

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Meeting Minutes - Amended

Tuesday, March 5, 2024

5:00 PM

Council Chamber  
1st Floor, City Hall

## Land Use & Zoning Committee

*Kevin Carrico, Chair*

*Reggie Gaffney, Jr., Vice Chair*

*Ken Amaro*

*Raul Arias*

*Joe Carlucci - Excused Early Departure 6:00 PM*

*Rory Diamond - Excused Late Arrival 5:12 PM*

*Rahman Johnson*

*Legislative Assistant: Maritza Sanchez*

*Legislative Assistant: Steven Libby*

*Council Research: Colleen Hampsey*

*Office of General Counsel: Mary Staffopoulos, Deputy*

*Planning Dept.: Kristen Reed*

*Planning Dept.: Bruce Lewis*

*Planning Dept.: Erin Abney*

Meeting Convened: 5:00 PM

Meeting Adjourned: 9:50 PM

**Rollcall**

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

**Attendance:**

CM Carlucci - 2023-780

CM Gay - 2024-23, 2024-58, 2024-59, &amp; 2024-61

CM Pittman - 2024-60

CM Clark-Murray - 2024-1, 2024-66, &amp; 2024-67, &amp; 2024-100

**Item/File No.****Title History**

1. [2022-0888](#) 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 | 2/14/23 CO PH Cont'd 2/28/23  
2/28/23 CO PH Cont'd 3/28/23 | 3/28/23 CO PH Cont'd 4/11/23  
4/11/23 CO PH Cont'd 5/9/23 | 5/9/23 CO PH Cont'd 5/23/23  
5/23/23 CO PH Cont'd 6/13/23 | 6/13/23 CO PH Cont'd 6/27/23  
6/27/23 CO PH Cont'd 7/25/23 | 7/25/23 CO PH Cont'd 8/8/23  
8/8/23 CO PH Cont'd 8/22/23 | 8/22/23 CO PH Cont'd 9/12/23  
9/12/23 CO PH Cont'd 9/26/23 | 9/26/23 CO PH Cont'd 10/10/23  
10/10/23 CO PH Cont'd 10/24/23 | 10/24/23 CO PH Cont'd 11/14/23  
11/14/23 CO PH Cont'd 11/28/23 | 11/28/23 CO PH Cont'd 1/9/24  
1/10/24 CO PH Cont'd 1/23/24 | 1/23/24 CO PH Cont'd 2/27/24  
2/27/24 CO PH Cont'd 3/26/24  
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  
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

**DEFER****Public hearing previously continued to 3/19/24**

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)  
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 | 2/14/23 CO PH Cont'd 2/28/23  
2/28/23 CO PH Cont'd 3/28/23 | 3/28/23 CO PH Cont'd 4/11/23  
4/11/23 CO PH Cont'd 5/9/23 | 5/9/23 CO PH Cont'd 5/23/23  
5/23/23 CO PH Cont'd 6/13/23 | 6/13/23 CO PH Cont'd 6/27/23  
6/27/23 CO PH Cont'd 7/25/23 | 7/25/23 CO PH Cont'd 8/8/23  
8/8/23 CO PH Cont'd 8/22/23 | 8/22/23 CO PH Cont'd 9/12/23  
9/12/23 CO PH Cont'd 9/26/23 | 9/26/23 CO PH Cont'd 10/10/23  
10/10/23 CO PH Cont'd 10/24/23 | 10/24/23 CO PH Cont'd 11/14/23  
11/14/23 CO PH Cont'd 11/28/23 | 11/28/23 CO PH Cont'd 1/9/24  
1/10/24 CO PH Cont'd 1/23/24 | 1/23/24 CO PH Cont'd 2/27/24  
2/27/24 CO PH Cont'd 3/26/24  
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  
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

**DEFER**

**Public hearing previously continued to 3/19/24**

3. [2023-0257](#) ORD Transmitting to the State of FL's Various Agencies for Review, a Proposed Large-Scale Revision to the FLUM Series of the 2045 Comp Plan at 0 Garden St, btwn Paxton Rd & Imeson Rd - (101.87± Acres) - AGR-III to LI - Edward Elias & Rima Elias (R.E. # 003999-0800) (Appl # L-5803-23A) (Dist. 12-White) (Hinton) (LUZ) (PD Apv) (PC Deny)  
 4/25/23 CO Introduced: LUZ  
 5/2/23 LUZ Read 2nd & Rerefer | 5/9/23 CO Read 2nd & Rerefer  
 5/23/23 CO PH Addn'tl 6/13/23 | 6/13/23 CO PH Cont'd 6/27/23  
 6/27/23 CO PH Cont'd 7/25/23 | 7/25/23 CO PH Cont'd 8/8/23  
 8/8/23 CO PH Cont'd 8/22/23 | 8/22/23 CO PH Cont'd 9/12/23  
 9/12/23 CO PH Cont'd 10/24/23 | 10/24/23 CO PH Cont'd 11/28/23  
 11/28/23 CO PH Cont'd 1/23/24 | 1/23/24 CO PH Cont'd 2/27/24  
 2/27/24 CO PH Cont'd 3/26/24  
 LUZ PH - 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/17/23, 11/21/23, 1/17/24, 2/21/24, 3/19/24  
 Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 5/23/23 & 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 10/24/23, 11/28/23, 1/23/24, 2/27/24, 3/26/24

**DEFER****Public hearing previously continued to 3/19/24**

4. [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 - (39.31± Acres) - LDR to AGR - JMC Duval County Properties, LLC (R.E. # 000890-0100 (Portion)) (Appl #L-5797-23C) (Dist. 12-White) (Parola) (LUZ) (PD & PC Apv) (Rezoning 2023-326)  
 5/23/23 CO Introduced: LUZ  
 6/6/23 LUZ Read 2nd & Rerefer | 6/13/23 CO Read 2nd & Rerefer  
 6/27/23 CO PH Addn'tl 7/25/23 | 7/25/23 CO PH Cont'd 8/8/23  
 8/8/23 CO PH Cont'd 8/22/23 | 8/22/23 CO PH Cont'd 9/12/23  
 9/12/23 CO PH Cont'd 10/10/23 | 10/10/23 CO PH Cont'd 11/14/23  
 11/14/23 CO PH Cont'd 12/12/23 | 12/12/23 CO PH Cont'd 1/9/24  
 1/10/24 CO PH Cont'd 1/23/24 | 1/23/24 CO PH Cont'd 2/13/24  
 2/13/24 CO PH Cont'd 2/27/24 | 2/27/24 CO PH Cont'd 3/12/24  
 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  
 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

**PH OPEN/CONT 3/19/24****No speakers**

5. [2023-0326](#) ORD-Q Rezoning at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (39.31± 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 | 7/25/23 CO PH Cont'd 8/8/23  
 8/8/23 CO PH Cont'd 8/22/23 | 8/22/23 CO PH Cont'd 9/12/23  
 9/12/23 CO PH Cont'd 10/10/23 | 10/10/23 CO PH Cont'd 11/14/23  
 11/14/23 CO PH Cont'd 12/12/23 | 12/12/23 CO PH Cont'd 1/9/24  
 1/10/24 CO PH Cont'd 1/23/24 | 1/23/24 CO PH Cont'd 2/13/24  
 2/13/24 CO PH Cont'd 2/27/24 | 2/27/24 CO PH Cont'd 3/12/24  
 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  
 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

**PH OPEN/CONT 3/19/24**

**No speakers**

6. [2023-0328](#) ORD-Q Rezoning at 0 Merrill Rd, btwn Merrill Rd & Westwick Ln - (43.34± Acres) - PBF-2 to RMD-A - Lakefront Church Property LLC (R.E. # 120735-0050) (Dist. 1-Amaro) (Fulton) (LUZ) (GAB CPAC Deny) (WRF 2023-329)  
 5/23/23 CO Introduced: LUZ  
 6/6/23 LUZ Read 2nd & Rerefer  
 6/13/23 CO Read 2nd & Rerefer  
 6/27/23 PH Only  
 LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 9/19/23, 10/17/23, 11/7/23, 12/5/23, 1/17/24, 2/21/24, 3/19/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

**DEFER**

**Public hearing previously continued to 3/19/24**

7. [2023-0329](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-07), at 0 Merrill Rd, btwn Merrill Rd & Westwick Ln - Lakefront Church Property LLC - Requesting to Reduce the Min Road Frontage Requirements from 64 ft to 0 ft in PBF-2 (R.E. # 120735-0050) (Dist. 1-Amaro) (Fulton) (LUZ) (GAB CPAC Deny) (PD Apv)  
(Rezoning 2023-328)  
5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer  
6/13/23 CO Read 2nd & Rerefer  
6/21/23 LUZ Amend/Rerefer 6-0  
6/27/23 CO Amend/Rerefer 18-0  
8/8/23 CO PH Only  
LUZ PH - 7/18/23, 8/1/23, & 8/15/23, 9/6/23, 9/19/23, 10/17/23, 11/7/23, 12/5/23, 1/17/24, 2/21/24, 3/19/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23, & 8/8/23

**DEFER****Public hearing previously continued to 3/19/24**

8. [2023-0407](#) ORD Transmitting to the State of FL's Various Agencies for Review, a Proposed Large-Scale Revision to the FLUM Series of the 2045 Comp Plan, Including a Revision to the Development Areas Map at 0 Yellow Water Road, btwn Bell Estates Rd & Yellow Water Lane - (37.33± Acres) - AGR in the Rural Dev Area to LDR in the Suburban Dev Area- John Benton, as Trustee of the Yellow Water Land Trust Under the Provisions of a Trust Agrmt Dated 6/10/95 (R.E. # 002272-0030) (Appl # L-5717-22A) (Dist. 12-White) (Parola) (LUZ) (PD Deny) (PC Apv)  
07/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer | 8/8/23 CO Read 2nd & Rerefer  
8/22/23 CO PH Addn'tl 9/12/23 | 9/12/23 CO PH Cont'd 9/26/23  
9/26/23 CO PH Cont'd 10/10/23 | 10/10/23 CO PH Cont'd 10/24/23  
10/24/23 CO PH Cont'd 11/14/23 | 11/14/23 CO PH Cont'd 11/28/23  
11/28/23 CO PH Cont'd 1/9/24 | 1/10/24 CO PH Cont'd 1/23/24  
1/23/24 CO PH Cont'd 2/13/24 | 2/13/24 CO PH Cont'd 2/27/24  
2/27/24 CO PH Cont'd 4/9/24  
LUZ PH - 9/6/23, 9/19/23, 10/3/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 4/2/24  
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 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, 2/13/24, 2/27/24, 4/9/24

**DEFER****Public hearing previously continued to 4/2/24**

9. [2023-0422](#) ORD-Q Rezoning at 6242 Old Soutel Ct, btwn Soutel Dr & Picket Dr - (1.43± Acres) - PUD (2021-42-E) to PUD, to Permit Recreational Vehicle Parking Uses, as Described in the Camp Allen, LLC PUD - Camp Allen, LLC (R.E. # 030087-0000) (Dist. 10-Pittman) (Lewis) (LUZ)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
8/22/23 CO PH Only  
LUZ PH - 9/6/23, 10/17/23, 11/7/23, 12/5/23, 2/21/24, 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**DEFER****Public hearing previously continued to 4/2/24**

10. [2023-0425](#) ORD-Q Rezoning at 0 Dames Point Crossing Blvd, btwn Merrill Rd & Dames Point Crossing Blvd N - (0.52± Acres) - PUD (2003-192-E) to PUD, to Permit Commercial Retail Sales & Svcs & Warehousing Uses, as Described in the Dames Point Crossing Auto PUD - Autozim LLC (R.E. # 112897-1545) (Dist. 1-Amaro) (Cox) (LUZ)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
8/22/23 CO PH Only  
LUZ PH - 9/6/23, 9/19/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24, 1/17/24, 2/6/24, 3/5/24, 3/19/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**PH OPEN/CONT 3/19/24****No speakers**

11. [2023-0704](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 St. Augustine Rd, btwn St. Augustine Rd & Lorimier Rd - (0.45± Acres) - LDR to BP - T20 Holdings LLC (R.E. # 130411-0110, 130411-0120 & 130411-0130) (Appl # L-5859-23C) (Dist. 5-J. Carlucci) (Roberts) (LUZ) (PD Deny) (PC Apv) (Companions 2023-705 & 2023-706)  
 10/10/23 CO Introduced: LUZ  
 10/17/23 LUZ Read 2nd & Rerefer | 10/24/23 CO Read 2nd & Rerefer  
 11/14/23 CO PH Addn'tl 11/28/23 | 11/28/23 CO PH Cont'd 12/12/23  
 12/12/23 CO PH Cont'd 1/9/24 | 1/10/24 CO PH Cont'd 1/23/24  
 1/17/24 LUZ PH Approve 5-0 | 1/17/24 LUZ Reconsider/Defer  
 1/23/24 CO PH Cont'd 2/13/24 | 2/13/24 CO PH Cont'd 2/27/24  
 2/27/24 CO PH Cont'd 4/9/24  
 LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 4/2/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/14/23 & 11/28/23, 12/12/23, 1/10/24, 1/23/24, 2/13/24, 2/27/24, 4/9/24

**DEFER****Public hearing previously continued to 4/2/24**

12. [2023-0705](#) ORD-Q Rezoning at 0 St. Augustine Rd, btwn St. Augustine Rd & Lorimier Rd - (0.45± Acres) - RLD-60 to IBP - T20 Holdings LLC (R.E. # 130411-0110, 130411-0120 & 130411-0130) (Appl # L-5859-23C) (Dist. 5-J. Carlucci) (Williams) (LUZ) (PD Deny) (PC Apv) (Ex Parte: CMs Arias, Gaffney, Jr., J. Carlucci, Amaro & Carrico) (Companions 2023-704 & 2023-706)  
 10/10/23 CO Introduced: LUZ  
 10/17/23 LUZ Read 2nd & Rerefer | 10/24/23 CO Read 2nd & Rerefer  
 11/14/23 CO PH Addn'tl 11/28/23 | 11/28/23 CO PH Cont'd 12/12/23  
 12/12/23 CO PH Cont'd 1/9/24 | 1/10/24 CO PH Cont'd 1/23/24  
 1/17/24 LUZ PH Approve 5-0 | 1/17/24 LUZ Reconsider/Defer  
 1/23/24 CO PH Cont'd 2/13/24 | 2/13/24 CO PH Cont'd 2/27/24  
 2/27/24 CO PH Cont'd 4/9/24  
 LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 4/2/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23 & 11/28/23, 12/12/23, 1/10/24, 1/23/24, 2/13/24, 2/27/24, 4/9/24

**DEFER****Public hearing previously continued to 4/2/24**

13. [2023-0706](#) ORD-Q Granting Administrative Deviation (Appl # AD-23-84), at 0 St. Augustine Rd, btwn St. Augustine Rd & Lorimier Rd - T20 Holdings LLC - Requesting to: (1) Decrease the Min Number of Loading Spaces from 1 to 0, (2) Reduce the Perimeter Landscape Buffer btwn Vehicle Use Area & Abutting Property Along the South Boundary from 5 ft to 2 ft, (3) Decrease the Min Width of Driveway Access from St. Augustine Rd from 24 ft to 13 ft, & (4) Reduce the Uncomplimentary Land-Use Buffer Width from 10 ft to 5 ft Along the North Property Boundary from 10 ft to 5 ft Along the East Property Boundary & from 10 ft to 2 ft Along the South Property Boundary in RLD-60 (RE # 130411-0110, 130411-0120 & 130411-0130) (Dist. 5-J. Carlucci) (Williams) (LUZ) (PD Deny) (PC Apv) (Ex Parte: CM Johnson)  
(Companions 2023-704 & 2023-705)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer | 10/24/23 CO Read 2nd & Rerefer  
11/14/23 CO PH Addn'tl 11/28/23 | 11/28/23 CO PH Cont'd 12/12/23  
12/12/23 CO PH Cont'd 1/9/24 | 1/10/24 CO PH Cont'd 1/23/24  
1/23/24 CO PH Cont'd 2/13/24 | 2/13/24 CO PH Cont'd 2/27/24  
2/27/24 CO PH Cont'd 4/9/24  
LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/14/23 & 11/28/23, 12/12/23, 1/10/24, 1/23/24, 2/13/24, 2/27/24, 4/9/24

**DEFER**

**Public hearing previously continued to 4/2/24**

14. [2023-0780](#) ORD-MC to Readopt a Tech Amend to the FL Bldg Code; Incorporating Recitals; Amend Ch 321 (Adoption of Building Code), Sec 321.103 (Baby-Changing Table Requirements), Ord Code, to Consolidate All Changing Table Requirements & Update Terminology to Correspond With the FL Bldg Code Occupancy Classifications; Repealing Sec 321.103.1 (Changing Table Requirements), Ord Code; Estab Compliance With Sec 553.73(4)(b), F.S.; Including Fiscal Impact Statement Analysis; Readopting the Tech Amend to the 8th Edition of the FL Bldg Code; Auth Transmittal to the FL Bldg Commission; Req 1 Cycle Emergency Passage; Prov Severability Language; Prov Codification Instructions (Bowles) (Introduced by CM Carlucci) (Co-Sponsors CMs Freeman, Clark-Murray, Diamond & Lahnen)  
 11/14/23 CO Introduced: LUZ  
 11/21/23 LUZ Read 2nd & Rerefer  
 11/28/23 CO PH Read 2nd & Rerefer  
 3/5/24 LUZ Substitute/Approve 6-1 (Arias)  
 Public Hearing Pursuant to Ch 166 & Sec 553.73(4)(b)(1), F.S. & C.R. 3.601 - 11/28/23

#### **SUBSTITUTE/APPROVE**

**CM Carlucci, the bill introducer, proposed a substitute.**

**Trisha Bowles, OGC, explained the substitute. Ms. Bowles highlighted the elements of the substitute that mirror the International Building Code regarding family/assisted use toilet rooms and adult changing tables, and the provision that such family/assisted use toilets are needed for facilities that require 6 or more toilets when new construction or undergoing substantial alteration (more than 50 percent of the gross floor area) including the plumbing.**

**Kara Tucker, Chief of Disabled Services, spoke in support.**

**There was discussion about equal access for those with disabilities and family members with disabilities, the burden on small business owners to comply, ADA regulations, the cost for bathroom improvements, and the variance process through the Building Codes Adjustment Board.**

**CM Amaro made a motion to "call the question" to end the debate. The motion was approved unanimously by hand vote.**

**CM Diamond asked to be added as a co-sponsor.**

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

**Motion/2nd move to approve as substituted: Gaffney Jr./Johnson**

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

**Nay: 1 - Arias**

15. [2023-0856](#) ORD-Q Rezoning at 0 Bradley Cove Rd & 0 Lady Lake Rd, btwn Lady Lake Rd & Duval Station Rd - (1.39± Acres) - PUD (2008-514-E & 2015-49-E) to PUD - to Permit Commercial Uses, as Described in the Northcreek Commercial Outparcel PUD - RBSSSS, LLC (R.E. # 106606-0000 & 106606-5037) (Dist. 8-Gaffney, Jr.) (Fulton) (LUZ) (N CPAC Deny) (PD & PC Amd/Apv) (Ex Parte: CMs Salem, Diamond, Gay, Arias, Amaro, Boylan, Howland, White, Pittman, Miller, Clark-Murray, Johnson, Gaffney, Jr., Carrico & J. Carlucci)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
1/23/24 CO PH Cont'd 2/13/24  
2/13/24 CO PH Only  
LUZ PH - 2/6/24, 2/21/24, & 4/16/24 (Limited PH)  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24, 2/13/24

**DEFER****Item will be Re-Noticed & Re-Advertised with Limited Public Hearing**

16. [2024-0001](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6330 118th St, btwn Jammes Rd & Blanding Blvd - (0.51± Acres) - LDR to MDR - Westside Rentals, LLC (R.E. # 098213-0000) (Appl # L-5871-23C) (Dist. 14-Johnson) (Fogarty) (LUZ) (PD Deny) (PC Apv) (Rezoning 2024-2)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
1/23/24 CO Read 2nd & Rerefer  
2/13/24 CO PH Addn'tl 2/27/24  
2/27/24 CO PH Cont'd 3/12/24  
LUZ PH - 2/21/24, 3/5/24, 4/2/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/13/24 & 2/27/24, 3/12/24

**PH OPEN/CONT 4/2/24**

**This item was marked for action, but the public hearing was opened and continued to permit the applicant time to meet with adjacent neighbors and the district council member.**

**Speaker: Sara Weaver (support)**

17.     [2024-0002](#)     ORD-Q Rezoning at 6330 118th St, btwn Jammes Rd & Blanding Blvd - (0.51± Acres) - RLD-60 to RMD-D - Westside Rentals, LLC (R.E. # 098213-0000) (Appl # L-5871-23C) (Dist. 14-Johnson) (Nutt) (LUZ) (PD Deny) (PC Apv) (Small-Scale 2024-1)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
1/23/24 CO Read 2nd & Rerefer  
2/13/24 CO PH Addn'tl 2/27/24  
2/27/24 CO PH Cont'd 3/12/24  
LUZ PH - 2/21/24, 3/5/24, 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24 & 2/27/24, 3/12/24

**PH OPEN/CONT 4/2/24**

**Speaker: Sara Weaver (support, questions only)**

18. [2024-0023](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-28) at 0 Yellow Bluff Rd, btwn Starratt Rd & Mahou Rd - Melissa J. Farrar - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 106166-0420) (Dist. 2-Gay) (Abney) (LUZ) (PD Apv)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
1/23/24 CO Read 2nd & Rerefer  
2/13/24 CO PH Only  
3/5/24 LUZ PH Amend/Approve 7-0  
LUZ PH - 2/21/24, 3/5/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

**PH AMEND/APPROVE**

**Public hearing opened and closed.**

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

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

**Speaker: George King (oppose)**

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

**AMENDMENT:**

- 1. Attaches a Revised Exhibit 3 Map to reflect an additional ingress/egress easement for access to the Subject Property.**
- 2. Attaches a Revised On File to include a copy of the additional ingress/egress easement document.**

19. [2024-0039](#) ORD-MC Concerning the Downtown Overlay Zone & the Downtown Sign Overlay Zone; Amend Sec 656.361.7.1 (Application & Review Procedure to DDRB & Council; Appeals), Subpt H (Downtown Overlay Zone & Downtown District Use & Form Regulations), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Revise the Proj Types Subj to Staff Review & to DDRB Review, & to Clarify & Revise the Review Process & Procedures for Specified Projs; Amend Sec 656.361.8 (Deviations), Subpt H (Downtown Overlay Zone & Downtown District Use & Form Regulations), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Eliminate the Workshop Requirement for Select Deviations; Amend Sec 656.1335 (Design Review), Subpt B (Downtown Sign Overlay Zone), Pt 13 (Sign Regulations), Ch 656 (Zoning Code), Ord Code, to Allow Staff Review of Certain Sign Applications (Lopera) (Req of DIA)  
 1/10/24 CO Introduced: NCSPHS, R, LUZ  
 1/16/24 NCSPHS Read 2nd & Rerefer  
 1/16/24 R Read 2nd & Rerefer  
 1/17/24 LUZ Read 2nd & Rerefer  
 1/23/24 CO PH Read 2nd & Rerefer  
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 1/23/24

## DEFER

### No DIA/DDRB Reports

20. [2024-0054](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 510 Starratt Rd, btwn New Berlin Rd & Airport Center Dr - (1.11± Acres) - LDR to CGC - David S. Kennison & Courtnee Kennison (R.E. # 106646-0000) (Appl # L-5884-23C) (Dist. 8-Gaffney, Jr.) (Parola) (LUZ) (PD & PC Apv)  
 (Rezoning 2024-55)  
 1/23/24 CO Introduced: LUZ  
 2/6/24 LUZ Read 2nd & Rerefer  
 2/13/24 CO Read 2nd & Rerefer  
 2/27/24 CO PH Addn'tl 3/12/24  
 3/5/24 LUZ PH Approve 5-0  
 LUZ PH - 3/5/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/27/24 & 3/12/24

## PH APPROVE

**Public hearing opened and closed.**

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

**No speakers.**

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

**Excused:** 1 - Carlucci

21. [2024-0055](#) ORD-Q Rezoning at 510 Starratt Rd, btwn New Berlin Rd & Airport Center Dr - (1.11± Acres) - RLD-120 to CCG-1 - David S. Kennison & Courtnee Kennison (R.E. # 106646-0000) (Appl # L-5884-23C) (Dist. 8-Gaffney, Jr.) (Fulton) (LUZ) (N CPAC Deny) (PD & PC Apv) (Small-Scale 2024-54)  
1/23/24 CO Introduced: LUZ  
2/6/24 LUZ Read 2nd & Rerefer  
2/13/24 CO Read 2nd & Rerefer  
2/27/24 CO PH Addn'tl 3/12/24  
3/5/24 LUZ PH Approve 6-0  
LUZ PH - 3/5/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24 & 3/12/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****No speakers.****Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Diamond and Johnson**Excused:** 1 - Carlucci

22. [2024-0056](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3922 Jones Rd, btwn Lockwood Rd & Bearden Rd - (4.91± Acres) - LDR to MDR - Estate of J.E. Lockwood, c/o Lisa Robbins (Personal Rep) (R.E. # 003367-0000) (Appl # L-5893-23C) (Dist. 12-White) (Roberts) (LUZ) (PD & PC Apv) (Rezoning 2024-57)  
1/23/24 CO Introduced: LUZ  
2/6/24 LUZ Read 2nd & Rerefer  
2/13/24 CO Read 2nd & Rerefer  
2/27/24 CO PH Addn'tl 3/12/24  
3/5/24 LUZ PH Approve 6-0  
LUZ PH - 3/5/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/27/24 & 3/12/24

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

23. [2024-0057](#) ORD-Q Rezoning at 3922 Jones Rd, btwn Lockwood Rd & Bearden Rd - (4.91± Acres) - RR-Acre to RMD-A - Estate of J.E. Lockwood, c/o Lisa Robbins (Personal Rep) (R.E. # 003367-0000) (Appl # L-5893-23C) (Dist. 12-White) (Fulton) (LUZ) (N CPAC Deny) (PD & PC Apv) (Small-Scale 2024-56)  
 1/23/24 CO Introduced: LUZ  
 2/6/24 LUZ Read 2nd & Rerefer  
 2/13/24 CO Read 2nd & Rerefer  
 2/27/24 CO PH Addn'tl 3/12/24  
 3/5/24 LUZ PH Approve 6-0  
 LUZ PH - 3/5/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24 & 3/12/24

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

24. [2024-0058](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 2604 New Berlin Rd, btwn Dunn Creek Rd & Sapp Rd - (1.00± Acre) - LDR to RPI - Lonn W. Biastre & Rebecca L. Biastre (R.E. # 106924-0010) (Appl # L-5898-23C) (Dist. 2-Gay) (Roberts) (LUZ) (PD & PC Apv) (Rezoning 2024-59)  
 1/23/24 CO Introduced: LUZ  
 2/6/24 LUZ Read 2nd & Rerefer  
 2/13/24 CO Read 2nd & Rerefer  
 2/27/24 CO PH Addn'tl 3/12/24  
 3/5/24 LUZ PH Approve 6-0  
 LUZ PH - 3/5/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/27/24 & 3/12/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****Speaker: Josh Cockrell (support); Tiffany James (oppose)****Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Diamond and Johnson**Excused:** 1 - Carlucci

25. [2024-0059](#) ORD-Q Rezoning at 2604 New Berlin Rd, btwn Dunn Creek Road & Sapp Road - (1.00± Acre) - RLD-100A to CO - Lonn W. Biastre & Rebecca L. Biastre (R.E. # 106924-0010) (Appl # L-5898-23C) (Dist. 2-Gay) (Nutt) (LUZ) (PD & PC Apv)  
 (Small-Scale 2024-58) (Ex Parte: CMs Johnson, Diamond & Carrico)  
 1/23/24 CO Introduced: LUZ  
 2/6/24 LUZ Read 2nd & Rerefer  
 2/13/24 CO Read 2nd & Rerefer  
 2/27/24 CO PH Addn'tl 3/12/24  
 3/5/24 LUZ PH Approve 6-0  
 LUZ PH - 3/5/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24 & 3/12/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Diamond./Arias****Ex Parte declarations: CMs Johnson, Diamond and Carrico****Speaker: Josh Cockrell (support, questions only); Tiffany James (oppose, did not speak)****Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Diamond and Johnson**Excused:** 1 - Carlucci

26. [2024-0060](#) ORD-Q Rezoning at 2228 W 43rd St & 5230 Ave C, btwn Paris Ave & Avenue C - (0.32± Acres) - RLD-60 to RMD-A - Coffee&Corp LLC (R.E. # 086380-0000 & 029917-0050) (Dist. 10-Pittman) (Fulton) (LUZ) (PD & PC Apv)  
 1/23/24 CO Introduced: LUZ  
 2/6/24 LUZ Read 2nd & Rerefer  
 2/13/24 CO Read 2nd & Rerefer  
 2/27/24 CO PH Only  
 3/5/24 LUZ PH Approve 6-0  
 LUZ PH - 3/5/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****No speakers.****Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Diamond and Johnson**Excused:** 1 - Carlucci

27. [2024-0061](#) ORD-Q Rezoning at 14156 & 14212 Yellow Bluff Rd, btwn Settlement Dr & Garris Ln - (14.4± Acres) - RR-Acre to RLD-40 - G&H Land and Timber Investments, LLC, Laura K. Herzog & Thomas P. Herzog (R.E. # 106374-0750 & 106375-0200) (Dist. 2-Gay) (Cox) (LUZ) (N CPAC Deny) (PD Amd/Apv) (PC Apv) (Ex Parte: CMs Diamond, Gaffney, Jr. & Arias)  
 1/23/24 CO Introduced: LUZ  
 2/6/24 LUZ Read 2nd & Rerefer  
 2/13/24 CO Read 2nd & Rerefer  
 2/27/24 CO PH Only  
 LUZ PH - 3/5/24, 3/19/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24

**PH OPEN/CONT 3/19/24****Ex parte declarations: CMs Diamond and Gaffney Jr.****Speaker: Brain Small (support)**

28. [2024-0062](#) ORD-Q Rezoning at 7910 & 7954 Baymeadows Way, btwn Baymeadows Rd & Baycenter Rd - (6.35± Acres) - IBP to PUD, to Permit Commercial & Office Uses, as Described in the Baymeadows Way Business Center PUD - Bay Meadows RE LLC (R.E. # 152612-0190 & 152612-0700) (Dist. 11-Arias) (Corrigan) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CM Arias)  
 1/23/24 CO Introduced: LUZ  
 2/6/24 LUZ Read 2nd & Rerefer  
 2/13/24 CO Read 2nd & Rerefer  
 2/27/24 CO PH Only  
 3/5/24 LUZ PH Amend/Approve (w/Cond) 6-0  
 LUZ PH - 3/5/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24

**PH AMEND/APPROVE (W/CONDITION)****Public hearing opened and closed.****Motion/2nd move to amend: Gaffney Jr./Arias****Motion/2nd move to approve as amended: Gaffney Jr./Arias****Ex parte declaration: CM Arias****Speaker: Hayden Phillips (support)****Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Diamond and Johnson**Excused:** 1 - Carlucci**AMENDMENT****Rezoning approved with one condition:**

- 1. All interior roadways and access drives shall remain private, maintained by the owner(s), and never dedicated to the City of Jacksonville.**

29. [2024-0063](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-26), at 0 & 6612 Pitts Rd, btwn New Kings Rd & Sycamore St - Richard L. Corley, Jr., Kalli Corley, Richard L. Corley & Carol J. Corley - Requesting to Reduce the Min Road Frontage Requirements from a Total of 160 ft to 30 ft for 2 Parcels, Including a Reduction from 80 ft to 30 ft for Parcel # 002674-0145 & a Reduction from 80 ft to 0 ft for Parcel # 002674-0155 in RR-Acre (R.E. # 002674-0145 & 002674-0155) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (PD Apv)  
 1/23/24 CO Introduced: LUZ  
 2/6/24 LUZ Read 2nd & Rerefer  
 2/13/24 CO Read 2nd & Rerefer  
 2/27/24 CO PH Only  
 3/5/24 LUZ PH Approve 6-0  
 LUZ PH - 3/5/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****Speaker: Richard Conley Sr. (support, questions only); Richard Conley Jr. (support)****Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Diamond and Johnson**Excused:** 1 - Carlucci

30. [2024-0064](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-31), at 0 Spearing St, btwn Pippin St & East Union St - Ahmed Ettachfini - Requesting to Reduce the Min Road Frontage Requirements from 32 ft to 30 ft in RMD-A (R.E. # 122239-0000) (Dist. 7-Peluso) (Abney) (LUZ) (PD Apv)  
 (Companion 2024-65)  
 1/23/24 CO Introduced: LUZ  
 2/6/24 LUZ Read 2nd & Rerefer  
 2/13/24 CO Read 2nd & Rerefer  
 2/27/24 CO PH Only  
 3/5/24 LUZ PH Approve 5-0  
 LUZ PH - 3/5/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Amaro/Arias****Speaker: Ahmed Ettachfini (support, questions only); Roland Patterson (support, questions only)****Aye:** 5 - Carrico, Amaro, Arias, Diamond and Johnson**Excused:** 1 - Carlucci

31. [2024-0065](#) ORD-Q Granting Administrative Deviation (Appl AD-23-109), at 0 Spearing St, btwn Pippin St & East Union St - Ahmed Ettachfini - Requesting to Reduce the Min Lot Area from 4,000 sq ft to 2,160 sq ft, to Reduce the Required Min Lot Width from 40 ft to 30 ft, & to Reduce the Required Front Yard Setback from 20 ft to 15 ft in RMD-A (R.E. # 122239-0000) (Dist. 7-Peluso) (Abney) (LUZ) (PD Apv)  
 (Companion 2024-64)  
 1/23/24 CO Introduced: LUZ  
 2/6/24 LUZ Read 2nd & Rerefer  
 2/13/24 CO Read 2nd & Rerefer  
 2/27/24 CO PH Only  
 3/5/24 LUZ PH Approve 5-0  
 LUZ PH - 3/5/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Arias/Johnson****Speaker: Ahmed Ettachfini (support, questions only); Roland Patterson (support, questions only)****Aye:** 5 - Carrico, Amaro, Arias, Diamond and Johnson**Excused:** 1 - Carlucci

32. [2024-0066](#) ORD-Q Apv Sign Waiver (Appl SW-23-11) for Sign at 3719 Blanding Blvd, btwn Wilson Blvd & Cedar Forest Dr - Beach Food Post, Inc. - Requesting to Reduce the Min Setback from 10 ft to 0 ft in CCG-1 (R.E. # 102972-0020) (Dist. 9-Clark-Murray) (Lewis) (LUZ) (PD Apv)  
 1/23/24 CO Introduced: LUZ  
 2/6/24 LUZ Read 2nd & Rerefer  
 2/13/24 CO Read 2nd & Rerefer  
 2/27/24 CO PH Only  
 3/5/24 LUZ PH Approve 6-0  
 LUZ PH - 3/5/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****No speakers.****Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Diamond and Johnson**Excused:** 1 - Carlucci

33. [2024-0067](#) RESO-Q Concerning the Appeal of a Final Order of the Jax Historic Preservation Commission Denying Appl for Certificate of Appropriateness, as Req by Tena Snow on Behalf of the Owners, Mark Douglas Protheroe & David Troy Hughes, Seeking After-the-Fact Appvl of a Wholesale Window Replacement on a Contributing Structure in the Riverside/Avondale Historic Dist at 1764 Greenwood Ave, Pursuant to Ch 307 (Historic Preservation & Protection), Pt 2 (Appellate Procedure), Ord Code; Adopting Recommended Findings & Conclusions of the LUZ Committee (COA-23-29677) (R.E. # 092666-0000) (Dist. 7-Peluso) (Staffopoulos) (LUZ)  
 1/23/24 CO Introduced: LUZ  
 2/6/24 LUZ Read 2nd & Rerefer  
 2/13/24 CO Read 2nd & Rerefer  
 3/5/24 LUZ PH Amend/Approve (Deny Appeal) 6-0  
 LUZ PH - 3/5/24

**PH AMEND/APPROVE (DENY APPEAL)**

**Public hearing opened.**

**Ex parte declarations: none.**

**No swearing in of witnesses requested.**

**Carla Lopera, OGC, spoke about the history of this appeal which is regarding the Jacksonville Historic Preservation Commission's denial of an application for COA for an after-the-fact approval for alteration (removal and replacement of windows on a house located in the Riverside/Avondale Historic District) without permits or a Certificate of Appropriateness (COA).**

**Rebuttal by the appellant and their General Contractor.**

**Arimus Wells, Planning Department Historic Preservation Section, spoke about the requirements for altering contributing structures in historic districts.**

**Rebuttal by Carla Lopera, OGC.**

**Rebuttal by the appellant.**

**Public hearing closed.**

**There was some discussion about remedies. Jason Teal, OGC, said that the remedy is not under the purview of this committee.**

**Motion/2nd move to amend to deny appeal: Diamond/Amaro**

**Move to reconsider: Diamond/Johnson**

**Motion/2nd move to amend to deny appeal: Diamond/Johnson**

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

**Speakers: Mark Protheroe (support); Alexander Cuvercko (support)**

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

**Excused: 1 - Carlucci**

**AMENDMENT:**

**1. Amends the Resolution to deny the appeal and to uphold the Jacksonville Historic Preservation Commission's Final Order denying Application for Certificate of Appropriateness (COA) 23-29677.**

34. [2024-0092](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Owens Rd, btwn International Airport Blvd & Urn Rd - (1.38± Acres) - LDR to LI - Sergey Kovalev (R.E. # 019317-0005) (Appl # L-5845-23C) (Dist. 8-Gaffney, Jr.) (Fogarty) (LUZ)  
(Rezoning 2024-93)  
2/13/24 CO Introduced: LUZ  
2/21/24 LUZ Read 2nd & Rerefer  
2/27/24 CO Read 2nd & Rerefer  
LUZ PH - 3/19/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/12/24 & 3/26/24

**DEFER**

**Public hearing next cycle 3/19/24**

35. [2024-0093](#) ORD-Q Rezoning at 0 Owens Rd, btwn New Berlin Rd & Airport Center Dr - (1.38± Acres) - RLD-120 to IL - Sergey Kovalev (R.E. # 019317-0005) (Appl # L-5845-23C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny)  
(Small-Scale 2024-92)  
2/13/24 CO Introduced: LUZ  
2/21/24 LUZ Read 2nd & Rerefer  
2/27/24 CO Read 2nd & Rerefer  
LUZ PH - 3/19/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/12/24 & 3/26/24

**DEFER**

**Public hearing next cycle 3/19/24**

36. [2024-0094](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9179 Garden St, btwn Messer Rd & Sierra Oaks Blvd - (4.00± Acres) - AGR to NC - GloDev Inc (R.E. # 002866-0200 (Portion)) (Appl # L-5880-23C) (Dist. 12-White) (Hinton) (LUZ)  
(Rezoning 2024-95)  
2/13/24 CO Introduced: LUZ  
2/21/24 LUZ Read 2nd & Rerefer  
2/27/24 CO Read 2nd & Rerefer  
LUZ PH - 3/19/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/12/24 & 3/26/24

**DEFER****Public hearing next cycle 3/19/24**

37. [2024-0095](#) ORD-Q Rezoning at 9179 Garden St, btwn Messer Rd & Sierra Oaks Blvd - (4.00± Acres) - AGR to CN - GloDev Inc (R.E. # 002866-0200 (Portion)) (Appl # L-5880-23C) (Dist. 12-White) (Corrigan) (LUZ)  
(Small-Scale 2024-94)  
2/13/24 CO Introduced: LUZ  
2/21/24 LUZ Read 2nd & Rerefer  
2/27/24 CO Read 2nd & Rerefer  
LUZ PH - 3/19/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/12/24 & 3/26/24

**DEFER****Public hearing next cycle 3/19/24**

38. [2024-0096](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 2458 & 2512 Dean Rd & 0 Bennett Rd, btwn Terry Rd & Bennett Rd - (6.41± Acres) - LDR to MDR - Saman Properties, LLC (R.E. # 138573-0000, 138573-0100, 138577-0000 & 138579-0020) (Appl # L-5843-23C) (Dist. 4-Carrico) (Fogarty) (LUZ)  
(Rezoning 2024-97)  
2/13/24 CO Introduced: LUZ  
2/21/24 LUZ Read 2nd & Rerefer  
2/27/24 CO Read 2nd & Rerefer  
LUZ PH - 3/19/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/12/24 & 3/26/24

**DEFER****Public hearing next cycle 3/19/24**

39. [2024-0097](#) ORD-Q Rezoning at 0, 2458 & 2512 Dean Rd & 0 Bennett Rd, btwn Terry Rd & Bennett Rd - (6.41± Acres) - RLD-60 to PUD, to Permit Up to 77 Townhomes, as Described in the Dean Road Town House Development PUD - Saman Properties, LLC (R.E. # 138573-0000, 138573-0100, 138577-0000 & 138579-0020) (Appl # L-5843-23C) (Dist. 4-Carrico) (Cox) (LUZ)  
(Small-Scale 2024-96)  
2/13/24 CO Introduced: LUZ  
2/21/24 LUZ Read 2nd & Rerefer  
2/27/24 CO Read 2nd & Rerefer  
LUZ PH - 3/19/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/12/24 & 3/26/24

**DEFER****Public hearing next cycle 3/19/24**

40. [2024-0098](#) ORD-Q Rezoning at 0 Beaver St, 152 & 258 Chaffee Rd S, 0, 11230, 11240, 11270, 11271 & 11272 Gurtler Rd, btwn Beaver St W & I-10 - (45.02± Acres) - PUD (2008-562-E) & IL to PUD, to Permit Commercial Uses, as Described in the Chaffee Road PUD - Lugas, LLC & Chaffee Palms, LLC (R.E. # 001829-0010, 001832-0005, 001846-0020, 001846-0040, 001847-0000, 001850-0000, 001851-0000, 001852-0000 & 001855-0010) (Dist. 12-White) (Lewis) (LUZ)  
2/13/24 CO Introduced: LUZ  
2/21/24 LUZ Read 2nd & Rerefer  
2/27/24 CO Read 2nd & Rerefer  
LUZ PH - 3/19/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/12/24

**DEFER****Public hearing next cycle 3/19/24**

41. [2024-0099](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-01) at 0 Arnold Rd, btwn Lannie Rd & Gold Star Family Pkwy - Kathy L. Kite - Requesting to Reduce the Min Road Frontage Requirements from 35 ft to 0 ft in AGR (R.E. # 019608-0150) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ)  
2/13/24 CO Introduced: LUZ  
2/21/24 LUZ Read 2nd & Rerefer  
2/27/24 CO Read 2nd & Rerefer  
LUZ PH - 3/19/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/12/24

**DEFER****Public hearing next cycle 3/19/24**

42. [2024-0100](#) RESO-Q Concerning the Appeal Filed by the City of the Final Order Issued by the Planning Commission Denying Appl for Zoning Exception Requesting an Exception to Allow for Construction of a Govt Use Structure Containing More Than 40,000 sq ft on 4.11± Acres of property located at 0 Baywood St, 0 Castlewood Dr W, 4430 Davis St N, & 881 Golfair Blvd, Pursuant to Sec 656.141, Ord Code; Adopt Recommended Findings & Conclusions of the LUZ Committee (E-23-72) (R.E. # 031961-0000, 031962-0000, 032088-0000, 032092-0000 & 032093-0010) (Staffopoulos) (LUZ) (Ex Parte: CMs Johnson & Diamond)  
2/13/24 CO Introduced: LUZ  
2/21/24 LUZ Read 2nd & Rerefer  
2/27/24 CO Read 2nd & Rerefer  
3/5/24 LUZ PH Amend/Approve (Grant Appeal) 5-1 (Gaffney, Jr.)  
LUZ PH - 3/5/24

#### **PH AMEND/APPROVE (GRANT APPEAL)**

**Public hearing opened.**

**Ex parte declarations: CMs Johnson and Diamond**

**No swearing in of witnesses requested.**

**Jason Teal, OGC, explained the context and history for the appeal.**

**Erin Abney, Planning Department, presented the Planning Department's staff report.**

**Trisha Bowles, OGC, spoke on the behalf of the appellant (Public Works).**

**Public hearing speakers listed below.**

**Trisha Bowles, OGC, provided a rebuttal.**

**Steve Long, Public Works, spoke about the site plan.**

**Tim Crutchfield, Medical Examiner's Office, spoke about the new building.**

**Brittany Norris, Mayor's Office, spoke on behalf of the Administration in support of the zoning exception.**

**Public hearing closed.**

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

**Motion/2nd move to approve as amended: Diamond/Arias**

**Speakers: Mary Dunbar (oppose, did not speak); Michael Johnson (oppose, did not speak); Sam Brooks (oppose, did not speak); Harriet Lawton (oppose, did not speak); Caroline Byers (oppose, did not speak); A. Mikel Harred (oppose, did not speak); Sara Mahmoud (oppose, did not speak); Shalanda Herriry (oppose, did not speak); Sarah Hamden (oppose, did not speak); Coymal Laster (oppose, did not speak); Shamir Rock (oppose, did not speak); April Hall-Lloyd (oppose); Noelle Barber (oppose, did not speak); Yvonne Brooks (oppose, did not speak); Leola Williams (oppose); Natash Spencer-Coley (oppose); Tabitha Byers (oppose); Fawn Cyr (oppose); Katrina Spencer (oppose); Khahala Stamper (oppose); Wells Todd (oppose); James Matchett (oppose); Mary Williams (oppose, did not speak); Erin DuPristle (oppose); Ameena Shareef (oppose); Katrina Jacobs (oppose); Joseph Robinson (oppose, did not speak); Lydia Bell**

**(oppose); Vanessa Cullins Hopkins (oppose); Tracie Edwards (oppose); LaShonda Holloway (oppose); Thomas Hairns (oppose)**

**Aye:** 5 - Carrico, Amaro, Arias, Diamond and Johnson

**Nay:** 1 - Gaffney Jr.

**Excused:** 1 - Carlucci

**AMENDMENT:**

**1. Amends the Resolution to grant the appeal and to overturn the Planning Commission's Final Order denying Application for Zoning Exception E-23-72.**

43. [2024-0115](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Residential Bldg at 1009 Jessie St, btwn A. Philip Randolph Blvd & Van Buren St, as a Local Landmark - Fatima & Noriko Floyd; 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. # 122356-0000) (Dist 7-Peluso) (Lopera) (Req of JHPC)  
2/13/24 CO Introduced: LUZ  
2/21/24 LUZ Read 2nd & Rerefer  
2/27/24 CO Read 2nd & Rerefer  
LUZ PH - 3/19/24  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601- 3/12/24

**DEFER**

**Public hearing next cycle 3/19/24**

44. [2024-0116](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Residential Bldg at 1015 Jessie St, btwn A. Philip Randolph Blvd & Van Buren St, as a Local Landmark - Fatima & Noriko Floyd; 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. # 122356-0000) (Dist 7-Peluso) (Lopera) (Req of JHPC)  
2/13/24 CO Introduced: LUZ  
2/21/24 LUZ Read 2nd & Rerefer  
2/27/24 CO Read 2nd & Rerefer  
LUZ PH - 3/19/24  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601- 3/12/24

**DEFER**

**Public hearing next cycle 3/19/24**

45. [2024-0119](#) ORD Relating to the Council Rules; Amend CR 4.601 (Majority Action), Ch 4 (Procedures), Pt 6 (Voting), Council Rules, to Provide That a Tie Vote on a Quasi-Judicial Matter Does Not Constitute a Denial (Teal) (Req of OGC)  
2/13/24 CO Introduced: R, LUZ  
2/20/24 R Read 2nd & Rerefer  
2/21/24 LUZ Read 2nd & Rerefer  
2/27/24 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24

**DEFER****Deferred in Rules Committee**

46. [2024-0130](#) RESO Conf the Mayor's Appt of R. Brett James, LLA, AICP, as Director of the Planning & Development Dept of the City of Jax, Pursuant to Sec 30.101 (Establishment; Director of the Planning & Development Department), Pt 1 (Organization); Ch 30 (Planning & Development Department), Ord Code (Wilson) (Req of Mayor)  
2/13/24 CO Introduced: R, LUZ  
2/20/24 R Read 2nd & Rerefer  
2/21/24 LUZ Read 2nd & Rerefer  
2/27/24 CO Read 2nd & Rerefer

**DEFER****Deferred in Rules Committee**

47. [2024-0141](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Oakleaf Plantation Pkwy, btwn Charter Oaks Blvd & Branam Field Rd - (20.00± Acres) - ROS to RPI - North East District, Florida Annual Conference, United Methodist Church, Inc. (R.E. # 002442-1000) (Appl # L-5905-24C) (Dist. 12-White) (Parola) (LUZ)  
(Companions 2024-142 & 2023-143)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/26/24 & 4/9/24

**READ 2ND & REREFER**

48. [2024-0142](#) ORD-Q Rezoning at 0 Oakleaf Plantation Pkwy - (20.00± Acres) - PUD (1999-804-E) to PUD, to Permit Multi-Family Residential Uses, as Described in the Villages of Argyle PUD - North East District, Florida Annual Conference, United Methodist Church, Inc. (R.E. # 002442-1000) (Appl # L-5905-24C) (Dist. 12-White) (Fulton) (LUZ)  
(Companions 2024-141 & 2023-143)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24 & 4/9/24

**READ 2ND & REREFER**

49. [2024-0143](#) ORD-Q Amend Reso 74-1445-498, as Amended, Which Appvd a Dev Order for the Villages of Argyle, a Development of Regional Impact (DRI), Pursuant to an Appl for Change to a Previously Appvd Dev of Regional Impact (AFC) Filed by North East District, Florida Annual Conference, United Methodist Church, Inc., & Regional Development, LLC, Dated 1/10/24, to Change the Designation of 20.00± Acres on the Master Dev Plan Map H from Hunting Preserve to Mixed Use to Permit Dev of Multi-Family Residential Uses Through Conversion of Other Uses, to Designate Said Property as DRI Parcel 52, & to Update the DRI Dev Order as Further Described Therein; Finding That These Changes Are Consistent With the 2045 Comp Plan & the COJ Land Dev Regulations; Directing the Legislative Svcs Div to Forward Certified Copies of This Ord to Auth Agents (R.E. # 002442-1000) (Staffopoulos) (LUZ)  
(Companions 2024-141 & 2023-142)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24 & 4/9/24

**READ 2ND & REREFER**

50. [2024-0144](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 12636 & 12640 Ivylena Rd, btwn Girvin Rd & Southern Rose Dr - (5.29± Acres) - LDR to MDR & CSV - Cortez Pointe Inc. (R.E. # 162213-0000 & 162213-0010) (Appl # L-5876-23C) (Dist. 3-Lahnen) (Roberts) (LUZ)  
(Rezoning 2024-145)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/26/24 & 4/9/24

**READ 2ND & REREFER**

51. [2024-0145](#) ORD-Q Rezoning at 12636 & 12640 Ivylena Rd, btwn Girvin Rd & Southern Rose Dr - (5.29± Acres) - RR-Acre to PUD, to Permit Up to 65 Townhomes, as Described in the Aveline Trail PUD - Cortez Pointe Inc. (R.E. # 162213-0000 & 162213-0010) (Appl # L-5876-23C) (Dist. 3-Lahnen) (Lewis) (LUZ)  
(Small-Scale 2024-144)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24 & 4/9/24

**READ 2ND & REREFER**

52. [2024-0146](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 7850 Cranbrooke Rd, btwn Garden St & Cranbrooke Ct - (1.80± Acres) - AGR to LDR - Diego Raul Bermudez (R.E. # 002920-0025) (Appl # L-5899-23C) (Dist. 12-White) (Parola) (LUZ)  
(Rezoning 2024-147)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/26/24 & 4/9/24

**READ 2ND & REREFER**

53. [2024-0147](#) ORD-Q Rezoning at 7850 Cranbrooke Rd, btwn Garden St & Cranbrooke Ct - (1.80± Acres) - AGR to RLD-100A - Diego Raul Bermudez (R.E. # 002920-0025) (Appl # L-5899-23C) (Dist. 12-White) (Cox) (LUZ)  
(Small-Scale 2024-146)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24 & 4/9/24

**READ 2ND & REREFER**

54. [2024-0148](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 J Turner Butler Blvd & 3702 Sans Pareil St, btwn San Pablo Rd S & Kernan Blvd S - (21.14± Acres) - AGR in the Rural Dev Area to RPI in the Suburban Dev Area - Kernan R. Hodges Revocable Trust Dated 1/23/81 (c/o John R. Cathey, Trustee) (R.E. # 167771-0000 (Portion) & 167771-4000 (Portion)) (Appl # L-5900-23C) (Dist. 3-Lahnen) (Salley) (LUZ) (Rezoning 2024-149)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/26/24 & 4/9/24

**READ 2ND & REREFER**

55. [2024-0149](#) ORD-Q Rezoning at 0 J. Turner Butler Blvd & 3702 Sans Pareil St, btwn San Pablo Rd S & Kernan Blvd S - (21.14± Acres) - AGR to RLD-60 - Kernan R. Hodges Revocable Trust Dated 1/23/81 (c/o John R. Cathey, Trustee) (R.E. # 167771-0000 (Portion) & 167771-4000 (Portion)) (Appl # L-5900-23C) (Dist. 3-Lahnen) (Corrigan) (LUZ) (Small-Scale 2024-148)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24 & 4/9/24

**READ 2ND & REREFER**

56. [2024-0150](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3702 Sans Pareil St, btwn San Pablo Rd S & Kernan Blvd S - (33.45± Acres) - AGR in the Rural Dev Area to LDR in the Suburban Dev Area - Kernan R. Hodges Revocable Trust Dated 1/23/81 (c/o John R. Cathey, Trustee) (R.E. # 167771-4000 (Portion)) (Appl # L-5901-23C) (Dist. 3-Lahnen & Dist. 11-Arias) (Roberts) (LUZ) (Rezoning 2024-151)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/26/24 & 4/9/24

**READ 2ND & REREFER**

57. [2024-0151](#) ORD-Q Rezoning at 3702 Sans Pareil St, btwn San Pablo Rd S & Kernan Blvd S - (33.45± Acres) - AGR to RLD-60 - Kernan R. Hodges Revocable Trust Dated 1/23/81 (c/o John R. Cathey, Trustee) (R.E. # 167771-4000 (Portion)) (Appl # L-5901-23C) (Dist. 3-Lahnen & Dist. 11-Arias) (Corrigan) (LUZ)  
(Small-Scale 2024-150)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24 & 4/9/24

**READ 2ND & REREFER**

58. [2024-0152](#) ORD-Q Rezoning at 1004 Hendricks Ave, 0 & 1454 Prudential Dr & 0 Home St, btwn Prudential Dr & Hendricks Ave - (1.01± Acres) - CCBD to PUD, to Permit Commercial & Multi-Family Residential Uses, as Described in the Downtown Southbank Multi-Family Mixed-Use PUD - G.I.S. Holdings, Inc. & Karen R. Hirshberg, Individually & as Trustee of the A. Walter Hirshberg Family Trust (R.E. # 080288-0000, 080289-0000, 080290-0000 & 080297-0000) (Dist. 5-J. Carlucci) (Lewis) (LUZ)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

**READ 2ND & REREFER**

59. [2024-0153](#) ORD-Q Rezoning at 10786 Craig Blvd, btwn St. Johns Bluff Rd & Atlantic Blvd - (79.23± Acres) - PUD (2022-298-E) to PUD, to Permit Office, Commercial & Light Industrial Uses, as Described in the Craig Warehouse PUD - Jax Aviation Authority, a Body Politic & Corp (f/k/a the Jacksonville Airport Authority) (R.E. # 162105-0000 (Portion)) (Dist. 2-Gay) (Abney) (LUZ)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

**READ 2ND & REREFER**

60. [2024-0154](#) ORD-Q Rezoning at 6930 Garden St, btwn Iowa Ave & Oxfordshire Dr - (10.79± Acres) - RR-Acre to RLD-40 - Ronald S. Gressman & Bradford Marcus Gressman (R.E. # 003989-0010 (Portion)) (Dist. 8-Gaffney, Jr.) (Fulton) (LUZ)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

**READ 2ND & REREFER**

61. [2024-0155](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF 24-02), at 0 Lake Dr, btwn Hilltop Blvd & Fraser Rd - Fredi Noel Guifarro & Fredy Alejandro Guifarro - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 27 ft in RLD-60 (R.E. # 123493-0045) (Dist. 4-Carrico) (Abney) (LUZ)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

**READ 2ND & REREFER**

62. [2024-0157](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Parcel at 0 Arlington Rd, btwn Westdale Dr & Sprinkle Dr, as a Local Landmark Site - COJ; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Site Desig, & to Record the Local Landmark Site Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Site Desig on the Zoning Atlas (R.E. # 141476-0000) (Dist. 1-Amaro) (Lopera) (Req of JHPC)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

**READ 2ND & REREFER**

63. [2024-0158](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg at 6360 Commerce St, btwn Westdale Dr & Sprinkle Dr, as a Local Landmark - COJ; 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; Dr (R.E. # 141476-0010) (Dist. 1-Amaro) (Lopera) (Req of JHPC)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

**READ 2ND & REREFER**

**NOTE: The next regular meeting will be held Tuesday, March 19, 2024.**

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

Amended Minutes: Colleen Hampsey, Council Research  
CHampsey@coj.net 904.255.5151  
Posted: 3.11.24 5:00 pm