

# City of Jacksonville

117 W Duval St  
Jacksonville, FL 32202



## Committee Meeting Minutes

Tuesday, November 16, 2021

5:00 PM

Council Chambers 1st Floor, City Hall

## Land Use & Zoning Committee

*Rory Diamond, Chair*  
*Reggie Gaffney, Vice Chair*  
*Michael Boylan*  
*Kevin Carrico*  
*Garrett Dennis*  
*Al Ferraro*  
*Randy White*  
*Ju' Coby Pittman*

*Legislative Assistant: Jessica Smith*  
*Legislative Assistant: Maritza Sanchez*  
*Attorneys: Jason Teal/Mary Staffopoulos*  
*Research Assistant: Yvonne Mitchell*  
*Planning Dept.: Folks Huxford*  
*Planning Dept.: Kristen Reed*  
*Planning Dept.: Bruce Lewis*  
*Planning Dept.: Laurie Santana*  
*Sgt. at Arms: Chris Hancock*

If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, such person will need a record of the proceedings, and for such purposes, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Present:** 7 - Chair Rory Diamond, Vice Chair Reggie Gaffney, Council Member Michael Boylan, Council Member Kevin Carrico, Council Member Garrett Dennis, Council Member Al Ferraro and Council Member Randy White

**Meeting Convened: 5:00 P.M.**

**Meeting Adjourned:10:57 P.M.**

**Item/File No.**

**Title History**

1. [2020-0689](#) ORD-Q Rezoning at 0 Broward Rd, btwn Zoo Parkway & Broward Rd (113.47± Acres) – RLD-90 & RMD-A to PUD - Charles M. Broward, ET AL. (Dist 8-Pittman) (Abney) (LUZ) (N CPAC Deny) (PD Apv) (PC Amend/Apv) (Ex-Parte: CMs Bowman, Salem, Boylan, Pittman, DeFoor, Carlucci, Diamond, Freeman, Ferraro, Carrico, White, R. Gaffney, Dennis, Priestly Jackson & Becton)  
11/24/20 CO Introduced: LUZ  
12/1/20 LUZ Read 2nd & Rerefer  
12/8/20 CO PH Read 2nd & Rereferred: LUZ  
9/8/21 LUZ PH Amend/Approve 3-3 (Failed) (CM's R. Gaffney, Ferraro & Boylan)  
9/21/21 LUZ PH Amend/Approve 4-3 (CM's R. Gaffney, Ferraro & Boylan)  
9/28/21 CO Rerefer to LUZ 17-1 (CM Carlucci)  
LUZ PH – 1/5/21, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 4/6/21, 5/4/21, 5/18/21, 6/2/21, 6/15/21, 7/20/21, 8/3/21, 8/17/21, 9/8/21, 9/21/21 & 12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/8/20

**DEFER  
(PH ON 12/7/21)**

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2. [2021-0011](#) ORD-Q Rezoning at 0 Heckscher Dr., btwn Legend Ln. & Orahoad Ln. (1.474± Acres) – PUD to PUD – Relentless HD, LLC. (Dist 2-Ferraro) (Corrigan) (LUZ) (PD Amd/Apv) (PC Deny) (N CPAC Deny) (Ex-Parte: CMs Boylan & DeFoor)  
1/12/21 CO Introduced: LUZ  
1/20/21 LUZ Read 2nd & Rerefer  
1/26/21 CO Read 2nd & Rereferred: LUZ  
2/9/21 CO PH Only  
LUZ PH – 2/17/21, 3/2/21, 4/6/21, 4/20/21, 5/4/21, 5/18/21, 6/2/21, 6/15/21, 7/20/21, 8/3/21, 8/17/21, 9/8/21, 9/21/21, 10/5/21, 10/19/21, 11/2/21, 11/16/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 2/9/21

**DEFER****(FORMAL HEARING 12/6/21)**

3. [2021-0073](#) ORD-Q Apv Waiver of Min Rd. Frontage Appl WRF-21-01 at 1934 Bartram Rd., btwn Embassy Dr. & Milmar Dr. N., Owned by Joshua T. Gideon, Et Al., Requesting to Reduce Min Rd. Frontage Requirements from 96Ft to 24Ft in RLD-60. (Dist 5-Cumber) (Abney) (LUZ) (PD Amd/Apv)  
2/9/21 CO Introduced: LUZ  
2/17/21 LUZ Read 2nd & Rerefer  
2/23/21 CO Read 2nd & Rereferred: LUZ  
3/9/21 CO PH Only  
3/16/21 LUZ PH Amend/Approve 7-0  
3/23/21 CO Postponed to 4/13/21 18-0  
4/13/21 CO Rereferred: LUZ 19-0  
10/19/21 LUZ Substitute/Rerefer 6-0  
10/26/21 CO Substitute/Rereferred 18-0  
LUZ PH – 3/16/21 & 12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 3/9/21 & 11/23/21

**DEFER****(PH ON 12/7/21)**

4. [2021-0417](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 1239 32nd St & 1240 E 32nd St, btwn Franklin St & Poplar St (0.59± Acres) – LDR to LI –Ingrine Latonia Lyle, aka Ingrine L Lyle (Appl# L-5561-21C) (Dist 7-R. Gaffney) (Reed) (LUZ) (PD Deny) (PC Apv - N. Parcel Only)  
(Rezoning 2021-418)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/14/21 CO PH Cont'd 9/28/21  
9/21/21 LUZ PH Subsititute/Rerefer 7-0  
9/28/21 CO PH Substitute/Rerefer to LUZ 17-0  
11/9/21 CO PH Addnt'l PH 11/23/21  
11/16/21 LUZ PH Approve 7-0  
LUZ PH – 9/8/21, 9/21/21 & 11/16/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/24/21 & 9/14/21, 9/28/21 & 11/9/21 & 11/23/21

**Report: Reed**

**PH open and closed.**

**Speakers: Emmanuel Worrell (Support)**

**Motion/2nd move to approve: Gaffney/Ferraro**

**PH APPROVE**

**Aye:** 7 - Diamond, Gaffney, Boylan, Carrico, Dennis, Ferraro and White

5. [2021-0418](#) ORD-Q Rezoning at 1239 E 32nd St & 1240 E 32nd St, btwn Franklin St & Poplar St (0.59± of an Acre) – RLD-60 to IL – Ingrine Latonia Lyle aka Ingrine L Lyle (R.E. # 132367-0000) (Appl# L-5561-21C) (Dist 7-R. Gaffney) (Hinton) (LUZ) (PD Deny) (PC Apv - N. Parcel Only) (Ex-Parte: CM R. Gaffney)  
(Small-Scale 2021-417)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/14/21 CO PH Cont'd 9/28/21  
9/21/21 LUZ PH Substitute/Rerefer 7-0  
9/28/21 CO PH Substitute/Rereferred to LUZ 17-0  
11/9/21 CO PH Addnt'l PH 11/23/21  
11/16/21 LUZ PH Approve 7-0  
LUZ PH – 9/8/21, 9/21/21 & 11/16/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –8/24/21 & 9/14/21, 9/28/21 & 11/9/21 & 11/23/21

**Ex Parte: Gaffney**

**Report: Huxford**

**PH open and closed.**

**Speakers: Emmanuel Worrell(Support)**

**Motion/2nd move to approve: Gaffney/Ferraro**

**PH APPROVE**

**Aye:** 7 - Diamond, Gaffney, Boylan, Carrico, Dennis, Ferraro and White

6. [2021-0534](#) ORD-MC Amending Chapt 656 (Zoning Code), Ord Code, Creating New Subpart T (Cedar Point- Sawpit Zoning Overlay) within Pt 3 (Schedule of Dist Regulations); Adopting the Zoning Overlay Map & Directing Publication. (Grandin) (Introduced by CM Ferraro)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/28/21 CO PH Addnt'l PH 10/12/21  
10/12/21 CO PH Addnt'l PH 10/26/21  
10/26/21 CO PH Cont'd 11/23/21  
LUZ PH- 10/19/21, 11/16/21, 12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21 & 10/12/21 & 10/26/21,11/23/21

**PH OPEN/CONTD 12/7/21**

**Speakers: Pete Big(Support), Danielle Damato(Support),Stu Jones(Support),Sharlene Byrum(Support),**

**Tabitha Hootman(Support), Deborah Wood(Support), Jimmy Wood(Support)**

7. [2021-0572](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 740 Cahoon Rd, 0, 8146 & 8158 Ramona Blvd West, btwn Cahoon Rd & Estates Cove Rd (6.69± Acres) – LDR to MDR-Owned by 1st Baptist Church of Jax (Appl# L-5584-21C) (Dist. 12-White) (Fogarty) (LUZ) (Rezoning 2021-573)  
8/24/21 CO Introduced: LUZ  
9/8/21 LUZ Read 2nd & Rerefer  
9/14/21 CO Read 2nd & Rereferred: LUZ  
9/28/21 CO PH Addnt'l 10/12/21  
10/12/21 CO PH Cont'd 10/26/21  
10/26/21 CO PH Cont'd 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
LUZ PH – 10/5/21,10/19/21, 11/2/21, 11/16/21, 12/7/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code -9/28/21 & 10/12/21,10/26/21,11/9/21,11/23/21

**PH OPEN/CONTD 12/7/21. No Speakers**

8. [2021-0573](#) ORD-Q Rezoning at 740 Cahoon Rd, 0, 8146 & 8158 Ramona Blvd West, btwn Cahoon Rd & Estates Cove Rd (6.69± Acres) – RR-Acre to RMD-D-Owned by 1st Baptist Church of Jax, as Defined & Classified Under Zoning Code, to Pursuant to FLUMS Small Scale Amendmnt. (Appl # L-5584-21C) (Dist.12-White) (Fogarty) (LUZ) (Small-Scale 2021-572)  
8/24/21 CO Introduced: LUZ  
9/8/21 LUZ Read 2nd & Rerefer  
9/14/21 CO Read 2nd & Rereferred: LUZ  
9/28/21 CO PH Addnt'l 10/12/21  
10/12/21 CO PH Cont'd 10/26/21  
10/26/21 CO PH Cont'd 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
LUZ PH – 10/5/21, 10/19/21, 11/2/21, 11/16/21, 12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21 & 10/12/21,10/26/21,11/9/21,11/23/21

**PH OPEN/CONTD 12/7/21. No Speakers**

9. [2021-0574](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 901 Kennard St., btwn Kennard St. & Edgewood Ave West (9.90± Acres) - PBF to MDR-Owned by School Board of Duval County (Appl# L-5587-21C) (Dist.8-Pittman) (Reed) (LUZ) (PD & PC Apv) (NCPAC Deny) (NWCPAC Deny) (Rezoning 2021-575)  
8/24/21 CO Introduced: LUZ  
9/8/21 LUZ Read 2nd & Rerefer  
9/14/21 CO Read 2nd & Rereferred: LUZ  
9/28/21 CO PH Addnt'l 10/12/21  
10/12/21 CO PH Cont'd 10/26/21  
10/26/21 CO PH Cont'd 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
11/16/21 PH Approve 5-2 (CMs R. Gaffney & Ferraro)  
LUZ PH – 10/5/21, 11/2/21, 11/16/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code -9/28/21 & 10/12/21,10/26/21,11/9/21,11/23/21

**Report: Reed**

**PH open and closed.**

**Speakers: Greg Matosina(Support), Reggie Fullwood (Support), Rudy Jamison (Support), Tanya Adams(Support), Suzanne Pickett (Support), Tom Ingram(Support), Shannon Nazworth(Support), Kim Stephens-Perry(Oppose), Tyrona Clark-Murray(Oppose), Brent Hyskell (Oppose), Keba Roberson (Oppose), James Breaker(Oppose)**

**Motion/2nd amend to deny: Gaffney/Ferraro  
(Denial Failed)**

**Motion/2nd move to approve: Gaffney/Dennis**

**PH APPROVE**

**Aye: 5 - Diamond, Boylan, Carrico, Dennis and White**

**Nay: 2 - Gaffney and Ferraro**

10. [2021-0575](#) ORD-Q Rezoning at 901 Kennard St., btwn Kennard St. & Edgewood Ave West (9.90± Acres)-PBF-1 to PUD- Owned by School Board of Duval County, to Permit Multi-Family Residential Uses, as described in the Lake Forest PUD, Pursuant to FLUMS Small-Scale Amendment (Appl# L-5587-21C) (Dist.8-Pittman) (Quinto) (LUZ) (NCPAC Deny) (NWCPAC Deny) (PD Amd/Apv) (PC & PC Apv) (Ex-Parte: CMs Pittman, Boylan, DeFoor, Carrico, Ferraro & White)  
(Small-Scale 2021-574)  
8/24/21 CO Introduced: LUZ  
9/8/21 LUZ Read 2nd & Rerefer  
9/14/21 CO Read 2nd & Rereferred: LUZ  
9/28/21 CO PH Addnt'l 10/12/21  
10/12/21 CO PH Cont'd 10/26/21  
10/26/21 CO PH Cont'd 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
11/16/21 LUZ PH Amend/Approve (w/conds) 5-2 (CMs R. Gaffney & Ferraro)  
LUZ PH – 10/5/21,11/2/21, 11/16/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21 & 10/12/21,10/26/21,11/9/21,11/23/21

**Ex Parte: Gaffney, White, Carrico, Boylan, Ferraro**

**Report: Lewis**

**PH open and closed.**

**Speakers: Tom Ingram (Support), Shannon Nazworth (Support), Greg Matovina (Support)**

**Kim Stevens-Perry (Oppose), Paige Hyskell (Oppose)**

**Motion/2nd move to amend: Gaffney/Dennis  
(amendment passes)**

**Motion/2nd move to approve as amended: Gaffney/Dennis**

**PH AMEND/APPROVE (W/CONDITIONS)**

**Aye: 5 - Diamond, Boylan, Carrico, Dennis and White**

**Nay: 2 - Gaffney and Ferraro**

**AMENDMENT:**

1. The revised written description dated September 28, 2021.
2. The revised site plan dated August 30, 2021

11. [2021-0635](#) ORD Adopt Small Scale FLUM Amend to 2030 Comp Plan at 0 Adams Ave, btwn Elm St. & Prospect St.- (1.69± Acres) –LDR to BP-1st Coast Properties of Jax, Inc. (Appl # L-5589-21C) (Dist 8-Pittman) (Fogarty) (LUZ) (NW CPAC Deny) (Ex-Parte: CM Boylan)  
(Rezoning 2021-636)  
9/14/21 CO Introduced: LUZ  
9/21/21 LUZ Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred:LUZ  
10/12/21 CO PH Addnt'l PH 10/26/21  
10/26/21 CO PH Cont'd 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code -10/12/21 & 10/26/21,11/9/21,11/23/21

**PH OPEN/CONT 12/7/21. No Speakers**

12. [2021-0636](#) ORD-Q Rezoning at 0 Adams Ave, btwn Elm St. & Prospect St. (1.69± Acres)-RLD-60 to PUD-1st Coast Properties of Jax, Inc. (Appl # L-5589-21C) (Dist 8-Pittman) (Wells) (LUZ) (NW CPAC Deny) (Ex-Parte: CM Boylan)  
(Small Scale 2021-635)  
9/14/21 CO Introduced: LUZ  
9/21/21 LUZ Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred:LUZ  
10/12/21 CO PH Addnt'l PH 10/26/21  
10/26/21 CO PH Cont'd 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- -10/12/21 & 10/26/21,11/9/21,11/23/21

**PH OPEN/CONT 12/7/21. No Speakers**

13. [2021-0637](#) ORD Adopt Small Scale FLUM Amend to 2030 Comp Plan at 13301 Beach Blvd., btwn Kernan Blvd. & Hodges Blvd.- (15.01± Acres)-LDR to RPI-Eastside Community Church Inc. (Appl. # L-5590-21C) (Dist 3-Bowman) (Parola) (LUZ) (PD & PC Apv) (Rezoning 2021-638)  
9/14/21 CO Introduced: LUZ  
9/21/21 LUZ Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred:LUZ  
10/12/21 CO PH Addnt'l PH 10/26/21  
10/26/21 CO PH Cont'd 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code -10/12/21 & 10/26/21,11/9/21,11/23/21

**PH OPEN/CONT 12/7/21. No Speakers**

14. [2021-0638](#) ORD-Q Rezoning at 13301 Beach Blvd, btwn Kernan Blvd. & Hodges Blvd.- (15.01± Acres)- PUD to PUD- Eastside Community Church Inc. (Appl. # L-5590-21C) (Dist 3-Bowman) (Abney) (LUZ) (PD & PC Apv) (Ex-Parte: CMs Bowman, Carlucci & Boylan) (Small Scale 2021-637)  
9/14/21 CO Introduced: LUZ  
9/21/21 LUZ Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred:LUZ  
10/12/21 CO PH Addnt'l PH 10/26/21  
10/26/21 CO PH Cont'd 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- -10/12/21 & 10/26/21,11/9/21,11/23/21

**PH OPEN/CONT 12/7/21. No Speakers**

15. [2021-0643](#) ORD Adopt Small Scale FLUM Amend to 2030 Comp Plan at 11191 Key Haven Blvd, btwn Key Haven Blvd & North Campus Blvd-(.22± Acres)-LDR To NC- CDJ Properties Group, LLC-(Appl # L-5591-21C) (Dist 8-Pittman) (Lukacovic) (LUZ) (PD & PC Apv) (Rezoning 2021-644)  
9/14/21 CO Introduced: LUZ  
9/21/21 LUZ Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred:LUZ  
10/12/21 CO PH Addnt'l PH 10/26/21  
10/19/21 LUZ PH Cont'd 11/2/21  
10/26/21 CO PH Cont'd 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
11/16/21 LUZ PH Approve 7-0  
LUZ PH - 10/19/21, 11/2/21, 11/16/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code -10/12/21 & 10/26/21,11/9/21,11/23/21

**Report: Reed**

**PH open and closed.**

**Speakers: Emily Pierce Support), Tim Oreilly (Support)**

**Motion/2nd move to approve: Ferraro/White**

**PH APPROVE**

**Aye: 7 - Diamond, Gaffney, Boylan, Carrico, Dennis, Ferraro and White**

16. [2021-0644](#) ORD-Q Rezoning at 11191 Key Haven Blvd, btwn Key Haven Blvd & North Campus Blvd (.22± Acres)-RLD-60 to CN- CDJ Properties Group, LLC-(Appl # L-5591-21C) (Dist 8-Pittman) (Wells) (LUZ) (PD & PC Apv) (Small Scale 2021-643)  
9/14/21 CO Introduced: LUZ  
9/21/21 LUZ Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred:LUZ  
10/12/21 CO PH Addnt'l PH 10/26/21  
10/19/21 LUZ PH Cont'd 11/2/21  
10/26/21 CO PH Cont'd 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
11/16/21 PH Approve 7-0  
LUZ PH - 10/19/21, 11/2/21, 11/16/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 10/12/21 & 10/26/21, 11/9/21, 11/23/21

**Ex Parte: Diamond      Report: Huxford**

**PH open and closed.**

**Speakers: Tim Oreilly (Support)**

**Motion/2nd move to approve: Gaffney/Ferraro**

**PH APPROVE**

**Aye:            7 -    Diamond, Gaffney, Boylan, Carrico, Dennis, Ferraro and White**

17. [2021-0651](#) ORD-Q Rezoning at 6765 St. Augustine Rd & 6803 Old Kings Rd S, btwn Dupont Ave & Galicia Rd-(29.35± Acres)-RMD-A to PUD-Papa's Legacy, LLC, et al. & A. Chester Skinner III, as Trustee of the Arthur Chester Skinner, III, Revocable Living Trust dated 2/10/84, et al-(R.E. # 154066-0005 & 154068-0020) (Dist 5-Cumber) (Corrigan) (LUZ) (PD Amd/Apv) (PC Apv) (Ex-Parte: CMs Carlucci, Carrico, Boylan, Dennis, Ferraro, White, R. Gaffney, Diamond, DeFoor & Cumber)  
 9/14/21 CO Introduced: LUZ  
 9/21/21 LUZ Read 2nd & Rerefer  
 9/28/21 CO Read 2nd & Rereferred: LUZ  
 10/12/21 CO PH Only  
 10/19/21 LUZ PH Cont'd 11/2/21  
 11/16/21 LUZ PH Amend/Approve 5-1 (CM Ferraro)  
 11/23/21 CO Amend/Approved 14-2 (CMs Carlucci & Ferraro)  
 LUZ PH - 10/19/21, 11/2/21, 11/16/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/12/21

**Ex Parte: Carrico, Dennis, Boylan, Gaffney, Ferraro, White, Diamond**

**Report:Lewis**

**Speakers: Cyndy Trimmer (Support), Peter Ma (Support), Michael Oliver (Support), Thomar Hatcher (Support), Simon Garwood (Oppose), Kevin Sechrest(Oppose), Mark Powers (Oppose), Stephen Plauche (Oppose), Deborah Stapp (Oppose), James Mc Kee Oppose), Janet Betchical (Oppose)**

**Motion/2nd move to amend: Gaffney/White**

**Motion/2nd move to approve as amended: Gaffney/Carrico**

**PH AMEND/APPROVE**

**Aye:** 5 - Diamond, Gaffney, Boylan, Carrico and White

**Nay:** 1 - Ferraro

**AMENDMENT:**

1. The revised written description dated November 4, 2021

**CONDITIONS:**

1. Parking ratio per bedroom, loading space ratio per building, and bike parking ratio shall be consistent with Section 656.604 of the Zoning Code.
2. Any dead end roads to be dedicated to the City of Jacksonville shall terminate in a city standard cul-de-sac

18. [2021-0652](#) ORD-Q Rezoning at 0 & 8084 Normandy Blvd, btwn Normandy Blvd & Chateau Dr. -(2.58± Acres)-CCG-2 & PBF-2 to CCG-1-Presbytery of St. Augustine, Inc.-(R.E. #'s 009320-0000 & 009208-0000) (Dist 12-White) (Lewis) (LUZ) (Small -Scale 799)  
9/14/21 CO Introduced: LUZ  
9/21/21 LUZ Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred:LUZ  
10/12/21 CO PH Only  
LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/12/21

**PH OPEN/CONT 12/7/21. No Speakers**

19. [2021-0653](#) ORD-Q Rezoning at 12515 & 12511 Aladdin Rd & 0 Julington Creek Rd, btwn Hillwood Rd & Shady Creek Dr.-(39.27± Acres)-RR-Acre to RLD-90, RLD-100B & CSV-Residuary Trust U/W Crawford L. Johnston, Estate of A. Leona Johnston, the Nanette J. Roccapriore Trust, & Nanette J. Roccapriore-(R.E. #'s 158204-0000,158204-0030 & 158204-1000) (Dist 6-Boylan) (Wells) (LUZ) (PD Apv) (PC Deny) (Ex-Parte: CMs Boylan, Dennis, Carrico & Ferraro)  
9/14/21 CO Introduced: LUZ  
9/21/21 LUZ Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred:LUZ  
10/12/21 CO PH Only  
LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/12/21

**PH OPEN/CONT 12/7/21. No Speakers**

20. [2021-0656](#) ORD-Q Apv a Waiver of Minimum Rd Frontage Appl WRF-21-11 at 13762,13766 & 13768 Mandarin Rd, btwn Providence Hollow Lane & Orange Picker Rd-(R.E. #'s 106000-0000,106001-0000 & 106001-0010) -Richard & Danielle Caplin-Requesting to Reduce the Minimum Rd Frontage Requirements from 480 Ft to 360 Ft in Zoning Dist RLD-120. (Dist 6-Boylan) (Lewis) (LUZ) (SE CPAC Deny) (PD Deny) (Ex-Parte: CM Boylan)  
9/14/21 CO Introduced: LUZ  
9/21/21 LUZ Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred:LUZ  
10/12/21 CO PH Only  
LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/12/21

**PH OPEN/CONT 12/7/21. No Speakers**

- 
21. [2021-0688](#) ORD Adopt Small Scale FLUM Amend to 2030 Comp Plan at 0 Harts Rd, btwn Biscayne Blvd at I-295 Expressway (11.36+ Acres)-CGC to MDR-CLDG Land V, LLC- (App # L-5599-21C) (Dist 7-R. Gaffney) (Lukacovic) (LUZ) (PD & PC Apv) (Rezoning 2021-689)  
9/28/21 CO Introduced: LUZ  
10/5/21 LUZ Read 2nd and Rerefer  
10/12/21 CO Read 2nd & Rereferred: LUZ  
10/26/21 CO PH Addnt'l PH 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
LUZ PH – 11/2/21, 11/16/21,12/7/21  
Public Hearing Pursuant to Sect. 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 10/26/21 & 11/9/21,11/23/21

**PH OPEN/CONT 12/7/21.**

**Speakers: Tilynne Richardson (Oppose), George Gillis (Oppose), Rafaell Harris (Oppose),  
Dominique Bailey (Oppose), Curtis McGriff (Oppose), Paula McGriff(Oppose),  
Aquila Wiggins(Oppose),  
Gwendolyn Osborne (Oppose), Michael Jackson(Oppose), Patrick Jones (Oppose),  
Bridgette Jones (Oppose). Bernadette Baker(Oppose), Karen Hamilton (Oppose),  
Valencia Roberts (Oppose),Deborah Crawford (Oppose), Philip Hopkins (Oppose),  
Glenda Hopkins (Oppose), Carol Reaves (Oppose), Eugene Reaves (Oppose),  
Stanley Bailey (Oppose),  
Michelle Lomax (Oppose),**

22. [2021-0689](#) ORD-Q Rezoning at 0 Harts Rd, btwn Biscayne Blvd at I-295 Expressway (11.36+ Acres)-CCG-1 & PUD to PUD-CLDG Land V, LLC-to Permit Multi-Family Residential Uses (Appl # L-5599-21C) (Dist 7-R. Gaffney)(Quinto) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CMs Boylan, Ferraro & Dennis)  
(Small Scale 2021-688)  
9/28/21 CO Introduced: LUZ  
10/5/21 LUZ Read 2nd and Rerefer  
10/12/21 CO Read 2nd & Rereferred: LUZ  
10/26/21 CO PH Addnt'l PH 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
LUZ PH – 11/2/21, 11/16/21, 12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 10/26/21 & 11/9/21,11/23/21

**Ex Parte: Dennis**

**PH OPEN/CONT 12/7/21.**

**Speakers: Michelle Lomax (Oppose)**

**AMENDMENT:**

1. Provide a northbound left turn lane on Harts Road. Dimensions and striping shall be confirmed in the Civil Site Plan.
2. Unless directed otherwise by the Traffic Engineer, remove the southbound left turn lane on Harts Road.
3. The entrance for the site east of Harts Road shall be right turn in/right turn out.
4. If the internal roads are to be public, the standard cross section shall match Residential Local Subdivision Street dated 2/21/20 or later.

23. [2021-0692](#) ORD Apv a Conceptual Master Plan at 0 U.S. Highway 301 South, 0 Maxville MacClenny Highway & 0 Normandy Blvd, South of I-10, N of Maxville MacClenny Highway (SR 228) & btwn U.S. Highway 301 & the Duval-Baker County Line-(7002.25+ Acres)-301 Capital Partners, LLC- (RE #'s 000974-0200, 000996-3010, 001147-0000, 001150-2000, 001159-0010 & 001161-0020) (Dist 12-White) (Reed) (LUZ)  
(Rezoning 2021-693)  
9/28/21 CO Introduced: LUZ  
10/5/21 LUZ Read 2nd and Rerefer  
10/12/21 CO Read 2nd & Rereferred: LUZ  
10/26/21 CO PH Only  
11/16/21 LUZ PH Amend/Approve (w/conds) 6-1 (CM Ferraro)  
LUZ PH – 11/2/21, 11/16/21  
Public Hearing Pursuant to Chapt 166, F. S. & C.R., 3.601 – 10/26/21

**Report: Reed**

**PH open and closed.**

**Speakers: Paul Harden (Support), Jody Brooks (Oppose), Kealey West (Oppose)**

**Motion/2nd move to Defer: Boylan/Ferraro  
(motion fails)**

**Motion/2nd move to amend: Gaffney/White  
(amendment passes)**

**Motion/2nd move to approve as amended: Gaffney/White**

**PH AMEND/APPROVE (W/CONDITIONS)**

**Aye:** 6 - Diamond, Gaffney, Boylan, Carrico, Dennis and White

**Nay:** 1 - Ferraro

## AMENDMENT:

1. The revised written description dated November 16, 2021
2. The revised On File dated November 2, 2021.

## PLANNING DEPARTMENT CONDITIONS:

1. The property owner shall provide the Planning and Development Department with a letter formally identifying the Master Developer of Record for the purposes of implementation and compliance with the Master Plan. The letter shall include contact information for the Master Developer and shall be submitted to the Department within 30 days of approval of the Master Plan.
2. The language on Pg. 2 of the Revised 301 Villages Conceptual Master Plan dated 11.2.21 regarding the requirements for providing centralized utilities for water and sewer service shall be revised as outlined in the Planning & Development Dept. Staff Report.

24. [2021-0693](#) ORD-Q Apv a Rezoning at 0 U.S. Highway 301 South, 0 Maxville MacClenny Highway & 0 Normandy Blvd, South of I-10, N of Maxville MacClenny Highway (SR 228) & btwn U.S. Highway 301 & the Duval-Baker County Line-(7002.25+ Acres)-AGR to PUD-to permit Mixed Uses-301 Capital Partners, LLC-(RE #'s 000974-0200, 000996-3010, 001147-0000, 001150-2000, 001159-0010 & 001161-0020) (Dist 12-White) (Lewis) (LUZ) (Ex-Parte: CM Priestly Jackson) (Conceptual Master Plan 2021-692)  
9/28/21 CO Introduced: LUZ  
10/5/21 LUZ Read 2nd and Rerefer  
10/12/21 CO Read 2nd & Rereferred: LUZ  
10/26/21 CO PH Only  
LUZ PH – 11/2/21, 11/16/21, 12/7/21  
Public Hearing Pursuant to Chapt 166, F. S. & C.R., 3.601 – 10/26/21

**PH OPEN/CONT 12/7/21. No Speakers**

25. [2021-0696](#) ORD-Q Rezoning at 0 Newton Rd, btwn Newton Rd & Touchton Rd- (19.35+ Acres)-PUD to PUD-Newton Road, LLC & Griffin Family Investment Company One Limited Partnership-to permit 172 Townhomes and Recreational Uses-(R.E. # 154210-0000 & 154211-0000) (Dist 4-Carrico) (Cox) (LUZ) (SE CPAC Deny) (PD & PC Apv) (Ex-Parte: CM Carrico)  
 9/28/21 CO Introduced: LUZ  
 10/5/21 LUZ Read 2nd and Rerefer  
 10/12/21 CO Read 2nd & Rereferred: LUZ  
 10/26/21 CO PH Only  
 11/2/21 LUZ PH Approve 3-4 (CMs R. Gaffney, Carrico, Dennis & Ferraro);Reconsider:Withdraw 7-0  
 11/9/21 CO Rereferred to LUZ 18-0  
 LUZ PH – 11/2/21 & 12/7/21  
 Public Hearing Pursuant to Chapt 166, F. S. & C.R., 3.601 – 10/26/21

**DEFER  
 (PH ON 12/7/21)**

26. [2021-0700](#) ORD-Q Apv a Waiver of Minimum Rd Frontage Appl WRF-21-14 at 0 Clearwater Ln, btwn Loretto Rd & Clearwater Ln (R.E. #'s 158913-0300 & 158913-0100)-Angela Danielle & Devon Cole-Requesting to Reduce the Minimum Rd Frontage Requirements from 80 Ft to 0 Ft in Zoning Dist RR-Acre. (Dist 6-Boylan) (Lewis) (LUZ) (PD Deny) (Ex-Parte: CMs Boylan, Salem, Carrico, Ferraro, Dennis, Gaffney, Diamond, Carlucci & DeFoor)  
 9/28/21 CO Introduced: LUZ  
 10/5/21 LUZ Read 2nd and Rerefer  
 10/12/21 CO Read 2nd & Rereferred: LUZ  
 10/26/21 CO PH Only  
 11/16/21 LUZ PH Amend/Approve (w/conds) 6-0  
 LUZ PH – 11/2/21, 11/16/21  
 Public Hearing Pursuant to Chapt 166, F. S. & C.R., 3.601 – 10/26/21

**Ex Parte: Boylan, Dennis, Ferraro, Gaffney, Carrico, Diamond**

**Report: Huxford**

**PH open and closed.**

**Speakers: Devon Cole(Support), Angela Cole (Support), Heather Simpson(Support), Robin Wallen(Oppose), Mark Whyte (Oppose), Patricia Hutchings (Oppose)**

**PH AMEND/APPROVE (W/CONDITION)**

**Aye: 6 - Diamond, Gaffney, Boylan, Carrico, Dennis and Ferraro**

**Absent:** 1 - White

27. [2021-0707](#) ORD-MC- TBK as “Eliminating Excess Elections,” Relating to the Terms & Elections of City of Jax County Officials & Setting a Public Ref.; Amending the Chart. of the City of Jax, Ch. 92-341, Laws of FL, as Amend.; Changing the Date of Assuming the Offices of the Mayor, Council Members, & the Sheriff, Sup. of Elections, Property Appraiser, & Tax Collector to 1/1 Following Fall Even-Yr. Gubernatorial Elections Commencing 1/1/2031, & Every 4 Yrs. Thereafter; Providing for Transition; Repealing Conflicting Ord. & Requiring the Enactment of New Implemented Ords; Revising the Lengths of the Terms of Office of the City Council Members, Mayor, Sherriff, Sup. of Elections, Property Appraiser, & Tax Collector. Assuming Office on 7/1/2027, to Terms of 7/1/2027 – 12/31/2030; Providing for No Change in Term Limits; Providing for Referendum Appr. of This Ord; Providing for a Financial Impact Stmt. to be Developed & Placed on the Ballot; Directing the Sup. of Elections to Place the Referendum Qn. on the Special Elec. Ballot on 2/22/2022. (Johnston) (Introduced by CM Dennis)  
 9/28/21 CO Introduced: NCSPHS, TEU, F, R, LUZ  
 10/4/21 NCSPHS Read 2nd & Rerefer  
 10/4/21 TEU Read 2nd & Rerefer  
 10/5/21 F Read 2nd & Rerefer  
 10/5/21 R Read 2nd & Rerefer  
 10/5/21 LUZ Read 2nd and Rerefer  
 10/12/21 CO PH Read 2nd & Rereferred:NCSPHS, TEU, F, R, LUZ  
 11/9/21 CO PH Only  
 11/15/21 NCSPHS Approve (Fail) 1-5 (CMs Bowman, Carrico, Pittman, Priestly Jackson & Salem)  
 11/15/21 TEU Approve (Fail) 1-5 (CM's Freeman, Ferraro, DeFoor, Cumber & Carlucci)  
 11/16/21 F Approve (Fail) 0-6 (CM's Salem, Boylan, Carlucci, Freeman, Pittman & R.Gaffney)  
 11/16/21 R Approve (Fail) 1-5 (CM's Priestly Jackson, DeFoor, Cumber, Diamond & White)  
 11/16/21 LUZ Approve (Fail) 1-4 (CMs Diamond, Boylan, Carrico & Ferraro)  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –10/12/21 & 11/9/21

**PH open and closed. NoSpeakers**

**Motion/2nd move to approve: Dennis/Carrico**

**APPROVE (FAIL)**

**Aye:** 1 - Dennis

**Nay:** 4 - Diamond, Boylan, Carrico and Ferraro

**Absent:** 1 - White

Scrivener's

Pg. 9, line 24: insert bill number

- Sets a public referendum for the February 22, 2022 special election to eliminate spring elections and move elections for the City Council, Mayor, Sheriff, Supervisor of Elections, Property Appraiser, and Tax Collector to fall gubernatorial year elections, commencing with the 2030 gubernatorial election, for terms beginning January 1
- Decreases the length of the 2027 term by six months to end December 31, 2030
- The estimated cost of a unitary election is \$2,050,000

- 28.**    [2021-0731](#)    ORD- Transmitting to the State of FL's Various Agencies for Review, A Proposed Large Scale Revision to the FLUM Series of the 2030 Comp Plan at 4742 Parete Rd S, btwn Parete Rd & Arnold Rd-(479.52± Acres)- LI to LDR -William G. Wright Life Estate & Rebecca O. Wright, Trustee of the Rebecca O. Wright Living Trust Dated 5/1/2018, as Amended-(R.E. Appl. #L-5604-21A) (Dist. 7-R. Gaffney) (Trout) (LUZ) (PD & PC Apv)  
10/12/21 CO Introduced: LUZ  
10/19/21 LUZ Read 2nd & Rerefer  
10/26/21 CO Read 2nd & Rereferred: LUZ  
11/9/21 CO PH Addnt'l PH 11/23/21  
11/16/21 LUZ PH Approve 6-0  
LUZ PH -11/16/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code -11/9/21 & 11/23/21

**Report: Reed**

**PH open and closed.**

**Speakers: Emily Pierce (Support)**

**Motion/2nd move to approve: Gaffney/Carrico**

**PH APPROVE**

**Aye:** 6 - Diamond, Gaffney, Boylan, Carrico, Dennis and Ferraro

**Absent:** 1 - White

29. [2021-0732](#) ORD- Adopt the 2020B Series Text Amend to the Conservation & Coastal Mngmt Element of the 2030 Comp Plan of the City of Jax to Address Resiliency Planning Through the Adaptation Action Area. (Reed) (LUZ)  
10/12/21 CO Introduced: LUZ  
10/19/21 LUZ Read 2nd & Rerefer  
10/26/21 CO Read 2nd & Rereferred:LUZ  
11/9/21 CO PH Addnt'l PH 11/23/21  
LUZ PH –11/16/21, 12/7/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code –11/9/21 & 11/23/21

**PH OPEN/CONT 12/7/21. No Speakers**

30. [2021-0733](#) ORD- Adopting a Large-Scale Amend to the FLUM Series of the 2030 Comp. Plan by Changing the Future Land Use Designation at 0 Owens Rd., 905 Owens Rd, 0 I-95, & 0 Sharon Owens Rd, btwn Owens Rd & Pecan Park Rd-(131.20± Acres)-LI to MDR-RMM Ventures, LLP, -(R.E. Appl. # L-5532-21A) (Dist. 7-R. Gaffney) (Reed) (LUZ) (PD & PC Apv) (Rezoning-2021-734)  
10/12/21 CO Introduced: LUZ  
10/19/21 LUZ Read 2nd & Rerefer  
10/26/21 CO Read 2nd & Rereferred:LUZ  
11/9/21 CO PH Addnt'l PH 11/23/21  
11/16/21 LUZ PH Approve 6-0  
LUZ PH –11/16/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code –11/9/21 & 11/23/21

**Report: Reed**

**PH open and closed.**

**Speakers: Paul Harden (Support)**

**Motion/2nd move to approve: Gaffney/Ferraro**

**PH APPROVE**

**Aye:** 6 - Diamond, Gaffney, Boylan, Carrico, Dennis and Ferraro

**Absent:** 1 - White

31. [2021-0734](#) ORD-Q Rezoning at 0 Owens Rd, 905 Owens Rd, 0 I-95 & 0 Sharon Owens Rd, 905 Owens Rd, 0 I-95 & 0 Sharon Owens Rd, btwn Owens Rd & Pecan Park Rd-(131.20± Acres)-IL to PUD-RMM Ventures, LLP-to Permit Single Family & Multi-Family Residential Uses-(R.E. #s 106256-0010, 106256-1000, 106256-2000, 106260-0000 & 108138-0000)-(Appl. #L-5532-21A)(Dist. 7-R. Gaffney) (Quinto) (LUZ) (PD Amd/Apv) (PC Apv) (NCPAC Opposed) (Large Scale-2021-733)  
10/12/21 CO Introduced: LUZ  
10/19/21 LUZ Read 2nd & Rerefer  
10/26/21 CO Read 2nd & Rereferred:LUZ  
11/9/21 CO PH Addnt'l PH 11/23/21  
11/16/21 PH Amend/Approve 6-0  
LUZ PH –11/16/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21 & 11/23/21

**Ex Parte: None**            **Report: Lewis**

**PH open and closed.**

**Speakers: Paul Harden (Support), Paul Forte (Opposed)**

**Motion/2nd move to amend: Gaffney/Carrico**

**Motion/2nd move to approve as amended: Gaffney/Carrico**

**PH AMEND/APPROVE**

**Aye:**            6 - Diamond, Gaffney, Boylan, Carrico, Dennis and Ferraro

**Absent:**        1 - White

AMENDMENT:

1. The revised written description dated November 5, 2021

32. [2021-0735](#) ORD- Adopt Small-Scale Amend To the FLUM Series of the 2030 Comp Plan at 0,7729,7733, 7745, 7773, & 7761 Rampart Rd, 7143, 7155, 7167, 7169, 7171, & 7187 Collins Rd, btwn Rampart Rd & Collins Rd-(27.82± Acres)- LDR to HDR, CGC & MDR with FLUE Site Specific Policy 4.4.25 -Geneva Mae Adair Revocable Trust (Geneva Mae Adair Et Al., Trustees), William Tyrone Terrell Et Al., Trustee under the Frederick G. Buerman, Jr. Living Trust Dt. 08/11/2020, Kenneth David Williamson Et Al., Life Estate.-(Appl. #L-5606-21C) (Dist 10-Priestly Jackson) (Fogarty) (LUZ) (PD & PC Apv) (Rezoning 2021-736)  
10/12/21 CO Introduced: LUZ  
10/19/21 LUZ Read 2nd & Rerefer  
10/26/21 CO Read 2nd & Rereferred:LUZ  
11/9/21 CO PH Addnt'l PH 11/23/21  
LUZ PH –11/16/21, 12/7/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –11/9/21 & 11/23/21

**PH OPEN/CONT 12/7/21. No Speakers**

33. [2021-0736](#) ORD-Q Rezoning at 0, 7729, 7733,7745,7773 & 7761 Rampart Rd, 7143, 7155, 7167, 7169, 7171, & 7187 Collins Rd, btwn Rampart Rd. & Collins Rd-(27.82± Acres)- AGR, RLD-60, & RR-Acre to PUD -Geneva Mae Adair Revocable Trust (Geneva Mae Adair Et Al., Trustees), William Tyrone Terrell Et Al., Trustee under the Frederick G. Buerman, Jr. Living Trust Dt. 08/11/2020, Kenneth David Williamson Et Al., Life Estate- to Permit Mixed Uses -(Appl. #L-5606-21C) (Dist 10-Priestly Jackson) (Cox) (LUZ) (PD & PC Amd/Apv) (SW CPAC Deny) (Ex-Parte: CM Boylan) (Small-Scale 2021-735)  
10/12/21 CO Introduced: LUZ  
10/19/21 LUZ Read 2nd & Rerefer  
10/26/21 CO Read 2nd & Rereferred: LUZ  
11/9/21 CO PH Addnt'l PH 11/23/21  
LUZ PH –11/16/21, 11/16/21, 12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21 & 11/23/21

**PH OPEN/CONT 12/7/21. No Speakers**

**AMENDMENT:**

1. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services.
2. If any of the accesses to the public right of way will be gated, the gate shall be located so that at no time will the vehicles waiting for the gate to open extend to the public street. A queuing analysis will be required with the Civil Site Plan Review.
3. Any parking space smaller than 9'x18' shall be considered Compact Parking. Such spaces shall have signs and pavement marking designating them as parking for compact cars only per Section 656.607 of the Zoning Code. A maximum of 30% of the parking spaces can be designated as compact parking.
4. Signs, landscaping, structures, and fixtures shall not block horizontal sight distance at the exits to public rights of way. The clear sight triangle shall be as defined in the FDOT Design Manual Section 212.11.
5. A six-(6) foot sidewalk is required with a minimum of five feet sidewalks if right-of way constraints are shown.
6. Bicycle parking shall be provided at a minimum rate of two percent (2%) of required vehicle parking. Follow the current City of Jacksonville Zoning Code (Section 656.608) for bicycle parking within multi-family and retail commercial developments.

- 34. [2021-0737](#)** ORD- Adopt Small-Scale Amend To the FLUM Series of the 2031 Comp Plan at 10550 Old St. Augustine Rd, btwn Hartley Rd & Crown Pt. Rd- (10.58± Acres)-NC to CGC- CV Jax 3, LLC,-(Appl. #L-5585-21C) (Dist 6-Boylan) (Lukacovic) (LUZ) ( PD & PC Apv)  
 (Rezoning 2021-738)  
 10/12/21 CO Introduced: LUZ  
 10/19/21 LUZ Read 2nd & Rerefer  
 10/26/21 CO Read 2nd & Rereferred:LUZ  
 11/9/21 CO PH Addnt'l PH 11/23/21  
 11/16/21 LUZ PH Approve 5-0  
 LUZ PH –11/16/21  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –11/9/21 & 11/23/21

**Report: Reed**

**PH open and closed.**

**Speakers: Paul Harden(Support)**

**Motion/2nd move to approve: Boylan/Ferraro**

**PH APPROVE**

**Aye:** 5 - Diamond, Boylan, Carrico, Dennis and Ferraro

**Absent:** 1 - White

35. [2021-0738](#) ORD-Q Rezoning at 10550 Old St. Augustine Rd, btwn Hartley Rd & Crown Pt. Rd -(10.58± Acres)- PUD (1985-1403-E) to PUD -CV Jax 3, LLC- to Permit Commercial Uses-(R.E. #155707-0100)-(Appl. #L-5585-21C) (Dist 6-Boylan) (Abney) (LUZ) ( PD & PC Apv) (Ex-Parte: CM Boylan)  
(Small-Scale 2021-737)  
10/12/21 CO Introduced: LUZ  
10/19/21 LUZ Read 2nd & Rerefer  
10/26/21 CO Read 2nd & Rereferred:LUZ  
11/9/21 CO PH Addnt'l PH 11/23/21  
11/16/21 LUZ PH Approve 6-0  
LUZ PH –11/16/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21 & 11/23/21

**Ex Parte: Boylan**                      **Report: Lewis**

**PH open and closed.**

**Speakers: Paul Harden(Support)**

**Motion/2nd move to approve: Ferraro/Boylan**

**PH APPROVE**

**Aye:** 6 - Diamond, Gaffney, Boylan, Carrico, Dennis and Ferraro

**Absent:** 1 - White

36. [2021-0739](#) ORD- Adopt Small-Scale Amend To the FLUM Series of the 2030 Comp Plan at 5902 Seaboard Ave, btwn 110th St & Talton Ln (4.91± Acres) -LDR to MDR -Evangelistic Missionary Movement, Inc. (NKA: Movimiento Misionero Evangelistico LUZ A Las Naciones Inc.).-(Appl. #L-5608-21C) (Dist 9-Dennis)(Trout) (LUZ)  
(Rezoning 2021-740)  
10/12/21 CO Introduced: LUZ, JWC  
10/19/21 LUZ Read 2nd & Rerefer  
10/26/21 CO Read 2nd & Rereferred:LUZ  
11/9/21 CO PH Addnt'l PH 11/23/21  
LUZ PH –11/16/21, 12/7/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –11/9/21 & 11/23/21

**PH OPEN/CONT 12/7/21. No Speakers**

37. [2021-0740](#) ORD-Q Rezoning at 5902 Seaboard Ave, btwn 110th St. & Talton Ln (4.91± Acres)- RLD-60 to RMD-D -Evangelistic Missionary Movement, Inc. (NKA: Movimiento Misionero Evangelistico LUZ A Las Naciones Inc.) -(R.E. # 103147-0000)-(Appl #L-5608-21C) (Dist 9-Dennis) (Wells) (LUZ) (Small-Scale 2021-739)  
 10/12/21 CO Introduced: LUZ  
 10/19/21 LUZ Read 2nd & Rerefer  
 10/26/21 CO Read 2nd & Rereferred:LUZ  
 11/9/21 CO PH Addnt'I PH 11/23/21  
 LUZ PH –11/16/21, 12/7/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21 & 11/23/21

**PH OPEN/CONT 12/7/21. No Speakers**

38. [2021-0741](#) ORD- Adopt a Small-Scale Amend to FLUM Series of the 2030 Comp Plan at 8950, 8938, 8944 & 0 Cocoa Ave, btwn Lamson St & Mill Creek Rd (0.36± Acres)-CGC to MDR -BCEL 5, LLC & BCEL 8A, LLC.-(Appl. #L-5607-21C) (Dist 1-Morgan)(Trout) (LUZ) ( PD & PC Apv) (Rezoning 2021-742)  
 10/12/21 CO Introduced: LUZ  
 10/19/21 LUZ Read 2nd & Rerefer  
 10/26/21 CO Read 2nd & Rereferred:LUZ  
 11/9/21 CO PH Addnt'I PH 11/23/21  
 11/16/21 LUZ PH Approve 6-0  
 LUZ PH –11/16/21  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –11/9/21 & 11/23/21

**Report: Reed**

**PH open and closed.**

**Speakers: Taylor Mejia(Support)**

**Motion/2nd move to approve: Gaffney/Ferraro**

**PH APPROVE**

**Aye:** 6 - Diamond, Gaffney, Boylan, Carrico, Dennis and Ferraro

**Absent:** 1 - White

- 39. [2021-0742](#) ORD-Q Rezoning at 8950, 8938, 8944 & 0 Cocoa Ave, btwn Lamson St & Mill Creek Rd (0.36± Acre)- CRO to RMD-A - BCEL 5, LLC & BCEL 8A, LLC -(R.E. #'s 144612-0000, 144627-0015, 144627-0020 & 144627-0025) (Appl. #L-5607-21C) (Dist 1-Morgan)(Cox) (LUZ) ( PD & PC Apv)  
 (Small-Scale 2021-741)  
 10/12/21 CO Introduced: LUZ  
 10/19/21 LUZ Read 2nd & Rerefer  
 10/26/21 CO Read 2nd & Rereferred:LUZ  
 11/9/21 CO PH Addnt'l PH 11/23/21  
 11/16/21 LUZ PH Approve 6-0  
 LUZ PH –11/16/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21 & 11/23/21

**Ex Parte: None                      Report: Huxford**

**PH open and cloed.**

**Speakers: Taylor Mejia(Support)**

**Motion/2nd move to approve: Ferraro/Gaffney**

**PH APPROVE**

**Aye:**            6 -    Diamond, Gaffney, Boylan, Carrico, Dennis and Ferraro

**Absent:**       1 -    White

40. [2021-0743](#) ORD- Adopt a Small-Scale Amend To the FLUM Series of the 2030 Comp Plan at 0 Plummer Rd, btwn Buckhead Trail & Diamond C Ln (26.71± Acres) -AGR-III to AGR-IV -Lee A. Bradley Et Al.-(Appl. #L-5528-21C) (Dist 8-Pittman) (Reed) (LUZ) ( PD & PC Apv)  
10/12/21 CO Introduced: LUZ  
10/19/21 LUZ Read 2nd & Rerefer  
10/26/21 CO Read 2nd & Rereferred:LUZ  
11/9/21 CO PH Addnt'l PH 11/23/21  
11/16/21 LUZ PH Approve 6-0  
LUZ PH –11/16/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –11/9/21 & 11/23/21

**Report: Reed**

**PH open and closed.**

**Speakers: Curtis Hart (Support)**

**Motion/2nd move to approve:Ferraro/Dennis**

**PH APPROVE**

**Aye:** 6 - Diamond, Gaffney, Boylan, Carrico, Dennis and Ferraro

**Absent:** 1 - White

- 41. [2021-0744](#) ORD-Q Rezoning at 0 Kirk Rd, 220 Russell Ave & 248 Russell Ave, btwn Kirk Rd & Russell Ave (11.82± Acres)- RLD-100A to PUD- David Keith Jennings Et Al.- Permit Single Family Residential Uses-(R.E. #'s 108316-0000, 108315-0250, 108265-0050 & 108265-0100). (Dist 2- Ferraro) (Cox) (LUZ) ( PD Amd/Apv) (PC Apv) (Ex-Parte: Ferraro)  
 10/12/21 CO Introduced: LUZ  
 10/19/21 LUZ Read 2nd & Rerefer  
 10/26/21 CO Read 2nd & Rereferred:LUZ  
 11/9/21 CO PH Only  
 11/16/21 LUZ PH Approve 6-0  
 LUZ PH –11/16/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

**Ex Parte: Ferraro      Report: Lewis**

**PH open and closed.**

**Speakers: Paul Harden(Support)**

**Motion/2nd move to approve: Gaffney/Ferraro  
(with no conditions)**

**PH APPROVE**

**Aye:**            6 -    Diamond, Gaffney, Boylan, Carrico, Dennis and Ferraro

**Absent:**        1 -    White

**AMENDMENT:**

- 1. There shall be no access to/from the development onto Norman Avenue.
- 2. The developer shall adhere to the standards outlined in Section 654.133, Ordinance Code, for development of the Subject Property.

- 42. [2021-0745](#) ORD-Q Rezoning at 0 Chaffee Rd S & 0 Normandy Blvd, btwn Chaffee Rd S & Adams Lake Blvd (19.35± Acres)- CO,CCG-2 to PUD -W.T. & L.L. Investments & W.T. Huntley-Jiffy Asset Liquidation Trust, Dated 05/2/1990-Permit Commercial Uses-(R.E. #'s 002064-0100, 002076-0000 & 002076-1000) (Dist 12-White) (Abney) (LUZ) (PD & PC Amd/Apv)  
 10/12/21 CO Introduced: LUZ  
 10/19/21 LUZ Read 2nd & Rerefer  
 10/26/21 CO Read 2nd & Rereferred:LUZ  
 11/9/21 CO PH Only  
 11/16/21 LUZ PH Amend/Approve (w/cond) 6-0  
 LUZ PH –11/16/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

**Ex Parte: None                      Report: Lewis**

**PH open and closed.**

**Speakers: Paul Harden(Support)**

**Motion/2nd move to amend: Gaffney/Boylan**

**Motion/2nd move to approve as amended: Gaffney/Ferraro**

**PH AMEND/APPROVE (W/CONDITION)**

**Aye:**                      6 -    Diamond, Gaffney, Boylan, Carrico, Dennis and Ferraro

**Absent:**                1 -    White

**AMENDMENT:**

- 1. The Revised site plan dated July 8, 2021.

**CONDITIONS:**

- 1. A Traffic Study shall be provided at the Civil Site Plan Review. The site plan shall determine the queue length needed for the northbound left turn lane shown in the site plan and include a traffic impact analysis for the exiting Chaffee Road/Normandy Blvd signalized intersection.
- 2. The developer shall coordinate the proposed northbound turn lane and the driveways with the Chaffee Road Widening project.

43. [2021-0746](#) ORD-Q Rezoning at 15582 Tison Rd & 0 Tison Rd, btwn Tison Rd & Pecan Park Rd (11.98± Acres)- PUD (2008-784-E) to PUD -Pecan Park I, LLC & Pecan Park II, LLC- (R.E. #'s 019566-0200 & 019578-0020) (Dist 7-R. Gaffney) (Corrigan) (LUZ) ( PD & PC Amd/Apv) (Ex-Parte: Gaffney)  
 10/12/21 CO Introduced: LUZ  
 10/19/21 LUZ Read 2nd & Rerefer  
 10/26/21 CO Read 2nd & Rereferred:LUZ  
 11/9/21 CO PH Only  
 11/16/21 LUZ PH Amend/Approve (w/conds) 6-0  
 LUZ PH –11/16/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

**Ex Parte: Gaffney      Report: Lewis**

**PH open and closed.**

**Speakers: Paul Harden(Support)**

**Motion/2nd move to amend: Gaffney/Ferraro**

**Motion/2nd move to approve as amended: Gaffney/Dennis**

**PH AMEND/APPROVE (W/CONDITIONS)**

**Aye:**            6 -    Diamond, Gaffney, Boylan, Carrico, Dennis and Ferraro

**Absent:**        1 -    White

**AMENDMENT:**

1. The revised written description dated October 12, 2021

**PC CONDITIONS:**

1. The maximum number of dwelling units shall be limited to 20 units per acre, consistent with the density requirements of the MDR Land Use Category in the Suburban Development Area.
2. A traffic study will be provided at Civil Site Plan Review. The Traffic Professional shall set up a methodology meeting prior to the commencement of the study to determine the limits of the study. The methodology meeting shall include the Chief of Traffic Engineering, the Chief of Transportation Planning, and the Traffic Reviewer from Development Services.

**PD CONDITIONS:**

1. The maximum number of dwelling units shall be limited to 239 to conform to the density requirements of the MDR Land Use Category in the Suburban Development Area.
2. A traffic study will be provided at Civil Site Plan Review. The Traffic Professional shall set up a methodology meeting prior to the commencement of the study to determine the limits of the study. The

44. [2021-0747](#) ORD-Q Rezoning at 0 103rd St, btwn 103rd St & Samaritan Way (13.56± Acres)- CCG-1 to PUD -Segovia Ventures, LLC & Pam, LLC- (R.E. #'s 012916-0000 & 012916-0010) (Dist 12-White) (Wells) (LUZ) (PD Amd/Apv) (PC Apv)  
10/12/21 CO Introduced: LUZ  
10/19/21 LUZ Read 2nd & Rerefer  
10/26/21 CO Read 2nd & Rereferred:LUZ  
11/9/21 CO PH Only  
11/16/21 LUZ PH Amend/Approve 6-0  
LUZ PH –11/16/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

**Ex Parte: None                      Report: Lewis**

**PH open and closed.**

**Speakers: Paul Harden(Support)**

**Motion/2nd move to amend: Carrico/Gaffney**

**Motion/2nd move to approve as amended: Gaffney/Dennis**

**PH AMEND/APPROVE**

**Aye:**            6 -    Diamond, Gaffney, Boylan, Carrico, Dennis and Ferraro

**Absent:**        1 -    White

**AMENDMENT:**

1. The revised legal description dated November 12, 2021.
2. The revised written description dated November 12, 2021.

**CONDITIONS:**

1. The commercial outparcels shall be limited to 45 feet in building height.
2. Any planting or fencing requirements, including the 20 foot landscape buffer, shall allow for maximum flexibility in order to accommodate standard clearance requirements from the existing utility mains and any possible utility easements, or as otherwise approved by the Planning and Development Department.
3. A traffic study shall be provided at the Civil Site Plan Review. The traffic study shall determine the need for a left turn and right turn lane at the project entrance. The study will also determine the traffic impact analysis to the exiting signalized intersection of Samaritan Way and 103rd Street. Turn lanes shall be built to FDOT Standards for taper length, deceleration length and transition length. The queue length for the left turn lane will be determined by the traffic study.
4. Commercial Lot #1 shall not have an access to Samaritan Way due to the proximity to the signalized intersection.
5. Commercial Lot #1 and Commercial Lot #2 shall have a cross access between them.
6. If the internal road in this subdivision will be public, the cross section shall match the City of Jacksonville Standard Residential Local Subdivision Street dated 2/21/20 or later.
7. The centerline radius for curves in the internal roadway shall be a minimum of 80 feet.

45. [2021-0748](#) ORD-Q Rezoning at 5911 Timuquana Rd & 0 Timuquana Rd, btwn Creekside Crossing Dr & Eulace Rd (1.29± Acres)- CO to CN -Castom, LLC, Timuquana Office Park Assoc., Inc, Truong Investment Group, LLC, Lima RE Holdings II, LLC & Lima Bean LLC, -(R.E. #'s 097708-1050, 097708-1100 ,097708-1110, 097708-1120, 097708-1130, 097708-1140, 097708-1150, 097708-1160, 097708-1170, 097708-1180, 097708-1190, 097708-1200, 097708-1210, 097708-1220 & 097929-0101) (Dist 9-Dennis) (Wells) (LUZ) ( PD & PC Apv)(SW CPAC Deny) (Ex-Parte: CMs Boylan & Dennis)  
10/12/21 CO Introduced: LUZ  
10/19/21 LUZ Read 2nd & Rerefer  
10/26/21 CO Read 2nd & Rereferred:LUZ  
11/9/21 CO PH Only  
11/16/21 LUZ PH Approve 6-0  
LUZ PH –11/16/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

**Ex Parte: Dennis**                      **Report: Huxford**

**PH open and closed.**

**Speakers: Alberta Hipps(Support)**

**Motion/2nd move to approve: Gaffney/Ferraro**

**PH APPROVE**

**Aye:**            6 -    Diamond, Gaffney, Boylan, Carrico, Dennis and Ferraro

**Absent:**        1 -    White

46. [2021-0749](#) ORD-Q Apv Waiver of Minimum Road Frontage Appl WRF-21-15 at 0 Earl Rd, btwn Leon Rd & Earl Rd, Owned by Jose Armando Ledesma Trejo, Req to Reduce the Min. Road Frontage Requirements from 48 ft to 0 ft. in RLD-60 Dist. (Dist 4-Carrico) (Abney) (LUZ) ( PD Apv)  
 10/12/21 CO Introduced: LUZ  
 10/19/21 LUZ Read 2nd & Rerefer  
 10/26/21 CO Read 2nd & Rereferred:LUZ  
 11/9/21 CO PH Only  
 11/16/21 LUZ PH Approve 5-0  
 LUZ PH –11/16/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

**Ex Parte: None**

**Report: Huxford**

**PH open and closed.**

**Speakers: Armando(Support)**

**Motion/2nd move to approve: Boylan/Carrico**

**PH APPROVE**

**Aye:** 5 - Diamond, Boylan, Carrico, Dennis and Ferraro

**Absent:** 1 - White

47. [2021-0773](#) ORD Apv the Proposed 2021B Series Text Amendment to the Consv/Coastal Mgmt Element of the 2030 Comp Plan of the COJ, to update Jaxport Master Plan Map 17, the Jaxport Propty & Related Uses Map. (Reed) (Introduced by CP Newby at the Req of Mayor)  
 10/26/21 CO Introduced: LUZ  
 11/2/21 LUZ Read 2nd & Rerefer  
 11/9/21 CO Read 2nd & Rereferred: LUZ  
 LUZ PH –12/7/21  
 Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code-11/23/21 & 12/14/21

**DEFER  
 (PH ON 12/7/21)**

48. [2021-0774](#) ORD Adopt a Small-Scale Amend to the FLUM Series of the 2030 Comp Plan at 2002 18th St E, btwn Buckman St & Tallyrand Ave-(1.98± Acres) -LDR to LI-Owned by Jax Port Auth, A Body Politic & Corp. (Appl. #L-5594-21C) (Dist. 7-Gaffney) (Hinton) (LUZ) (Rezoning 2021-775)  
10/26/21 CO Introduced: LUZ  
11/2/21 LUZ Read 2nd & Rerefer  
11/9/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH –12/7/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –11/23/21 & 12/14/21

**DEFER****(PH ON 12/7/21)**

49. [2021-0775](#) ORD-Q Rezoning at 2002 18th St E, btwn Buckman St & Tallyrand Ave-(1.98± Acres)-RLD-60 to IL-Owned by Jax Port Auth, A Body Politic & Corp, as Defined & Classified Under the Zoning Code, Pursuant to FLUMS Small-Scale Amendment. (R.E. #113451-1005 (Portion)) (Appl. #L-5594-21C) (Dist. 7-Gaffney) (Abney) (LUZ) (Small-Scale 2021-774)  
10/26/21 CO Introduced: LUZ  
11/2/21 LUZ Read 2nd & Rerefer  
11/9/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH –12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/23/21 & 12/14/21

**DEFER****(PH ON 12/7/21)**

50. [2021-0776](#) ORD Adopt a Small-Scale Amend to the FLUM Series of the 2030 Comp Plan at 0 Ricker Rd, btwn Old Middleburg Rd N & Wendell Dr-(2.82± Acres)-CGC to MDR-Owned by BCEL 8B, LLC, as Defined & Classified Under the Zoning Code, Pursuant to FLUMS Small-Scale Amendment. (Appl. #L-5603-21C) (Dist. 10-Priestly Jackson) (Parola) (LUZ) (Rezoning 2021-777)  
10/26/21 CO Introduced: LUZ  
11/2/21 LUZ Read 2nd & Rerefer  
11/9/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH –12/7/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code -11/23/21 & 12/14/21

**DEFER****(PH ON 12/7/21)**

51. [2021-0777](#) ORD-Q Rezoning at 0 Ricker Rd, btwn Old Middleburg Rd N & Wendell Dr-(2.82± Acres)-CCG-1 to PUD-Owned by BCEL 8B, LLC. (R.E. #012507-0020) (Appl. #L-5603-21C) (Dist. 10-Priestly Jackson) (Abney) (LUZ)  
(Small-Scale 2021-776)  
10/26/21 CO Introduced: LUZ  
11/2/21 LUZ Read 2nd & Rerefer  
11/9/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH –12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/23/21 & 12/14/21

**DEFER  
(PH ON 12/7/21)**

52. [2021-0784](#) ORD-MC Amend Sec 656.399.62 (Character Areas), Subpart S (Renew Arlington Zoning Overlay), Pt 3 (Schedule of Dist Regulations), Chapt 656 (Zoning Code), Ord Code, to Add a Separate Design Guideline for Windows in Serv Garages, in All Character Areas (Grandin) (Introduced by CM Morgan)  
10/26/21 CO Introduced: LUZ  
11/2/21 LUZ Read 2nd & Rerefer  
11/9/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH –12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/23/21 & 12/14/21

**DEFER  
(PH ON 12/7/21)**

53. [2021-0798](#) ORD-MC Amend Chapt 656, (Zoning Code), Pt1 (General Provisions), Subpart A (Basic Provisions), Sec. 656.101, (Definitions), Ord Code, in Order to add Criteria to the Definition of Exception of Alcohol Related Uses; Amend Chapt 656 (Zoning Code), Pt 1 (General Provisions), Subpart D (Zoning Exceptions, Variances & Waivers, Amendments to Final Order, Appeals of Written Interpretations of the Director & Appeals of Final Orders of the Commission), Sec. 656.131 (Zoning Exception), Sec.656.133 (Waivers for Minimum Distance Requirements for Liquor License Locations; Minimum Street Frontage Requirements; Signs; Downtown Properties), & Sec. 656.138 (Concurrent Applications), Ord Code, to Designate the City Council as the Quasi-Judicial Body that Approves, Approves w/Conds or Denies Zoning Exceptions for Alcohol Related Uses & Waivers for Minimum Distance Requirements for Liquor License Locations & Adds Criteria for Said Determination; Amending Chapt 656 (Zoning Code), Pt 3 (Schedule of District Regulations), Subpart C (Commercial use Categories & Zoning Districts), Sec. 656.313 (Community/General Commercial Category), Ord Code, to Allow Micro-Breweries as a use by Zoning Exception in CCG-1, CCG-2 & CCG-S Districts; Amend Chapt 656 (Zoning Code), Pt 3 (Schedule of District Regulations), Supart C (Commercial Use Categories & Zoning Districts), Sec. 656.313 (Community/General Commercial Category), Ord Code, to Provide that Establishments or Facilities which include the Retail Sale of all Alcoholic Beverages for Off-Premises Consumption shall be Allowed by Right only on Properties that meet certain Requirements & Establishments or Facilities which do not meet Requirements shall be Allowed only by Zoning Exception; Amend Chapt 656 (Zoning Code), Pt 8 (Alcoholic Beverages), Sec. 656.802 (Definitions), Sec. 656.806 (Measurement of Distances), Ord Code, to Amend & Clarify the Definitions of “Church” & “School”, to Clarify the Applicability for the Distance Limitations for Particular Alcohol related uses & to Clarify how Distances are measured for Alcohol related uses; Providing that any current, permitted or filed use not in Conformance with the Amendments Provided herein shall Constitute a Lawfully Non-Conforming Uses. (Miller) (Introduced by CMs Diamond & R. Gaffney)(Exparte CM Boylan)  
10/26/21 CO Introduced: NCSPHS, R, LUZ  
11/1/21 NCSPHS Read 2nd & Rerefer  
11/2/21 R Read 2nd & Rerefer  
11/2/21 LUZ Read 2nd & Rerefer  
11/9/21 CO Read 2nd & Rereferred:NCSPHS, R, LUZ  
LUZ PH - 12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/23/21 & 12/14/21

**DEFER  
(PH ON 12/7/21)**

54. [2021-0799](#) ORD Adopt a Small-Scale Amend to the FLUM Series of the 2030 Comp Plan at 8084 Normandy Blvd, btwn Normandy Blvd & Chateau Dr-(2.08± Acres)-PBF to CGC- Presbytery of St. Augustine, Inc. (R.E. #009208-0000) (Appl. #L-5623-21C) (Dist. 12-White) (Hinton) (LUZ) (Rezoning 2021-652)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –12/14/21 & 1/11/22

**READ 2ND & REREFER**

55. [2021-0800](#) ORD Adopt a Small-Scale Amend to the FLUM Series of the 2030 Comp Plan at 1930 Beaver St W, btwn Beaver St W & Stockton St-(3.80± Acres)-CGC to LI-Lim Beaver, L.L.C. (R.E. #076772-0000) (Appl. #L-5614-21C) (Dist. 9-Dennis) (Hinton) (LUZ) (Rezoning 2021-801)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –12/14/21 & 1/11/22

**READ 2ND & REREFER**

56. [2021-0801](#) ORD -Q Rezoning at 1930 Beaver St W, btwn Beaver St W & Stockton St-(3.80± Acres)- CCG-2 to IL- Lim Beaver, L.L.C. (R.E. #076772-0000) (Appl. #L-5614-21C) (Dist. 9-Dennis) (Hinton) (LUZ) (Small-Scale 2021-800)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21 & 1/11/22

**READ 2ND & REREFER**

57. [2021-0802](#) ORD Adopt a Small-Scale Amend to the FLUM Series of the 2030 Comp Plan at 703 New Berlin Rd, btwn Gillespie Ave & Pulaski Rd-(8.57± Acres)-LDR & CGC to RPI-SN Five Investors, L.L.C. (R.E. #106987-0000) (Appl. #L-5619-21C) (Dist. 7-R.Gaffney) (Salley)(LUZ) (Rezoning 2021-803)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –12/14/21 & 1/11/22

**READ 2ND & REREFER**

58. [2021-0803](#) ORD-Q Rezoning at 703 New Berlin Rd, btwn Gillespie Ave & Pulaski Rd-(8.57± Acres)-CO & RLD-60 to RMD-C-SN Five Investors, L.L.C. (R.E. #106987-0000) (Appl. #L-5619-21C) (Dist. 7-R.Gaffney) (Quinto) (LUZ)  
(Small-Scale 2021-802)  
11/9/21 CO Introduced: LUZ  
11/16/21 Read 2nd & Rerefer  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21 & 1/11/22

**READ 2ND & REREFER**

59. [2021-0804](#) ORD Adopt a Small-Scale Amend to the FLUM Series of the 2030 Comp Plan at 7807 Baymeadows Rd E & 0 Ozark Dr, btwn Muir Woods Ave & Lake Mead Ave-(3.07± Acres)-RPI to CGC-Ozark Investment Group, L.L.C. (R.E. #167746-0940 (Portion) & 167746-0945) (Appl. #L-5616-21C) (Dist.11-Becton) (Salley) (LUZ)  
(Rezoning 2021-805)  
11/9/21 CO Introduced: LUZ  
11/16/21 Read 2nd & Rerefer  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –12/14/21 & 1/11/22

**READ 2ND & REREFER**

60. [2021-0805](#) ORD-Q Rezoning at 7807 Baymeadows Rd E & 0 Ozark Dr, btwn Muir Woods Ave & Lake Mead Ave-(3.45± Acres)-PUD to PUD-Ozark Investment Group, L.L.C. (R.E. #167746-0940 & 167746-0945) to Permit Commercial Uses, as more fully described in the Baymeadows East Commercial/Office Park PUD (Appl. #L-5616-21C) (Dist. 11-Becton) (Lewis) (LUZ)  
(Small-Scale 2021-804)  
11/9/21 CO Introduced: LUZ  
11/16/21 Read 2nd & Rerefer  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21 & 1/11/22

**READ 2ND & REREFER**

61. [2021-0806](#) ORD Adopt a Small-Scale Amend to the FLUM Series of the 2030 Comp Plan at 0 Old St. Augustine Rd, btwn I-95 & Phillips Hwy (45.60± Acres) -BP to MDR-the Estate of Philip B. Genovar. (R.E. #168081-0000 (Portion)) (Appl. #L-5628-21C) (Dist. 11-Becton) (Parola) (LUZ) (Rezoning 2021-807)  
11/9/21 CO Introduced: LUZ  
11/16/21 Read 2nd & Rerefer  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code-12/14/21 & 1/11/22

**READ 2ND & REREFER**

62. [2021-0807](#) ORD-Q Rezoning at 0 Old St. Augustine Rd, btwn I-95 & Phillips Hwy- (92.54± Acres)-IBP to PUD-the Estate of Philip B. Genovar. (R.E. #158765-0050 & 168081-0000) to Permit Townhomes, as described in the Old St. Augustine Rd PUD (Appl. #L-5628-21C) (Dist. 11-Becton) (Corrigan) (LUZ) (Small-Scale 2021-806)  
11/9/21 CO Introduced: LUZ  
11/16/21 Read 2nd & Rerefer  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21 & 1/11/22

**READ 2ND & REREFER**

63. [2021-0808](#) ORD-Q Rezoning at 0 Brandon Chase Dr, 0 Sycamore Ln W. & 0 Plummer Rd, btwn Plummer Rd & Sycamore St-(453.00+ Acres)-PUD to PUD-Darby Partnership -to Permit Single Family Residential Uses, as described in the Darby Pilummer PUD (R.E.#s 003863-0000, 003864-0000, 003862-0000, 003865-0000, 003861-0000, 003866-0000, 003839-0000, 003840-0000, 003841-0000, 003844-0000, 003843-0000 & 003837-0000) (Dist 8-Pittman) (Lewis)(LUZ)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21

**READ 2ND & REREFER**

64. [2021-0809](#) ORD-Q Rezoning at 0 Firestone Rd & 2626 Firestone Rd, btwn Thurston Rd & Wilson Blvd-(1.62+ Acres)-PUD to PBF-1-City of Jax, a FL Municipal Corp (R.E.# 012569-0000 & 012570-0000) (Dist 10 Priestly Jackson)(Quinto)(LUZ)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21

**READ 2ND & REREFER**

65. [2021-0810](#) ORD-Q Rezoning at 3653 Dunn Ave, btwn Lem Turner Rd & I-295-(6.00+ Acres)-RMD-A to RMD-D-Innovative Health Care Properties, II, L.L.C. (R.E.#019981-0000)(Dist.7-R. Gaffney)(Wells)(LUZ)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21

**READ 2ND & REREFER**

66. [2021-0811](#) ORD-Q Apv Waiver of Minimum Road Frontage Appl WRF-21-21 at 0 Broughman Ave, btwn Cheltenham Rd & Gerona Dr N, Owned by Jaquelina E. Marchese, Req to Reduce the Min Road Frontage Requirements from 48 ft. to 0 ft. in RLD-60 Dist. (R.E. # 166858-0000) (Dist 3-Bowman) (Abney)(LUZ)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21

**READ 2ND & REREFER**

67. [2021-0812](#) ORD Adopting the 2021B Series Txt Amendment to the FLUE of the 2030 Comp Plan of the COJ, to Increase the Number of Dwelling Units Allowed in the Specific Multi-Use Area Described in FLUE Policy 4.3.7 from 2,251 to 2,865 & Prov for the Addition of High Density Residential (HDR) to the List of Permitted Land Use Categories within the Multi-Use Area. (Reed) (LUZ)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Chapt 650, Pt 4, Ord Code -12/14/21 & 1/11/22

**READ 2ND & REREFER**

68. [2021-0813](#) ORD-Q Rezoning at 0 Baymeadows Rd.,btwn I-295 & R.G. Skinner Pkwy-(8.78± Acres)-PUD to PUD-Pinnacle Rental Community L.L.C.-to Permit Multi-Family Residential & Recreation Uses, as described in the Skinner/9A PUD (R.E #167746-0260) (Dist 11-Becton) (Abney)(LUZ)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code -12/14/21

**READ 2ND & REREFER**

69. [2021-0821](#) ORD-MC Amend Sec 656.361.5.2 (Uses Regulated by Dist) & Sec 656.361.5.4 (Development Standards for Uses Regulated by Dist), Subpart H (Downtown Overlay Zone & Downtown Dist Use & Form Regulations), Pt 3 (Schedule of Dist Regulations), Chpt 656 (Zoning Code), Ord Code, to Add Personal Prop Storage Facilities as a Permissible Use by Exception, Meeting Certain Dev Standards, to the Cathedral, Central Core, Sports & Entertainment, Working Waterfront, & SouthBank Dist of Downtown. (Diebenow) (Introduced by CM R. Gaffney)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Sec. 166.041 (3)(c)(2)(b), F.S.-12/14/21 & 1/11/22

**READ 2ND & REREFER**

**NOTE: The next regular meeting will be held December 7th, 2021**

**\*\*\*\*\*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.

**Rhonda Hall-Patrick, Council Research**

[rhallpatrick@coj.net](mailto:rhallpatrick@coj.net) 255-5164

**Posted 11.23.21 6:30 PM**

**Materials: Minutes, Handouts, Attendance**

[City of Jacksonville - Meeting of Land Use & Zoning Committee on 11/16/2021 at 5:00 PM \(legistar.com\)](#)