

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Agenda - Marked

**Tuesday, December 3, 2024**

**5:00 PM**

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

### **Land Use & Zoning Committee**

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

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

Meeting convened: 4:30 pm Meeting adjourned: 4:33 pm

Attendance: CMs Carrico, Arias and J. Carlucci

Also: Helena Parola, Bruce Lewis and Erin Abney - Planning & Development

Department; Mary Staffopoulos and Dylan Reingold - Office of General Counsel; Colleen

Hampsey - Council Research

Chairman Carrico called the meeting to order and reviewed the marked agenda which contained sixteen (16) items ready for action, eighteen (18) items marked for deferral; twenty-four (24) items marked second and re-refer; and twelve (12) items marked public hearing continued.

Meeting Convened:

Meeting Adjourned:

Attendance:

Item/File No.

Title History

1. [2022-0888](#)

OPEN PH

CONT PH

1/7/25

Applicant:

Steve Diebenow

ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (R.E. # 181767-0060) (12.95± Acres) – CGC to RPI – Steinemann San Pablo, LLC (Appl # L-5715-22C) (Dist. 13-Diamond) (Trout) (LUZ) (Rezoning 2022-889)  
12/13/22 CO Introduced: LUZ

1/4/23 LUZ Read 2nd & Rerefer |1/10/23 CO Read 2nd & Rerefer

1/24/23 CO PH Addnt'l 2/14/23

CO PH Cont'd on 2/14/23, 2/28/23, 3/28/23, 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, 12/10/24

LUZ PH – 2/7/23, 2/22/23, 3/22/23, 4/4/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23, 9/19/23, 10/3/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24, 1/17/24, 2/21/24, 3/19/24, 4/16/24, 5/21/24, 7/16/24, 8/6/24, 9/4/24, 10/1/24, 11/6/24, 12/3/24

Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 9/26/23, 10/10/23, 10/24/23, 11/14/23, 11/28/23, 1/10/24, 1/23/24, 2/27/24, 3/26/24, 4/23/24, 5/28/24, 7/23/24, 8/13/24, 9/10/24, 10/8/24, 11/12/24, 12/10/24

**\*Per Council Rules Section 3.106, this bill is scheduled to be administratively withdrawn at the 12/10/24 council meeting due to being on the agenda for two years.**

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

**\*Per Council Rules Section 3.106, this bill is scheduled to be administratively withdrawn at the 12/10/24 council meeting due to being on the agenda for two years.**

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

4. [2023-0326](#)  
**DEFER**  
 (Previously amended & re-referred by Council)  
 (Re-noticed & re-advertised PH on 1/7/25)  
 Applicant: Paul Harden
- ORD-Q Rezoning at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (33.95± Acres) - PUD (2007-361-E) to PUD, to Permit Recreational Vehicle Park Uses, Single-Family Residential Uses, & Agriculture Uses, as Described in the Baldwin RV Park PUD - JMC Duval County Properties, LLC (R.E. # 000890-0100 (Portion)) (Appl # L-5797-23C) (Dist. 12-White) (Cox) (LUZ) (PD Amd/Apv) (PC Apv) (Small Scale 2023-325)  
 5/23/23 CO Introduced: LUZ  
 6/6/23 LUZ Read 2nd & Rerefer | 6/13/23 CO Read 2nd & Rerefer  
 6/27/23 CO PH Addn'tl 7/25/23  
 CO PH Cont'd on 7/25/23, 8/8/23, 8/22/23, 9/12/23, 10/10/23, 11/14/23, 12/12/23, 1/9/24, 1/23/24, 2/13/24, 2/27/24, 3/12/24, 3/26/24, 4/23/24, 5/14/24, 5/28/24, 6/11/24, 6/25/24, 7/23/24, 8/13/24, 8/27/24, 9/10/24, 9/24/24, 10/8/24 10/15/24 LUZ PH Amend/Rerefer 6-0  
 10/22/24 CO PH Amend/Rerefer 18-0  
 LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/3/23, 11/7/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 3/5/24, 3/19/24, 4/16/24, 5/7/24, 5/21/24, 6/4/24, 6/18/24, 7/16/24, 8/6/24, 8/20/24, 9/4/24, 9/17/24, 10/1/24, 10/15/24, & 1/7/25  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23 & 7/25/23, 8/8/23, 8/22/23, 9/12/23, 10/10/23, 11/14/23, 12/12/23, 1/10/24, 1/23/24, 2/13/24, 2/27/24, 3/12/24, 3/26/24, 4/23/24, 5/14/24, 5/28/24, 6/11/24, 6/25/24, 7/23/24, 8/13/24, 8/27/24, 9/10/24, 9/24/24, 10/8/24, 10/22/24, & 12/10/24 & 1/14/25
5. [2024-0524](#)  
**OPEN PH**  
**CONT PH**  
 1/7/25  
 NO PD/PC REPORTS  
 Applicant: Curtis Hart
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan, at 1404 Blair Rd - (4.8± Acres) - LDR to MDR - Franck Ventures Company (R.E. # 008913-0000) (Appl # 5937-24C) (Dist. 12-White) (Roberts) (LUZ)  
 (Rezoning 2024-525)  
 7/23/24 CO Introduced: LUZ  
 8/6/24 LUZ Read 2nd & Rerefer  
 8/13/24 CO Read 2nd & Rerefer  
 8/27/24 CO PH Addn'tl 9/10/24  
 9/10/24 CO PH Cont'd 9/24/24  
 9/24/24 CO PH Cont'd 10/8/24  
 10/8/24 CO PH Cont'd 10/22/24  
 10/22/24 CO PH Cont'd 11/12/24  
 11/12/24 CO PH Cont'd 11/26/24  
 11/26/24 CO PH Cont'd 12/10/24  
 LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, 11/19/24, 12/3/24  
 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

6. [2024-0525](#) ORD-Q Rezoning at 1404 Blair Rd - (4.8± Acres) - AGR to PUD, to Permit Residential Uses, Including Townhomes, as Described in the Blair Road Townhomes PUD - Franck Ventures Company (R.E. # 008913-0000) (Appl # L-5937-24C) (Dist. 12-White) (Corrigan) (LUZ)  
(Small-Scale 2024-524)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
8/27/24 CO PH Addnt'l 9/10/24  
9/10/24 CO PH Cont'd 9/24/24  
9/24/24 CO PH Cont'd 10/8/24  
10/8/24 CO PH Cont'd 10/22/24  
10/22/24 CO PH Cont'd 11/12/24  
11/12/24 CO PH Cont'd 11/26/24  
11/26/24 CO PH Cont'd 12/10/24  
LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, 11/19/24, 12/3/24  
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
- OPEN PH**  
**CONT PH**  
**1/7/25**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Curtis Hart**
7. [2024-0535](#) ORD-Q Rezoning at 8374 New Kings Rd, btwn Gilchrist Rd & Finch Ave - (2.6± Acres) - CCG-2 to PUD, to Permit Commercial Uses, as Described in the New Kings Road PUD - And Property, LLC (R.E. # 039967-0000) (Dist. 10-Pittman) (Cox) (LUZ)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
8/27/24 CO PH Only  
LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/19/24, 12/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24
- OPEN PH**  
**CONT PH**  
**1/7/25**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Paul Harden**

8. [2024-0536](#) ORD-Q Rezoning at 0 & 9423 Crystal Springs Rd, btwn Crystal Cir & Chandler Oaks Dr - (10.00± Acres) - RR-Acre to PUD, to Permit Single Family Dwellings, as Described in the Crystal Springs PUD - Dao Nguyen (R.E. # 008833-0050, 008834-0000 & 008835-0000) (Dist. 12-White) (Cox) (LUZ) (PD & PC Amd/Apv)  
**EX-PARTE**  
**OPEN PH**  
**CLOSE PH**  
**MOVE**  
**Applicant:**  
**Paul Harden**  
 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  
 11/6/24 LUZ PH Amend/Approve 5-0  
 11/12/24 CO Rerefer to LUZ 16-0  
 LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, & 12/3/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24
9. [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)  
**DEFER**  
**(Previously continued to 1/22/25)**  
**Applicant:**  
**Greg Matovina**  
 7/23/24 CO Introduced: LUZ  
 8/6/24 LUZ Read 2nd & Rerefer  
 8/13/24 CO Read 2nd & Rerefer  
 8/27/24 CO PH Only  
 LUZ PH - 9/4/24, 10/1/24, 10/15/24, 1/22/25  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24
10. [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)  
**DEFER**  
**(Previously continued to 1/22/25)**  
**Applicant:**  
**Cyndy Trimmer**  
 8/13/24 CO Introduced: LUZ  
 8/20/24 LUZ Read 2nd & Rerefer  
 8/27/24 CO Read 2nd & Rerefer  
 9/10/24 CO PH Cont'd 9/24/24  
 9/24/24 CO PH Cont'd 10/22/24  
 10/22/24 CO PH Cont'd 11/12/24  
 11/12/24 CO PH Cont'd 1/28/25  
 LUZ PH - 9/17/24, 10/15/24, 11/19/24, 1/22/25  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24, 9/24/24, 10/22/24, 11/12/24, 1/28/25



11. [2024-0720](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 & 8962 Magill Rd N & 8956 Magill Rd, btwn Magill Rd N, Magill Rd, Jones Rd & Pritchard Rd - (28.19± Acres) - AGR to LDR - Sharon Simms Bishop, Sheila Simms Kennedy, Tandra Kennedy Shurley & Donna Kay Simms Rodriguez & Ralph A. Rodriguez (R.E. # 003366-0050, 003366-0150, 003366-0210 & 003366-0220) (Appl # L-5954-24C) (Dist. 12-White) (Roberts) (LUZ)  
(Rezoning 2024-721)  
9/10/24 CO Introduced: LUZ  
9/17/24 LUZ Read 2nd & Rerefer  
9/24/24 CO Read 2nd & Rerefer  
10/8/24 CO PH Addnt'l 10/22/24  
10/22/24 CO PH Cont'd 11/12/24  
11/12/24 CO PH Cont'd 11/26/24  
11/26/24 CO PH Cont'd 12/10/24  
LUZ PH - 10/15/24, 11/6/24, 11/19/24, 12/3/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/8/24 & 10/22/24, 11/12/24, 11/26/24, 12/10/24
12. [2024-0721](#) ORD-Q Rezoning at 0 & 8962 Magill Rd N & 8956 Magill Rd, btwn Magill Rd N, Magill Rd, Jones Rd & Pritchard Rd - (28.19± Acres) - AGR to PUD, to Permit Single-Family Residential Dwellings, as Described in the Jones-Magill PUD - Sharon Simms Bishop, Sheila Simms Kennedy, Tandra Kennedy Shurley & Donna Kay Simms Rodriguez & Ralph A. Rodriguez (R.E. # 003366-0050, 003366-0150, 003366-0210 & 003366-0220) (Appl # L-5954-24C) (Dist. 12-White) (Corrigan) (LUZ)  
(Small-Scale 2024-720)  
9/10/24 CO Introduced: LUZ  
9/17/24 LUZ Read 2nd & Rerefer  
9/24/24 CO Read 2nd & Rerefer  
10/8/24 CO PH Addnt'l 10/22/24  
10/22/24 CO PH Cont'd 11/12/24  
11/12/24 CO PH Cont'd 11/26/24  
11/26/24 CO PH Cont'd 12/10/24  
LUZ PH - 10/15/24, 11/6/24, 11/19/24, 12/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24 & 10/22/24, 11/12/24, 11/26/24, 12/10/24

13. [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)  
**OPEN PH**  
**CONT PH**  
**1/7/25**  
  
**NO PD/PC**  
**REPORTS**  
  
**Applicant:**  
**Cyndy Trimmer**
- 9/10/24 CO Introduced: LUZ  
9/17/24 LUZ Read 2nd & Rerefer  
9/24/24 CO Read 2nd & Rerefer  
10/8/24 PH Only  
LUZ PH - 10/15/24, 11/19/24, 12/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24
14. [2024-0785](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Beach Blvd, btwn Palm Ln & Grove Park Blvd - (0.09± Acres) - LDR to CGC - Modwelling, LLC (R.E. # 136291-0000(Portion)) (Appl # L-5959-24C) (Dist. 4-Carrico) (Roberts) (LUZ) (JWC Apv) (PD & PC Apv) (Rezoning 2024-786)  
**OPEN PH**  
**CLOSE PH**  
  
**MOVE**  
  
**Applicant:**  
**Anes Dracic**
- 10/8/24 CO Introduced: LUZ, JWC  
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  
LUZ PH - 11/19/24, 12/3/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/12/24 & 11/26/24, 12/10/24

**15.**     [2024-0786](#)     ORD-Q Rezoning at 0 Beach Blvd, btwn Palm Ln & Grove Park Blvd - (1.37± Acres) - RLD-90 & CCG-1 to PUD, to Permit Multifamily Dwelling Units as Described in the Pottsburg Creek Apartments PUD - Modwellng, LLC (R.E. # 136291-0000 & 136380-0000) (Appl # L-5959-24C) (Dist. 4-Carrico) (Williams) (LUZ) (GAB CPAC Deny) (PD & PC Amd/Apv) (Small-Scale 2024-785)

**EX-PARTE**

**OPEN PH**

**CLOSE PH**

**AMEND**

**MOVE**

**(w/Condition)**

**Applicant:**

**Anes Dracic**

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  
 LUZ PH - 11/19/24, 12/3/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24 & 11/26/24, 12/10/24

**CONDITION:**

**1. Development of structures and allowed permitted uses listed within the written description, may only occur in areas of the PUD which are designated as the CGC land use category.**

**16.**     [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)

**OPEN PH**

**CONT PH**

**1/7/25**

**(At request of applicant)**

**Applicant:**

**Cyndy Trimmer**

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  
 LUZ PH - 11/19/24, 12/3/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/12/24 & 11/26/24, 12/10/24

17. [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)  
**OPEN PH**  
**CONT PH**  
**1/7/25**  
 (At request of applicant)  
 Applicant: Cyndy Trimmer  
 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  
 LUZ PH - 11/19/24, 12/3/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24 & 11/26/24, 12/10/24
18. [2024-0819](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 1077 Odessa Dr N, btwn 1st St W & Commonwealth Ave - (1.00± Acre) - CGC to LI - PC Realty-Jax, LLC (R.E. # 048982-0000) (Appl # L-5968-24C) (Dist. 9-Clark-Murray) (Hinton) (LUZ) (PD & PC Apv)  
**OPEN PH**  
**CLOSE PH**  
**MOVE**  
 Applicant: Babette Ashley  
 (Companions 2024-820 & 2024-821)  
 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  
 LUZ PH - 12/3/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/26/24 & 12/10/24
19. [2024-0820](#) ORD-Q Rezoning at 1077 Odessa Dr N, btwn 1st St W & Commonwealth Ave - (1.00± Acre) - RLD-60 to IL - PC Realty-Jax, LLC (R.E. # 048982-0000) (Appl # L-5968-24C) (Dist. 9-Clark-Murray) (Read) (LUZ) (PD & PC Apv)  
**EX-PARTE**  
**OPEN PH**  
**CLOSE PH**  
**MOVE**  
 Applicant: Babette Ashley  
 (Companions 2024-819 & 2024-821)  
 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  
 LUZ PH - 12/3/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24



- 23.**     [2024-0824](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 5446 Old Middleburg Rd S, 5438 Old Middleburg Rd S, 5440 Old Middleburg Rd S, & 8944 103rd St, South of 103rd St & West of Old Middleburg Rd S - (7.38± Acres) - LDR & RPI to MDR - Kelly M. James & Gloria James & Dawn Motes & Kelly M. James as Co-Personal Representatives of the Estate of Regina Joan Darling James (R.E. # 015221-0010, 015224-0010, 015225-0010 & 015225-0200) (Appl # L-5979-24C) (Dist. 12-White) (Anderson) (LUZ) (PD & PC Apv) (Rezoning 2024-825)
- EX-PARTE**     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  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/26/24 & 12/10/24
- OPEN PH**  
**CLOSE PH**
- MOVE**
- Applicant:**  
**Gregory Matovina**
- 24.**     [2024-0825](#)     ORD-Q Rezoning at 5446 Old Middleburg Rd S, 5438 Old Middleburg Rd S, 5440 Old Middleburg Rd S, & 8944 103rd St, South of 103rd St & West of Old Middleburg Rd S - (7.38± Acres) - RR-Acre & CO to RMD-D - Kelly M. James & Gloria James & Dawn Motes & Kelly M. James as Co-Personal Representatives of the Estate of Regina Joan Darling James (R.E. # 015221-0010, 015224-0010, 015225-0010 & 015225-0200) (Appl # L-5979-24C) (Dist. 12-White) (Cox) (LUZ) (PD & PC Apv) (Small-Scale 2024-824)
- EX-PARTE**     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  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24
- OPEN PH**  
**CLOSE PH**
- MOVE**
- Applicant:**  
**Gregory Matovina**

- 25.**     [2024-0826](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 6810, 6820 Greenland Ridge Ln N & 0 Greenland Rd, East of the I-295 & Philips Hwy Interchange - (10.6± Acres) - LDR to LI - Sharon Burnette, Linda Gilyard, Carolyn Gilyard, Soloman Odom, Bobbie Ann Odom & Torr Gilyard (R.E. # 167859-0500 (Portion), 167828-1010 (Portion), 167829-0030, 167829-0000, 167829-0046 & 167829-0040) (Appl # L-5966-24C) (Dist. 11-Arias) (Roberts) (LUZ)  
(Rezoning 2024-827)  
10/22/24 CO Introduced: LUZ  
11/6/24 LUZ Read 2nd & Rerefer  
11/12/24 CO Read 2nd & Rerefer  
11/26/24 CO PH Addn'tl 12/10/24  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/26/24 & 12/10/24
- OPEN PH**  
**CONT PH**  
**1/7/25**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Cyndy Trimmer**
- 26.**     [2024-0827](#)     ORD-Q Rezoning at 0, 6810, 6820 Greenland Ridge Ln N & 0 Greenland Rd, East of the I-295 & Philips Hwy Interchange - (10.6± Acres) - RLD-90 & RR-Acre to PUD, to Permit Industrial Uses, as Described in the Greenland Ridge PUD - Sharon Burnette, Linda Gilyard, Carolyn Gilyard, Soloman Odom, Bobbie Ann Odom & Torr Gilyard (R.E. # 167859-0500 (Portion) 167828-1010 (Portion), 167829-0030, 167829-0000, 167829-0046 & 167829-0040) (Appl # L-5966-24C) (Dist. 11-Arias) (Lewis) (LUZ)  
(Small-Scale 2024-826)  
10/22/24 CO Introduced: LUZ  
11/6/24 LUZ Read 2nd & Rerefer  
11/12/24 CO Read 2nd & Rerefer  
11/26/24 CO PH Addn'tl 12/10/24  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24
- OPEN PH**  
**CONT PH**  
**1/7/25**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Cyndy Trimmer**

27. [2024-0828](#) ORD-Q Rezoning at 0 & 4920 San Pablo Rd S, at the SW Corner of the Intersection btwn J. Turner Butler Blvd & San Pablo Rd S - (29.77± Acres) - EX-PARTE CO to PUD, to Permit Multi-Family Dwellings, Restaurants, Offices & OPEN PH Commercial Uses; as Described in the San Pablo Mixed-Use PUD - SP 1776, CLOSE PH LLC (R.E. # 167766-0500 & 167766-0400) (Dist. 3-Lahnen) (Lewis) (LUZ) (PD & PC Amd/Apv)

AMEND 10/22/24 CO Introduced: LUZ  
 MOVE 11/6/24 LUZ Read 2nd & Rerefer  
 (w/Condition) 11/12/24 CO Read 2nd & Rerefer  
 11/26/24 CO PH Only

Applicant: LUZ PH - 12/3/24  
 Steve Diebenow Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

**AMENDMENT:**

1. Attaches a revised Exhibit 4 (revised PUD Site Plan dated October 3, 2024).

**CONDITION:**

1. The maximum ground sign height for Area A is 30 feet and the maximum ground sign height for Areas B and C is 10 feet.

28. [2024-0829](#) ORD-Q Rezoning at 0 Philips Hwy, btwn Wells Creek Pkwy & SR9B EX-PARTE Expressway N - (31.20± Acres) - PUD (2022-854-E) to PUD, to Permit OPEN PH Residential & Commercial Uses, as Described in the Ellis Cove PUD - Tri Lake CLOSE PH Investments, LLC (R.E. # 168090-0040) (Dist. 11-Arias) (Lewis) (LUZ) (PD & PC Apv)

MOVE 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 Only

Applicant: LUZ PH - 12/3/24  
 Hayden Phillips Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24





- 32.**     [2024-0835](#)     ORD Adopt a Modification to the City's 2045 Comp Plan for the Purpose of Amend the Capital Improvement Element Schedule of Projs to Include the 301 Villages Water, Wastewater & Reuse Water Facilities & Updating the 2045 Mobility System Schedule of Projs within the Capital Improvements Element to Include Braddock Rd from Lem Turner Rd to Dunn Ave & Acree Rd Extension from New Kings Rd to Old Kings Rd as Mobility System Projs in the Corridor Mode to Mobility Zone 4 (Reingold) (Req of Mayor) (PD & PC Apv)  
10/22/24 CO Introduced: F, LUZ  
11/6/24 F Read 2nd & Rerefer  
11/6/24 LUZ Read 2nd & Rerefer  
11/12/24 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

**AMENDMENT:**

- 1. Attach Revised Exhibits 1 and 2 (2045 Comprehensive Plan Schedules) to correct scrivener's and Mobility Zones**
- 2. Reflect that Plan amendment will impact Mobility Zones 4 and 5**

- 33.**     [2024-0851](#)     ORD-MC Etab 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 Etab the Northeast Dev Review Brd...(Teal) (Introduced by CM Gay)  
10/22/24 CO Introduced: NCSPHS, R, LUZ  
11/4/24 NCSPHS Read 2nd & Rerefer  
11/4/24 R Read 2nd & Rerefer  
11/6/24 LUZ Read 2nd & Rerefer  
11/12/24 CO PH Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

- 34.**     [2024-0859](#)  
**DEFER**  
**(PH Next Cycle**  
**1/7/25)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Lane Ave, btwn Normandy Blvd & Lenox Ave - (12.0± Acres) - CGC to MDR - IPS Enterprises, Inc. (R.E. # 011778-0055 (Portion)) (Appl # L-5972-24C) (Dist. 9-Clark-Murray) (Kelly) (LUZ)  
(Rezoning 2024-860)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/10/24 & 1/14/25
- 35.**     [2024-0860](#)  
**DEFER**  
**(PH Next Cycle**  
**1/7/25)**
- ORD-Q Rezoning at 0 Lane Ave, btwn Normandy Blvd & Lenox Ave - (14.0± Acres) - RMD-D & CCG-1 to PUD, to Permit a Residential Subdivision, as Described in the Cedar River Station PUD - IPS Enterprises, Inc. (R.E. # 011778-0055) (Appl # L-5972-24C) (Dist. 9-Clark-Murray) (Lewis) (LUZ)  
(Small-Scale 2024-859)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25
- 36.**     [2024-0861](#)  
**DEFER**  
**(PH Next Cycle**  
**1/7/25)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3701, 3697, & 3731 Hemlock St, West of Lem Turner Rd - (9.8± Acres) - RR to MDR - Drew Donovan Hood, Terri L. Hood & David D. Hood (R.E. # 019466-0170, 019466-0020, 019466-0180, & 019466-0030) (Appl # L-5960-24C) (Dist. 8-Gaffney, Jr.) (Roberts) (LUZ)  
(Rezoning 2024-862)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/10/24 & 1/14/25

37. [2024-0862](#)  
**DEFER**  
**(PH Next Cycle**  
**1/7/25)**
- ORD-Q Rezoning at 3701, 3697, & 3731 Hemlock St, West of Lem Turner Rd - (9.8± Acres) - RR-Acre to RMD-A - Drew Donovan Hood, Terri L. Hood & David D. Hood (R.E. # 019466-0170, 019466-0020, 019466-0180, & 019466-0030) (Appl # L-5960-24C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny)  
(Small-Scale 2024-861)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25
38. [2024-0863](#)  
**DEFER**  
**(PH Next Cycle**  
**1/7/25)**
- ORD-Q Rezoning at 5800 San Juan Ave, btwn Hyde Park Rd & Niblick Dr - (0.5± Acres) -CCG-1 to CCG-2 - Shakilla Ahmad & Noor Ahmad (R.E. # 068540-0000) (Dist. 9-Clark-Murray) (Read) (LUZ)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24
39. [2024-0864](#)  
**DEFER**  
**(PH Next Cycle**  
**1/7/25)**
- ORD-Q Rezoning at 3046 Capper Rd, btwn Maidstone Cove Dr & Lem Turner Rd - (0.9± Acres) - CCG-1 to PUD, to Permit Outdoor Storage & Parking, Light Manufacturing & Office & Commercial Uses, as Described in the Capper Rd PUD - Spa Smiley Trucking, Inc. (R.E. # 020394-0000) (Dist. 8-Gaffney, Jr.) (Lewis) (LUZ)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

- 40.**     [2024-0865](#)  
**DEFER**  
**(PH Next Cycle**  
**1/7/25)**
- ORD-Q Rezoning at 0, 1465 & 1515 N Old Middleburg Rd & 0 Chickasaw Ave, btwn Memorial Park Rd & Lenox Ave - (10.15± Acres) - RMD-B to RMD-D - Donald Ray Taylor (Life Estate) (R.E. # 011657-0000, 011648-0000, 011649-0000, 011650-0010 & 011659-0010) (Dist. 9-Clark-Murray) (Cox) (LUZ)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24
- 41.**     [2024-0866](#)  
**DEFER**  
**(PH Next Cycle**  
**1/7/25)**
- ORD-Q Rezoning at 0 Zoo Pkwy, btwn Dunn Creek & I-295 - (34.03± Acres) - PUD to IH - CK Investments Financing, LLC (R.E. # 108758-0200) (Dist. 2-Gay) (Nagbe) (LUZ)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24
- 42.**     [2024-0867](#)  
**DEFER**  
**(PH Next Cycle**  
**1/7/25)**
- ORD-Q Rezoning at 11000 Beach Blvd, btwn Providence Dr & St Johns Bluff Rd S - (11.01± Acres) - CCG-2 & PUD (2007-1243-E) to PUD, to Permit Multi-Family & Commercial Uses, as Described in the 11000 Beach Boulevard PUD - Pamela Equities Corp. (R.E. # 165412-2000 (Portion)) (Dist. 4-Carrico) (Corrigan) (LUZ)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

- 43.**     [2024-0868](#)  
**DEFER**  
**(PH Next Cycle**  
**1/7/25)**
- 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 (Reingold) (Introduced by CM Diamond)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/10/24 & 1/14/25
- 44.**     [2024-0869](#)  
**DEFER**  
**(PH Next Cycle**  
**1/7/25)**
- 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 (Reingold) (Introduced by CM Diamond)  
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  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25

45. [2024-0870](#)  
**DEFER**  
**(PH Next Cycle**  
**1/7/25)**
- ORD-MC Amend Sec 656.306 (Medium Density Residential Category), Subpt B (Residential Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Sec 656.403 (Accessory Uses & Structures; Accessory Dwelling Units), Subpt B (Misc Regulations), Sec 656.432 (Applicability), Subpt C (Architectural & Aesthetic Regulations For Single-Family Dwellings), Pt 4 (Supplementary Regulations), & Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Revise Various Regulations Related to Cottages & Accessory Dwelling Units; Prov for Codification Instructions; (Reingold) (CM Diamond)  
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  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25
46. [2024-0880](#)  
**DEFER**  
**(PH Next Cycle**  
**1/7/25)**
- ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Institutional Bldg at 1221 E 16th St, btwn Franklin St & MLK Jr Pkwy, as a Local Landmark - Jack Sun Villas, LLC; Statement of Landmark Criteria Satisfied; Identifying those Activities which Require the Issuance of a COA; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas (R.E. # 113567-0010) (Dist. 7-Peluso) (Lopera) (Req of JHPC)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24
47. [2024-0902](#)  
**2ND READING**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 17th St E & 1221 16th St E, btwn Phoenix Ave & MLK Jr Pkwy - (2.40± Acres) - PBF to CGC - Jack Sun Villas, LLC (R.E. # 113566-0500 & 113567-0010) (Appl # L-5942-24C) (Dist. 7-Peluso) (Hinton) (LUZ)  
(Rezoning 2024-903)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25

- 48.**     [2024-0903](#)  
**2ND READING**     ORD-Q Rezoning at 0 17th St E & 1221 16th St E, btwn Phoenix Ave & MLK Jr Pkwy - (2.40± Acres) - PBF-1 to PUD, to Permit a Hotel, Commercial & Residential Uses & Personal Property Self-Storage, as Described in the 1221 East 16th Street PUD - Jack Sun Villas, LLC (R.E. # 113566-0500 & 113567-0010) (Appl # L-5942-24C) (Dist. 7-Peluso) (Cox) (LUZ)  
(Small-Scale 2024-902)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25
- 49.**     [2024-0906](#)  
**2ND READING**     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 7777 & 7845 Plummer Rd, West of Old Kings Rd - (34.89± Acres) - RR to LDR - Hoose D, LLC & Mitchell Bennett, Heather Pafford & Lori Bennett (R.E. # 002601-0550 & 002594-0000) (Appl # L-5987-24C) (Dist. 8-Gaffney, Jr.) (Kelly) (LUZ)  
(Rezoning 2024-907)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25
- 50.**     [2024-0907](#)  
**2ND READING**     ORD-Q Rezoning at 7777 & 7845 Plummer Rd, West of Old Kings Rd - (34.89± Acres) - RR-Acre to RLD-40 - Hoose D, LLC & Mitchell Bennett, Heather Pafford & Lori Bennett (R.E. # 002601-0550 & 002594-0000) (Appl # L-5987-24C) (Dist. 8-Gaffney, Jr.) (Nagbe) (LUZ)  
(Small-Scale 2024-906)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25
- 51.**     [2024-0908](#)  
**2ND READING**     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)  
(Rezoning 2024-909)  
11/26/24 CO Introduced: LUZ, JWC  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25



- 52.**     [2024-0909](#)  
**2ND READING**     ORD-Q Rezoning at 0 Newton Rd & 0 Cargal St, South of Beach Blvd & West of Southside Blvd - (8.95± Acres) - RR-Acre to RMD-D - Anthony Grissett, Angela J. Darling, & Choice Plus, LLC (R.E. # 136163-0000 & 136257-0000) (Appl # L-5984-24C) (Dist. 4-Carrico) (Read) (LUZ)  
(Small-Scale 2024-908)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25
- 53.**     [2024-0910](#)  
**2ND READING**     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)  
(Rezoning 2024-911)  
11/26/24 CO Introduced: LUZ, JWC  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25
- 54.**     [2024-0911](#)  
**2ND READING**     ORD-Q Rezoning at 0 State Rd A1A, btwn Montreal St & Beach Preserve Way - (7.12± Acres) - RMD-C to PUD, to Generally Permit Garage, Storage & Washing Uses, as Described in the Mayport Luxury Storage PUD - Carriere Family Limited Partnership (R.E. # 168374-0000) (Appl # L-5981-24C) (Dist. 13-Diamond) (Corrigan) (LUZ)  
(Small-Scale 2024-910)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25
- 55.**     [2024-0912](#)  
**2ND READING**     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6686 Cisco Gardens Rd, at the NW Corner of the Intersection of Cisco Gardens Rd S & Cisco Gardens Rd - (4.5± Acres) - AGR to RR - Terry White (R.E. # 002892-0532) (Appl # L-5982-24C) (Dist. 12-White) (Kelly) (LUZ)  
(Rezoning 2024-913)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25

- 56.**     [2024-0913](#)  
**2ND READING**
- ORD-Q Rezoning at 6686 Cisco Gardens Rd, at the NW Corner of the Intersection of Cisco Gardens Rd S & Cisco Gardens Rd - (4.5± Acres) - AGR to RR-Acre - Terry White (R.E. # 002892-0532) (Appl # L-5982-24C) (Dist. 12-White) (Corrigan) (LUZ)  
(Small-Scale 2024-912)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25
- 57.**     [2024-0914](#)  
**2ND READING**
- 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)  
(Rezoning 2024-915)  
11/26/24 CO Introduced: LUZ, JWC  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25
- 58.**     [2024-0915](#)  
**2ND READING**
- ORD-Q Rezoning at 901, 937, & 940 Main St N, btwn State Street E & Phelps St - (5.16± Acres) - PBF-1 & PUD (2005-1151-E & 2017-484-E) to PUD, to Permit Schools, Multifamily Residential Dwellings, & Various Commercial Uses, Including the Sale & Svc of All Alcoholic Beverages, Including Liquor, Beer & Wine, for On-Premises Consumption & Off-Premises Consumption on Property Located Less than 1,500 ft from a Church without the Requirement to Obtain a Waiver of Min Distance for a Liquor License Location Pursuant to Sec 656.805, Ord Code, as Described in the Main Street Mixed-Use PUD; Finding that there is Competent, Substantial Evidence in the Record to Support the Need for Relief from the Requirement for a Waiver of Min Distance for Liquor License Location - Ocean Hart, LLC, Dozier Prestige Worldwide, LLC & Ollivanders Downtown, LLC (R.E. # 074367-0000, 074378-0000, & 074386-0000) (Appl # L-5945-24C) (Dist. 7-Peluso) (Corrigan) (LUZ)  
(Small-Scale 2024-914)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25

- 59.**     [2024-0916](#)  
**2ND READING**     ORD Adopting the 2024B Series Text Amendment to the FLUE of the 2045 Comp Plan of the City to Amend the Business Park (BP) & Light Industrial (LI) Plan Categories to Address Specific Uses in Both Categories (Parola) (LUZ)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25
- 60.**     [2024-0917](#)  
**2ND READING**     ORD-Q Rezoning at 6826 Richardson Rd, at the Northern Corner of the Intersection of New Kings Rd & Richardson Rd - (3.36± Acres) - PUD (2005-120-E) to PUD, to Permit a Max of 40 Townhomes, as Described in the Residences at Richardson Road PUD - Pepaj Properties, LLC (R.E. # 041512-0000) (Dist. 10-Pittman) (Hetzl) (LUZ)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25
- 61.**     [2024-0918](#)  
**2ND READING**     ORD-Q Rezoning at 5311 Brannon Ave, 8215, 8225, 8249, & 8275 103rd St, & 8226 Firetower Rd, btwn Brannon Ave & Old Middleburg Rd N - (2.74± Acres) - CO & CGC-2 to PUD, to Permit Commercial & Office Uses, as Described in the 103rd Street Commercial Redevelopment PUD - Stoney Brook Trail, LLC, One Touch Heating & Cooling, Inc., Signature Realty & Management, Inc., & Clint Durrence (R.E. # 013490-0000, 013486-0000, 013489-0015, 013493-0000, 013498-0000, & 013499-0000) (Dist. 9-Clark-Murray) (Lewis) (LUZ)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25
- 62.**     [2024-0919](#)  
**2ND READING**     ORD-Q Rezoning at 1639 & 1677 Southside Blvd, & 0, 9731, 9724 & 9738 Arnold Rd, btwn Bradley Rd & Atlantic Blvd - (5.91± Acres) - CRO, CGC-2 & RLD-60 to PUD, to Permit a Church, Day Care Center, Schools, Single Family Dwellings & Offices, as Described in the Restoration Church Jacksonville PUD - Restoration Church Jacksonville, Inc. (R.E. # 123063-0000, 123064-0000, 123066-0000, 123066-0500, 123088-0000, & 123089-0000) (Dist. 4-Carrico) (Lewis) (LUZ)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

- 63.**     [2024-0920](#)  
**2ND READING**     ORD-Q Rezoning at 2115 Forest Blvd, btwn Leahy Rd & Live Oak Dr - (15.96± Acres) - RLD-60 to PUD, to Permit 86 Townhomes, as Described in the Forest Trails PUD - Holstar, LLC (R.E. # 123468-0010) (Dist. 4-Carrico) (Cox) (LUZ)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25
- 64.**     [2024-0921](#)  
**2ND READING**     ORD-Q Rezoning at 142 & 154 McCargo St N, btwn Driggers St & Oklahoma St - (1.28± Acres) - CCG-1 to PUD, to Permit Outside Retail Sales & Storage of Artificial Turf, Restaurant & Other Commercial Uses, as Described in the McCargo Street PUD - Jax Turf, LLC (R.E. # 005503-0000 & 005499-0000) (Dist. 12-White) (Cox) (LUZ)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25
- 65.**     [2024-0922](#)  
**2ND READING**     ORD-Q Rezoning at 0 Townsend Blvd, at the SW Corner of the Intersection of Townsend Blvd & Ft Caroline Rd - (3.3± Acres) - CO & RLD-60 to RMD-B - Townsend Road, LLC (R.E. # 111359-0000) (Dist. 1-Amaro) (Nagbe) (LUZ)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25
- 66.**     [2024-0923](#)  
**2ND READING**     ORD-Q Rezoning at 5569 118th St, btwn Seaboard Ave & Catoma St - (17.08± Acres) - RR-Acre to RLD-40 - Jacob Garrett Eagerton (R.E. # 103390-0000) (Dist. 14-Johnson) (Abney) (LUZ)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25
- 67.**     [2024-0924](#)  
**2ND READING**     ORD-Q Rezoning at 9105 103rd St, btwn Monroe Smith Rd & Lambing Rd - (0.9± Acres) - CCG-1 to CCG-2 - Jax Progressive Investments, LLC (R.E. # 013014-0000) (Dist. 12-White) (Read) (LUZ)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

68. [2024-0925](#)  
2ND READING  
ORD-Q Apv Zoning Exception (Appl E-24-54) at 2002 San Marco Blvd, btwn Balis Pl & Sorrento Rd - Marcore, LLC - Requesting an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption, for Matthew Medure, in CCG-1 (R.E. # 081245-0000) (Dist. 5-J. Carlucci) (Read) (LUZ)  
(Companion 2024-926)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25
69. [2024-0926](#)  
2ND READING  
ORD-Q Granting Administrative Deviation (Appl AD-24-73) at 2002 San Marco Blvd, btwn Balis Pl & Sorrento Rd - Marcore, LLC - Requesting to Reduce the Required Min Number of Off-Street Parking Spaces from 2 to 0 in CCG-1 (R.E. # 081245-0000) (Dist. 5-J. Carlucci) (Read) (LUZ)  
(Companion 2024-925)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25
70. [2024-0940](#)  
2ND READING  
ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Church Bldg at 740 Van Buren St, btwn E Union St & Oakley St, as a Local Landmark - Power House Miracle Center; Statement of Landmark Criteria Satisfied; Identifying those Activities which Require the Issuance of a COA; Directing the Chief of Legislative Svcs to Notify the Applicant, the Propty Owner, & the Propty Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas (R.E. # 122459-0000) (Dist. 7-Peluso) (Lopera) (LUZ)  
11/26/24 CO Introduced: LUZ  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

**NOTE: The next regular meeting will be held Tuesday, January 7, 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.**