO PH Cont'd 2/11/25
2/4/25 LUZ PH Amend/Approve (w/Conds) 7-0
LUZ PH - 1/23/25, 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25, 2/11/25

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, Gaffney Jr., and Carrico

Speaker: Cyndy Trimmer (support)

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

AMENDMENT:

The Rezoning is approved subject to 3 conditions:

- (1) The height of the proposed new construction shall be limited to sixty (60) feet.**
- (2) Construction/renovation of the former J. Allen Axson Elementary School shall commence prior to the issuance of a Certificate of Occupancy for the personal property self-storage structure.**
- (3) Any parking that may be permitted within the right-of-way is subject to review and approval by the City Traffic Engineer and Transportation Planning Division upon submission of engineered plans showing that such spaces can be constructed to City standards and without interfering with City Standard sidewalks.**

- 18. [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) (PD & PC Apv) (Rezoning 2024-907)
 11/26/24 CO Introduced: LUZ
 12/3/24 LUZ Read 2nd & Rerefer
 12/10/24 CO Read 2nd & Rerefer
 1/14/25 CO PH Addnt'l 1/28/25
 1/28/25 CO PH Cont'd 2/11/25
 2/4/25 LUZ PH Approve 7-0
 LUZ PH - 1/23/25, 2/4/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25, 2/11/25

PH APPROVE

Public hearing opened and closed.

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

Speaker: Zach Miller (support)

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

- 19. [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) (PD & PC Apv) (Ex Parte: CM Gaffney, Jr.)
 (Small-Scale 2024-906)
 11/26/24 CO Introduced: LUZ
 12/3/24 LUZ Read 2nd & Rerefer
 12/10/24 CO Read 2nd & Rerefer
 1/14/25 CO PH Addnt'l 1/28/25
 1/28/25 CO PH Cont'd 2/11/25
 2/4/25 LUZ PH Approve 7-0
 LUZ PH - 1/23/25, 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25, 2/11/25

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: Arias/Johnson
Ex parte declaration: CM Gaffney Jr.
Speaker: Zach Miller (support)

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

- 20. [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) (PD & PC 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
 1/14/25 CO PH Addnt'l 1/28/25
 1/28/25 CO PH Cont'd 2/11/25
 2/4/25 LUZ PH Approve 5-1 (Carrico)
 LUZ PH - 1/23/25, 2/4/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25, 2/11/25

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: Arias/Johnson
Speakers: Michael Sittner (support), Tiffany Bell (oppose, did not speak)

Aye: 5 - Arias, Johnson, Amaro, Carlucci and Gaffney Jr.

Nay: 1 - Carrico

- 21. [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) (PD & PC Apv) (Ex Parte: CM Carrico)
 (Small-Scale 2024-908)
 11/26/24 CO Introduced: LUZ
 12/3/24 LUZ Read 2nd & Rerefer
 12/10/24 CO Read 2nd & Rerefer
 1/14/25 CO PH Addnt'l 1/28/25
 1/28/25 CO PH Cont'd 2/11/25
 2/4/25 LUZ PH Approve 7-0
 LUZ PH - 1/23/25, 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25, 2/11/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve:Arias/Johnson

Ex parte declaration: CM Carrico

Speakers: Michael Sittner (support), Tiffany Bell (oppose, did not speak)

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

22. [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) (PD & PC Apv)
(Rezoning 2024-911)
11/26/24 CO Introduced: LUZ, JWC
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
1/14/25 CO PH Addnt'l 1/28/25
1/28/25 CO PH Cont'd 2/11/25
2/4/25 LUZ PH Approve 6-0
LUZ PH - 1/23/25, 2/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25, 2/11/25

PH APPROVE

Public hearing opened and closed.

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

Speaker: Hayden Phillips (support)

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

23. [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) (PD & PC Amd/Apv) (Ex Parte: CM Diamond) (Small-Scale 2024-910)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
1/14/25 CO PH Addnt'l 1/28/25
1/28/25 CO PH Cont'd 2/11/25
2/4/25 LUZ PH Amend/Approve 6-0
LUZ PH - 1/23/25, 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25, 2/11/25

PH AMEND/APPROVE

Public hearing opened and closed.

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

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

Ex parte declaration: CM Diamond

Speaker: Hayden Phillips (support)

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

AMENDMENT:

Attaches a Revised Exhibit 3 (revised PUD Written Description dated January 16, 2025).

Attaches a Revised Exhibit 4 (revised PUD Site Plan dated January 7, 2025).

24. [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) (PD & PC Apv)
(Rezoning 2024-913)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
1/14/25 CO PH Addnt'l 1/28/25
1/28/25 CO PH Cont'd 2/11/25
2/4/25 LUZ PH Approve 7-0
LUZ PH - 1/23/25, 2/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
1/14/25 & 1/28/25, 2/11/25

PH APPROVE

Public hearing opened and closed.

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

No speakers

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

25. [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) (PD & PC Apv) (Small-Scale 2024-912)
 11/26/24 CO Introduced: LUZ
 12/3/24 LUZ Read 2nd & Rerefer
 12/10/24 CO Read 2nd & Rerefer
 1/14/25 CO PH Addnt'l 1/28/25
 1/28/25 CO PH Cont'd 2/11/25
 2/4/25 LUZ PH Approve 7-0
 LUZ PH - 1/23/25, 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25, 2/11/25

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

26. [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) (PD & PC 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
 1/14/25 CO PH Addnt'l 1/28/25
 1/28/25 CO PH Cont'd 2/11/25
 2/4/25 LUZ PH Approve 5-0
 LUZ PH - 1/23/25, 2/4/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25, 2/11/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/Gaffney Jr.****Speaker: Cyndy Trimmer (support)****Aye:** 5 - Carrico, Arias, Diamond, Amaro and Gaffney Jr.

27. [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) (PD & PC Amd/Apv) (Ex Parte: CM Amaro)
 (Small-Scale 2024-914)
 11/26/24 CO Introduced: LUZ
 12/3/24 LUZ Read 2nd & Rerefer
 12/10/24 CO Read 2nd & Rerefer
 1/14/25 CO PH Addnt'l 1/28/25
 1/28/25 CO PH Cont'd 2/11/25
 2/4/25 LUZ PH Amend/Approve (w/Conds) 5-0
 LUZ PH - 1/23/25, 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25, 2/11/25

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Gaffney Jr.

Motion/2nd move to approve as amended: Arias/Gaffney Jr.

Ex parte declaration: CM Amaro

Speaker: Cyndy Trimmer (support)

Aye: 5 - Carrico, Arias, Diamond, Amaro and Gaffney Jr.

AMENDMENT:**Rezoning approved subject to 2 conditions:**

- (1) No building permits will be issued for 901 Main Street North until the Property is: (1) deemed in compliance with Florida Department of Environmental Protection soil and groundwater cleanup target levels; (2) subject to an approved Florida Department of Environmental Protection Brownfields Site Rehabilitation Agreement; (3) subject to a Florida Department of Environmental Protection approved Remedial Action Plan and schedule warranted by Developer; (4) subject to a Site Remediation Completion Order issued by Florida Department of Environmental Protection with or without conditions; or (5) remediated by the Developer providing a balance between the need for protection of public health and welfare and the environment pursuant to a plan approved by Florida Department of Environmental Protection.**
- (2) 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).**

Attaches a Revised Exhibit 3 (revised PUD Written Description dated December 11, 2024).

- 28. [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) (PD & PC Apv)**
 11/26/24 CO Introduced: LUZ
 12/3/24 LUZ Read 2nd & Rerefer
 12/10/24 CO Read 2nd & Rerefer
 1/14/25 CO PH Addnt'l 1/28/25
 1/28/25 CO PH Cont'd 2/11/25
 2/4/25 LUZ PH Approve 5-0
 LUZ PH - 1/23/25, 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25,
 2/11/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Gaffney Jr.

No speakers

Aye: 5 - Carrico, Arias, Diamond, Amaro and Gaffney Jr.

29. [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) (PD & PC Amd/Apv) (Ex Parte: CMs Johnson, Arias, Gaffney, Jr., Carrico & Amaro)
 11/26/24 CO Introduced: LUZ
 12/3/24 LUZ Read 2nd & Rerefer
 12/10/24 CO Read 2nd & Rerefer
 1/14/25 CO PH Only
 2/4/25 LUZ PH Amend/Approve (w/Cond) 6-1 (Gaffney, Jr.)
 LUZ PH - 1/23/25, 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

PH AMEND/APPROVE (W/CONDITION)

Public hearing opened and closed.

CM Carrico proposed one condition that units be offered for sale.

Motion/2nd move to amend with condition: Arias/Johnson

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

Ex parte declarations: CMs Johnson, Amaro, Arias, Gaffney Jr., and Carrico

Speakers: Mike Herzberg (support), LaCreasa Wilson (oppose), Markello Spivey (oppose), Keshan Chambliss (oppose), Charles Waldon (oppose), Rhonda Boyo (oppose), Sarita Baker (oppose)

Aye: 6 - Carrico, Arias, Johnson, Diamond, Amaro and Carlucci

Nay: 1 - Gaffney Jr.

AMENDMENT:

The Rezoning is approved subject to one condition:

(1) All units shall initially be offered as a for sale product.

Attaches a Revised Exhibit 3 (revised PUD Written Description dated December 19, 2024).

Attaches a Revised Exhibit 4 (revised PUD Site Plan dated December 19, 2024).

30. [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) (PD & PC Amd/Apv)
 11/26/24 CO Introduced: LUZ
 12/3/24 LUZ Read 2nd & Rerefer
 12/10/24 CO Read 2nd & Rerefer
 1/14/25 CO PH Only
 2/4/25 LUZ PH Amend/Approve (w/Conds) 6-0
 LUZ PH - 1/23/25, 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Gaffney Jr.

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

Speakers: Mark Shelton (support)

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

AMENDMENT:

The Rezoning is approved is subject to 5 conditions:

- (1) All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candles (“f.c.”) when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.**
- (2) Filling station light fixtures on canopies shall be mounted so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.**
- (3) There shall be one tree located within 25 feet of the right of way for each 25 linear feet or fraction thereof of street frontage of Firetower Road.**
- (4) The driveway to Brannon Avenue shall meet the requirements of City of Jacksonville Code of Ordinance 654.115(b).**
- (5) At no time shall the vehicles queued at a drive through block a public street. A queuing analysis shall be required for any drive through.**

Attaches a Revised Exhibit 4, Site Plan, dated December 6, 2024

31. [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) (PD & PC Apv) (Ex Parte: CM Carrico)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
1/14/25 CO PH Only
2/4/25 LUZ PH Approve 6-0
LUZ PH - 1/23/25, 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

PH APPROVE

Public hearing opened and closed.

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

Ex parte declaration: CM Carrico

Speakers: Craig Brashier (support), John Morgan (support, did not speak)

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

32. [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) (PD & PC Amd/Apv) (Ex Parte: CM Amaro, Carrico, Arias, Johnson, Gaffney,Jr.)
 11/26/24 CO Introduced: LUZ
 12/3/24 LUZ Read 2nd & Rerefer
 12/10/24 CO Read 2nd & Rerefer
 1/14/25 CO PH Only
 2/4/25 LUZ PH Amend/Approve 4-3 (Carrico, Gaffney, Jr., Amaro)
 LUZ PH - 1/23/25, 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/J. Carlucci

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

Ex parte declarations: CMs Amaro, Carrico, Arias, Johnson, Gaffney Jr.

Speakers: Gerri Woodham (oppose), Charles Coleman (oppose), Nicole Miraglia (oppose), Freddie Gonzalez (oppose), Joel Youns (oppose), Dana Mckelvey (oppose), Hervert Ramsdell (oppose), Keith Langnberg (oppose), Ray McIntosh (oppose), Nancy Crawford (oppose), Kelly Pivola (oppose), Kelly McIntosh (oppose), Ronald McIntosh (oppose), Roger Bump (oppose), Terry Moore (oppose, did not speak), Red Meth (oppose, did not speak), Dean Sais (oppose, did not speak), Lori Manis (oppose), Lisa Dirnberger (oppose, did not speak), Rupert Shropp (oppose, did not speak), Marie Chantel (oppose, did not speak), Rachel Moore (oppose, did not speak), Daniel Rehr (oppose, did not speak), Sheree Pivola (oppose, did not speak), Lisa Monell (oppose, did not speak), Michael Voorhees (oppose, did not speak), Kelli Wilson (oppose, did not speak), Joan Brito (oppose, did not speak), Carlos Brito (oppose, did not speak), JD McKinney (oppose, did not speak), Malora McKinney (oppose, did not speak), Vladimir Sushinsky (oppose, did not speak), Vickie Marr (oppose, did not speak), Michael Marr (oppose, did not speak), Jake McIntosh (oppose, did not speak), Terry Higdon (oppose, did not speak), Lind Higdon (oppose, did not speak), Eddie Fowler (oppose, did not speak), Tanner Kern (oppose, did not speak), Trent Namyslowski (oppose, did not speak), Jane Ramsdell (oppose, did not speak), Florence Murray (oppose, did not speak), Candaladia Peepers (oppose, did not speak), Jeff Braden (oppose, did not speak), Deborah Braden (oppose, did not speak), John Guzman (oppose, did not speak), Diane Bennett (oppose, did not speak), Gary Rolle (oppose, did not speak), Melvin Peepers (oppose, did not speak), Joseph Sodano (oppose, did not speak), Marty Sodano (oppose, did not speak), Folks Huxford (support), Mike Herzberg (support)

Aye: 4 - Arias, Johnson, Diamond and Carlucci

Nay: 3 - Carrico, Amaro and Gaffney Jr.

AMENDMENT:

**(1) Changes the permitted use from 86 townhomes to a maximum of 82 duplex units
Attaches a Revised Exhibit 4, Site Plan, dated December 10, 2024**

- 33. [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) (PD & PC Apv)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
1/14/25 CO PH Only
2/4/25 LUZ PH Approve 7-0
LUZ PH - 1/23/25, 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

PH APPROVE

**Public hearing opened and closed.
Motion/2nd move to approve: Arias/J. Carlucci
Speaker: Mark Shelton (support, questions only)**

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

- 34. [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) (Ex Parte: CM Salem)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
1/14/25 CO PH Only
LUZ PH - 1/23/25, 2/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

DEFER

Previously continued to 2/19/25

35. [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) (PD & PC Apv)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
1/14/25 CO PH Only
2/4/25 LUZ PH Approve 6-1 (Johnson)
LUZ PH - 1/23/25, 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

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

36. [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) (PD & PC Apv)
11/26/24 CO Introduced: LUZ
12/3/24 LUZ Read 2nd & Rerefer
12/10/24 CO Read 2nd & Rerefer
1/14/25 CO PH Only
2/4/25 LUZ PH Approve 7-0
LUZ PH - 1/23/25, 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

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

37. [2024-0925](#) ORD-Q Apv Zoning Exception (Appl E-24-54) at 2002 San Marco Blvd, btwn Balis Pl & Sorrento Rd - MarcCore, 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) (PD Apv) (Ex Parte: CM Johnson, Amaro, J. Carlucci, Gaffney, Jr., Arias, Carrico) (Companion 2024-926)
 11/26/24 CO Introduced: LUZ
 12/3/24 LUZ Read 2nd & Rerefer
 12/10/24 CO Read 2nd & Rerefer
 1/14/25 CO PH Only
 2/4/25 LUZ PH Approve 7-0
 LUZ PH - 1/23/25, 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/J. Carlucci****Ex parte declarations: CMs Gaffney Jr., J. Carlucci, Johnson, Carrico, Arias, Amaro****Speaker: Chris Hagan (support)****Aye:** 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

38. [2024-0926](#) ORD-Q Granting Administrative Deviation (Appl AD-24-73) at 2002 San Marco Blvd, btwn Balis Pl & Sorrento Rd - MarcCore, 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) (PD Apv) (Ex Parte: CM Carrico, Arias, Johnson, J. Carlucci, Amaro, Gaffney, Jr.) (Companion 2024-925)
 11/26/24 CO Introduced: LUZ
 12/3/24 LUZ Read 2nd & Rerefer
 12/10/24 CO Read 2nd & Rerefer
 1/14/25 CO PH Only
 2/4/25 LUZ PH Approve 7-0
 LUZ PH - 1/23/25, 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/J. Carlucci****Ex parte declarations: CMs Gaffney Jr., J. Carlucci, Johnson, Carrico, Arias, Amaro****Speaker: Chris Hagan (support, questions only)****Aye:** 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

39. [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) (PD Apv)
 11/26/24 CO Introduced: LUZ
 12/3/24 LUZ Read 2nd & Rerefer
 12/10/24 CO Read 2nd & Rerefer
 1/14/25 CO PH Only
 2/4/25 LUZ PH Approve 7-0
 LUZ PH - 1/23/25, 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/Amaro****Aye:** 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

40. [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) (PD & PC Apv)
 12/10/24 CO Introduced: LUZ, JWC
 1/7/25 LUZ Read 2nd & Rerefer
 1/14/25 CO Read 2nd & Rerefer
 1/28/25 CO PH Addnt'l 2/11/25
 2/4/25 LUZ PH Approve 7-0
 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

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/J. Carlucci****Aye:** 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

- 41. [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) (PD & PC Apv)
 (Rezoning 2024-971)
 12/10/24 CO Introduced: LUZ
 1/7/25 LUZ Read 2nd & Rerefer
 1/14/25 CO Read 2nd & Rerefer
 1/28/25 CO PH Addnt'l 2/11/25
 2/4/25 LUZ PH Approve 7-0
 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

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: Arias/Johnson
Speaker: Blair Knighting (support)

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

42. [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) (N CPAC Amd/Apv) (PD & PC Amd/Apv) (Ex Parte: CM Gaffney, Jr.)
(Large-Scale 2024-970)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
1/14/25 CO Read 2nd & Rerefer
1/28/25 CO PH Addnt'l 2/11/25
2/4/25 LUZ PH Amend/Approve (w/Conds) 7-0
LUZ PH - 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25 & 2/11/25

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

Motion/2nd move to amend: Arias/J. Carlucci

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

Ex parte declaration: CM Gaffney Jr.

Speakers: Blair Knighting (support), Don Carter (oppose, did not speak)

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

AMENDMENT:

The Rezoning is approved subject to 2 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) Individual developments inside of this PUD shall be required to provide additional traffic studies as directed by The City of Jacksonville Traffic Engineering Division and the Planning and Development Department.

Corrects reference in legislation from 2024-979-E to 2024-970-E.

- 43. [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) (PD & PC Apv)
 (Rezoning 2024-973)
 12/10/24 CO Introduced: LUZ
 1/7/25 LUZ Read 2nd & Rerefer
 1/14/25 CO Read 2nd & Rerefer
 1/28/25 CO PH Addnt'l 2/11/25
 2/4/25 LUZ PH Approve 7-0
 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

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: Arias/Johnson
Speaker: Hayden Phillips (support)

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

- 44. [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) (PD & PC Apv) (Ex Parte: CM Johnson)
 (Small-Scale 2024-972)
 12/10/24 CO Introduced: LUZ
 1/7/25 LUZ Read 2nd & Rerefer
 1/14/25 CO Read 2nd & Rerefer
 1/28/25 CO PH Addnt'l 2/11/25
 2/4/25 LUZ PH Approve 7-0
 LUZ PH - 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25 & 2/11/25

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: Arias/J. Carlucci
Ex parte declaration: CM Johnson
Speaker: Hayden Phillips (support, questions only)

45. [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) (PD & PC Apv) (Rezoning 2024-975)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
1/14/25 CO Read 2nd & Rerefer
1/28/25 CO PH Addnt'l 2/11/25
LUZ PH - 2/4/25, 2/19/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/28/25 & 2/11/25

PH OPEN/CONT 2/19/25**No speakers**

46. [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) (N CPAC Deny) (PD & PC Apv)
(Small-Scale 2024-974)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
1/14/25 CO Read 2nd & Rerefer
1/28/25 CO PH Addnt'l 2/11/25
LUZ PH - 2/4/25, 2/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25 & 2/11/25

PH OPEN/CONT 2/19/25**No speakers**

47. [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) (PD & PC Apv)
(Companions 2024-977 & 2024-978)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
1/14/25 CO Read 2nd & Rerefer
1/28/25 CO PH Addnt'l 2/11/25
2/4/25 LUZ PH Approve 7-0
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

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

48. [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) (PD & PC Apv)
(Companions 2024-976 & 2024-978)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
1/14/25 CO Read 2nd & Rerefer
1/28/25 CO PH Addnt'l 2/11/25
2/4/25 LUZ PH Approve 7-0
LUZ PH - 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25 & 2/11/25

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

49. [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) (PD & PC Amd/Apv) (Companions 2024-976 & 2024-977)
 12/10/24 CO Introduced: LUZ
 1/7/25 LUZ Read 2nd & Rerefer
 1/14/25 CO Read 2nd & Rerefer
 1/28/25 CO PH Addnt'l 2/11/25
 2/4/25 LUZ PH Amend/Approve (w/Conds) 7-0
 LUZ PH - 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25 & 2/11/25

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing open and closed.

Motion/2nd move to amend: Arias/Johnson

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

Speaker: Cyndy Trimmer (support, questions only)

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

AMENDMENT:

The Administrative Deviation is approved subject to 2 conditions:

- (1) A bicycle rack with at least four bicycle parking spaces shall be installed and maintained on the Subject Property.**
- (2) Two trees shall be planted and maintained along the eastern property line of the Subject Property with at least one of the trees being a shade tree per the landscape architect's memorandum, dated December 3, 2024.**

- 50. [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.) (Lewis) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CM Gaffney, Jr.)
 12/10/24 CO Introduced: LUZ
 1/7/25 LUZ Read 2nd & Rerefer
 1/14/25 CO Read 2nd & Rerefer
 1/28/25 CO PH Only
 2/4/25 LUZ PH Amend/Approve (w/Conds) 7-0
 LUZ PH - 2/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

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/J. Carlucci

Ex parte declaration: CM Gaffney Jr.

Speaker: Hayden Phillips (support), William Lyon (support, questions only), Rebecca Hamilton (support, questions only)

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

AMENDMENT:

The Rezoning is approved subject to 2 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) Any driveway on Percy Road shall align with proposed driveways on the north side of the street or be separated by 75 feet.**

Attaches a Revised Exhibit 3, Written Description, dated January 16, 2025

51. [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) (Hetzl) (LUZ) (SW CPAC Deny) (PD Amd/Apv) (PC Deny) (Ex Parte: CM Johnson)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
1/14/25 CO Read 2nd & Rerefer
1/28/25 CO PH Only
LUZ PH - 2/4/25, 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

PH OPEN/CONT 3/4/25

Ex parte declaration: CM Johnson

Speakers: Joe Tamplin (oppose), Gerry Heatherington (oppose), Carroll Cason (oppose, did not speak), Markhau Joseph (oppose, did not speak), Jerry Lewis (oppose, did not speak), Jo Maruca (oppose, did not speak), Jack Bradley (oppose), Fran Heatherington (oppose), Bertha Myers (oppose), Elizabeth Reyes (oppose), Paul Goebel (oppose, did not speak), Linda Goebel (oppose, did not speak), Beverly Dozier (oppose, did not speak), JoAnn Prescott (oppose, did not speak), Kathy Wright (oppose), Toi Chance-Sangthona (oppose), Carolyn Chance-Sangthong (oppose), Kaylee Nelson (oppose, did not speak), Kenneth Alderman (oppose, did not speak)

52. [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) (PD & PC Amd/Apv)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
1/14/25 CO Read 2nd & Rerefer
1/28/25 CO PH Only
2/4/25 LUZ PH Amend/Approve (w/Conds) 7-0
LUZ PH - 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

Motion/2nd move to amend: Arias/J. Carlucci

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

Speaker: Hector Zayas (support)

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

AMENDMENT:

The Rezoning is subject to 2 conditions:

- (1) There shall be no amplified music after 10:00 PM.**
- (2) All lighting shall be directed away from any residential dwellings. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles (“f.c.”) when the building or parking areas are located adjacent to residential areas and shall not exceed one (1.0) f.c. when abutting other nonresidential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.**

Attaches a Revised Exhibit 3, Written Description, dated January 10, 2025

- 53. [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) (PD Apv)
12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
1/14/25 CO PH Read 2nd & Rerefer
2/4/25 LUZ PH Approve 7-0
LUZ PH - 1/23/25, 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25**

PH APPROVE

Public hearing opened and closed.

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

Speakers: Alexandre Meca (support, did not speak), Efraim Meca (support, did not speak)

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

- 54. [2024-0989](#) ORD to Amend Ord 2024-834-E to Attach an Exhibit 3, the Depiction of the Sign; Directing Legislative Srvs 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
1/14/25 CO PH Read 2nd & Rerefer
2/4/25 LUZ Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25**

APPROVE

Motion/2nd move to approve: Arias/Johnson

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

55. [2025-0003](#) ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Baymeadows Rd, 0 Freedom Commerce Pkwy, 0, 8375, 8381 Dix Ellis Trl; 8900, 8928, 8935 Prominence Pkwy; 8875 Liberty Ridge Dr; 8880 Freedom Commerce Trl, btwn Baymeadows Rd, Philips Hwy & I-95 - (71.76± Acres) - MU Subject to FLUE Site Specific Policy 4.3.6 & CGC to RPI - Adopting Sign Posting Plan; DFH Prominence, LP (R.E. # 152683-0005, 152683-0280, 152683-0290, 152683-0580, 152683-0700, 152690-0092, 152690-0096, 152690-0280, 152690-0290, 152690-0600, 152690-0650, 152690-0700, 152690-0800, 152690-0900 & 152690-0950) (Appl # L-5967-24A) (Dist. 11-Arias) (Parola) (LUZ)
(Rezoning 2025-4)
1/14/25 CO Introduced: LUZ
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
LUZ PH - 2/19/25
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 2/11/25 & 2/25/25

DEFER**Public hearing next cycle 2/19/25**

56. [2025-0004](#) ORD-Q Rezoning at 0 Baymeadows Rd, 0 Freedom Commerce Pkwy, 0, 8375, 8381 Dix Ellis Trl; 8900, 8928, 8935 Prominence Pkwy; 8875 Liberty Ridge Dr; 8880 Freedom Commerce Trl, btwn Baymeadows Rd, Philips Hwy & I-95 - (71.76± Acres) - PUD (1974-982-538, 1996-17-E & 2001-228-E) to PUD, to Permit Office & Multi-Family Residential Dev, as Described in the Arnold Road PUD; Adopting Sign Posting Plan - DFH Prominence, LP (R.E. # 152683-0005, 152683-0280, 152683-0290, 152683-0580, 152683-0700, 152690-0092, 152690-0096, 152690-0280, 152690-0290, 152690-0600, 152690-0650, 152690-0700, 152690-0800, 152690-0900 & 152690-0950) (Appl # L-5967-24A) (Dist. 11-Arias) (Lewis) (LUZ)
(Large-Scale 2025-3)
1/14/25 CO Introduced: LUZ
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
LUZ PH - 2/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25 & 2/25/25

DEFER**Public hearing next cycle 2/19/25**

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57. [2025-0005](#) ORD-Q Rezoning at 7535 Fort Caroline Rd, btwn Townsend Blvd & Allenby Dr - (11.38± Acres) - RLD-90 to PUD, to Permit a Max of 69 Townhomes, as Described in the Fort Caroline Townhomes PUD - Fort Caroline Christian Church, Inc. (R.E. # 109044-0290) (Dist. 1-Amaro) (Lewis) (LUZ)
1/14/25 CO Introduced: LUZ
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
LUZ PH - 2/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25

DEFER

Public hearing next cycle 2/19/25

58. [2025-0006](#) ORD-Q Rezoning at 0 & 8691 Commonwealth Ave, 0 & 8600 Stocks Rd, btwn Bulls Bay Hwy & Jones Rd - (124.43± Acres) - AGR & RR-Acre to PUD, to Generally Permit Single Family Dwellings, as Described in the Commonwealth PUD - Georgia Lynn Hodges, Alan Barry Grosse & Douglas Brian Grosse, as Tenants in Common & as Trustees of the George R. Grosse Family Trust & Georgia Lynn Hodges (R.E. # 004737-0000, 004623-0000, 004548-0000, 004549-0010 & 004868-0010) (Dist. 12-White) (Corrigan) (LUZ)
1/14/25 CO Introduced: LUZ
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
LUZ PH - 2/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25

DEFER

Public hearing next cycle 2/19/25

59. [2025-0007](#) ORD-Q Rezoning at 0 Philips Hwy, 11374 Etown Pkwy & 11100 Domain Dr, Southwest of the Intersection of I-295 & SR9B - (237.46± Acres) - CCG-1 to PUD, to Permit Office, Institutional, Commercial, Multiple-Family, Entertainment, Communication Towers & Recreational Uses, as Described in the E Town West PUD - Westland Timber, LLC & AP ETDE, LLC (R.E. # 167871-0030, 168060-0260, 168060-0270, 168060-0240, 168060-0250, 168060-0155 & 167871-0050) (Dist. 11-Arias) (Abney) (LUZ)
1/14/25 CO Introduced: LUZ
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
LUZ PH - 2/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25

DEFER

Public hearing next cycle 2/19/25

- 60. [2025-0008](#) ORD-Q Apv Zoning Exception (Appl E-24-59) at 1028 Park St, btwn Margaret St & Post St - 1028 Park, 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 JRFMJAXTOO, Inc., d/b/a "FIVE", in PUD (2005-927-E) (R.E. # 090418-0000) (Dist. 7-Peluso) (Cox) (LUZ) (PD Amd/Apv)
 - 1/14/25 CO Introduced: LUZ
 - 1/23/25 LUZ Read 2nd & Rerefer
 - 1/28/25 CO PH Read 2nd & Rerefer
 - 2/4/25 LUZ PH Amend/Approve (w/Cond) 7-0
 - LUZ PH - 2/4/25
 - Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

PH AMEND/APPROVE (W/CONDITION)

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

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

Speaker: Michael Sittner (support)

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

AMENDMENT:

The Zoning Exception is subject to 1 condition:

(1) The zoning exception granted herein shall not be effective unless or until the required Waiver of Minimum Distance Requirements for Liquor License Location (WLD-24-19) pursuant to Section 656.133, Ordinance Code, is issued for the Subject Property.

- 61. [2025-0009](#) ORD-MC Amend Sec 656.399.7 (Overlay Development Standards), Subpt M (San Marco Overlay Zone), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Amend Sub-Subsec 656.399.7(b)(8) Re Bldg Restriction Lines for the Alford Park Subdivision to Reflect Historic Development Conditions (Teal) (Introduced by CM J. Carlucci)
 - 1/14/25 CO Introduced: R, LUZ
 - 1/21/25 R Read 2nd & Rerefer
 - 1/23/25 LUZ Read 2nd & Rerefer
 - 1/28/25 CO Read 2nd & Rerefer
 - LUZ PH - 2/19/25
 - Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25

DEFER

Public hearing next cycle 2/19/25

62. [2025-0015](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg at 29 E Adams St, btwn N Main St & Ocean St, as a Local Landmark - Plaka Main Street, Inc.; 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. # 073589-0000) (Dist. 7-Peluso) (Lopera) (Req of JHPC)
1/14/25 CO Introduced: LUZ
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
LUZ PH - 2/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25

DEFER**Public hearing next cycle 2/19/25**

63. [2025-0026](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Incorporating Recitals; Desig the Residential Bldg Known as the Henry C. Arpen House at 3747 Linjohn Rd, btwn Hagan Grant Ln & Aladdin Rd, as a Local Landmark - Bordan Development LLC (Building Owner) & Thalan Holdings LLC (Property Owner); 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 Bldg Owner, 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. # 159095-0090) (Dist. 6-Boylan) (Lopera) (Req of JHPC)
1/14/25 CO Introduced: LUZ
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
LUZ PH - 2/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25

DEFER**Public hearing next cycle 2/19/25**

64. [2025-0030](#) ORD-MC re the Mayor's Reorg of the Executive Branch Pursuant to Pt 2 (Executive Reorganization), Ch 21 (Executive Branch, Generally), Ord Code; Recitals; Repealing in their Entirety Pt 5 (Development Services Division) & Pt 6 (Building Inspection Division), Ch 30 (Planning & Development Department), Pt 6 (Solid Waste Division), Ch 32 (Public Works Department) & Pt 4 (Environmental Quality Division), Ch 34 (Neighborhoods Department) Ord Code; Etab a New Pt 7 (Solid Waste Division) & a New Pt 8 (Environmental Quality Division), Ch 23 (Office of Administrative Services), Ord Code; Amend Sec 30.801 (Establishment; Responsibilities), Pt 8 (Transportation Planning Division), Ch 30 (Planning & Development Department), Ord Code, to Add Add'l Responsibilities; Etab a New Pt 10 (Development Services Division) & a New Pt 11 (Building Inspection Division), Ch 32 (Public Works Department), Ord Code, Shifting Responsibilities to Public Works; Amend Sec 94.106 (Duties), Ch 94 (Tree Commission), Ord Code, Shifting Duties to Public Works; Amend Sec 327.104 (Administration), Ch 327 (Sustainable Building Program), Ord Code Shifting Responsibilities to Public Works; Amend Sec 380.102 (Definitions), Ch 380 (Solid Waste Management, Ord Code, Redefining the Director; Amend Ch 654 (Code of Subdivision Regulations), Ord Code, Shifting Duties to Public Works; Amend Sec 711.427 (Registration & Permit for Placing, Maintaining, or Collocating Communications Facilities in City R/Ws Associated with Collocation of Small Wireless Facilities or Small Wireless Sole Purpose New Utility Poles), Subpt C (General Permit Conditions for Collocation of Small Wireless Facilities & Small Wireless Sole Purpose New Utility Poles), Pt 4 (Communications Facilities in City R/Ws), Ch 711 (City R/Ws), Ord Code Shifting Responsibilities to Public Works; Amend Ch 745 (Addressing & Street Naming Regulations), Ord Code, Shifting Responsibilities to Public Works Auth Positions; Apv the Updated 1Cloud Center List; Prov for an Organizational Chart; Prov for Transition; Prov that the Authority, Privileges, Rights, Duties, Obligations or Relationships of the City's Constitutional Officers or Independent Agencies Will Not Be Diminished or Enhanced by this Ord; Auth the Council Auditor's & General Counsel's Office to Make Technical Amends; Prov for Severability; Prov for Codification Instructions (Reingold) (Req of Mayor)
- 1/14/25 CO Introduced: NCSPHS, R, F, TEU, LUZ
 1/21/25 NCSPHS Read 2nd & Rerefer
 1/21/25 R Read 2nd & Rerefer
 1/23/25 F Read 2nd & Rerefer
 1/23/25 TEU Read 2nd & Rerefer
 1/23/25 LUZ Read 2nd & Rerefer
 1/28/25 CO PH Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

DEFER

65. [2025-0033](#) RESO-Q Concerning the Appeal of a Final Order of the JHPC Denying Appl for COA, as Req by Matthew Allen on Behalf of the Owner, Christian Allen, Inc., Seeking an Alteration, Painting an Unpainted Brick Veneer, on a Contributing Structure in the Riverside/Avondale Historic Dist at 3523 Valencia Rd, Pursuant to Ch 307 (Historic Preservation & Protection), Pt 2 (Appellate Procedure), Ord Code; Adopting Recommended Findings & Conclusions of the LUZ Comm (COA-24-31492) (R.E. # 079537-0000) (Dist. 7-Peluso) (Reingold) (LUZ)
1/14/25 CO Introduced: LUZ
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
2/4/25 LUZ PH Amend/Approve (Grant Appeal) 5-2 (Amaro, Johnson)
LUZ PH - 2/4/25

PH AMEND/APROVE (GRANT APPEAL)

Public hearing opened and closed.

Ms. Lopera, OGC, and Mr. Wells, Planning Department spoke about the denial of the COA and property owner's subsequent appeal of the Historic Preservation Commission's decision.

Mr. Allen, property owner, spoke about his historical property.

Motion/2nd move to amend to grant the appeal: Diamond/Arias

Motion/2nd move as amended: Diamond/Arias

Speakers: Cory Brown (oppose)

Aye: 5 - Carrico, Arias, Diamond, Carlucci and Gaffney Jr.

Nay: 2 - Johnson and Amaro

**AMENDMENT:
Grants the Appeal**

66. [2025-0034](#) RESO-Q Concerning the Appeal of a Final Order of the Jax Historic Preservation Commission Denying Appl for COA, as Requested by Heather M. Reynolds, Esq., on Behalf of the Owner, U.S. Business & Military Realty, LLC, Seeking an Alteration, After-the-Fact Masonry Painting, on a Contributing Structure in the Riverside/Avondale Historic Dist at 3697 Hedrick St, Pursuant to Ch 307 (Historic Preservation & Protection), Pt 2 (Appellate Procedure), Ord Code; Adopting Recommended Findings & Conclusions of the LUZ Committee (COA-24-31485) (R.E. # 092416-0000) (Dist. 7-Peluso) (Reingold) (LUZ)
1/14/25 CO Introduced: LUZ
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
LUZ PH - 2/4/25

PH OPEN/CONT 2/19/25

Speaker: Joann Miller (oppose)

67. [2025-0035](#) RESO-Q Concerning an Appeal Filed by Bordan Development, LLC, Re the Jax Historic Preservation Commission's Decision to Deny the Demolition Permit Appl for the Structure Located at 3747 Linjohn Rd, which is Listed on the National Register of Historic Places, Pursuant to Sec 320.407, Ord Code; Adopting Recommended Findings & Conclusions of the LUZ Committee (Reingold) (LUZ)
1/14/25 CO Introduced: LUZ
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
LUZ PH - 2/19/25

DEFER**Public hearing next cycle 2/19/25**

68. [2025-0053](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 11915 New Kings Rd, btwn Woodley Rd & Dunn Ave - (3.61± Acres) - CGC to LI - M. Gay Constructors, Inc. (R.E. # 003820-0125) (Appl # L-6006-24C) (Dist. 8-Gaffney, Jr.) (Anderson) (LUZ)
(Rezoning 2025-54)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
LUZ PH - 3/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/25/25 & 3/11/25

READ 2ND & REREFER

69. [2025-0054](#) ORD-Q Rezoning at 0, 11863, 11915 New Kings Rd, btwn Woodley Rd & Dunn Ave - (14.38± Acres) - CCG-1 & PUD (2004-1090) to IL - M. Gay Constructors, Inc. (R.E. # 003820-0120, 002584-0010 & 003820-0125) (Appl # L-6006-24C) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ)
(Small-Scale 2025-53)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
LUZ PH - 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25

READ 2ND & REREFER

70. [2025-0055](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 27th St E, at the NW Corner of 27th St E & Buckman St - (0.11± Acres) - NC to LDR - Farrad Murphy & Rosalyn Gilbert (R.E. # 132535-0010) (Appl # L-6007-24C) (Dist. 10-Pittman) (Shuler) (LUZ)
(Rezoning 2025-56)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
LUZ PH - 3/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/25/25 & 3/11/25

READ 2ND & REREFER

71. [2025-0056](#) ORD-Q Rezoning at 0 27th St E, at the NW Corner of 27th St E & Buckman St - (0.11± Acres) - CN to RLD-60 - Farrad Murphy & Rosalyn Gilbert (R.E. # 132535-0010) (Appl # L-6007-24C) (Dist. 10-Pittman) (Abney) (LUZ)
(Small-Scale 2025-55)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
LUZ PH - 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25

READ 2ND & REREFER

72. [2025-0057](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 8265 Garden St, btwn Helmsley Blvd & Messer Rd - (3.15± Acres) - AGR to LDR - Randall Hamel & Madeline Combs-Hamel (R.E. # 002839-0020) (Appl # L-5991-24C) (Dist. 12-White) (Anderson) (LUZ)
(Rezoning 2025-58)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
LUZ PH - 3/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/25/25 & 3/11/25

READ 2ND & REREFER

73. [2025-0058](#) ORD-Q Rezoning at 8265 Garden St, btwn Helmsley Blvd & Messer Rd - (3.15± Acres) - AGR to RLD-100A - Randall Hamel & Madeline Combs-Hamel (R.E. # 002839-0020) (Appl # L-5991-24C) (Dist. 12-White) (Cox) (LUZ)
(Small-Scale 2025-57)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
LUZ PH - 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25

READ 2ND & REREFER

74. [2025-0059](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 1665 9th St W & 1910 Grunthal St btwn 9th St W & 10th St W, West of Grunthal St - (0.40± Acres) - LDR to MDR - Rebuilding Ex-Offenders Successfully Through Opportunities Rehabilitation & Education, Inc. & A.J. Anderson Construction, LLC (R.E. # 052293-0000 & 052293-0080) (Appl # L-6008-24C) (Dist. 7-Peluso) (Read) (LUZ)
(Rezoning 2025-60)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
LUZ PH - 3/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/25/25 & 3/11/25

READ 2ND & REREFER

75. [2025-0060](#) ORD-Q Rezoning at 1665 9th St W & 1910 Grunthal St btwn 9th St W & 10th St W, West of Grunthal St - (0.40± Acres) - RLD-60 to RMD-B - Rebuilding Ex-Offenders Successfully Through Opportunities Rehabilitation & Education, Inc. & A.J. Anderson Construction, LLC (R.E. # 052293-0000 & 052293-0080) (Appl # L-6008-24C) (Dist. 7-Peluso) (Cox) (LUZ)
(Small-Scale 2025-59)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
LUZ PH - 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25

READ 2ND & REREFER

76. [2025-0061](#) ORD-Q Rezoning at 0, 12511, 12515, 12523 & 12529 Aladdin Rd & 0 Julington Creek Rd, btwn Aladdin Rd, Tar Kiln Rd, Shady Creek Dr & Julington Creek Rd - (29.40± Acres) - RR-Acre to PUD, to Permit Single Family Dwellings, as Described in the Aladdin Road PUD - Nanette J. Roccapiore, as Trustee of the Residuary Trust u/w of Crawford L. Johnston, Nanette J. Roccapiore & Robert A. Roccapiore, Jr., as Co-Trustees of the Residuary Trust u/w of A. Leona Johnston, AKA Ada Leona Johnston, Nanette J. Roccapiore, Individually, Kara Rock, Nashea Powell & Linda Powell (R.E. # 158204-1000 (Portion), 158204-0000 (Portion), 158204-0020, 158204-0030, 158195-0000 & 158194-0040) (Dist. 6-Boylan) (Lewis) (LUZ) (SE CPAC Deny)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
LUZ PH - 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25

READ 2ND & REREFER

77. [2025-0062](#) ORD-Q Rezoning at 0 Julington Creek & 12515 Aladdin Rd, btwn Aladdin Rd, Tar Kiln Rd, Shady Creek Dr & Julington Creek Rd - (15.8± Acres) - RR-Acre to CSV - Nanette J. Roccapiore, as Trustee of the Residuary Trust u/w of Crawford L. Johnston, Nanette J. Roccapiore & Robert A. Roccapiore, Jr., as Co-Trustees of the Residuary Trust u/w of A. Leona Johnston, AKA Ada Leona Johnston & Nanette J. Roccapiore (R.E. # 158204-0000 (Portion) & 158204-1000 (Portion)) (Dist. 6-Boylan) (Cox) (LUZ)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
LUZ PH - 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25

READ 2ND & REREFER

78. [2025-0074](#) ORD-MC Amend Various Secs of Subpt H (Downtown Overlay Zone & Downtown District Use & Form Regulations), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Revise Requirements for Drive-In & Drive Through Facilities as a Use Permissible by Exception in the Brooklyn, Northcore, Central Core, Sports & Entertainment, & Working Waterfront Dists (Hartung) (Introduced by CM White)
1/28/25 CO Introduced: NCSPHS, R, LUZ
2/3/25 NCSPHS Read 2nd & Rerefer
2/3/25 R Read 2nd & Rerefer
2/4/25 LUZ Read 2nd & Rerefer
LUZ PH: 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25

READ 2ND & REREFER

NOTE: The next regular meeting will be held Wednesday, February 19, 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.

Minutes: Colleen Hampsey, Council Research
CHampsey@coj.net 904.255.5151
Posted: 2.10.25 5:00 pm