

# **City of Jacksonville**

117 W Duval St  
Jacksonville, FL 32202



## **Committee Meeting Minutes**

**Wednesday, September 8, 2021**

**5:00 PM**

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

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

*Rory Diamond, Chair*

*Reggie Gaffney, Vice Chair*

*Michael Boylan*

*Kevin Carrico*

*Garrett Dennis - Excused Late Arrival & Early Departure*

*Al Ferraro*

*Randy White*

*Danny Becton*

*Legislative Assistant: Jessica Smith*

*Legislative Assistant: Maritza Sanchez*

*Attorneys: Jason Teal/Mary Staffopoulos*

*Research Assistant: Yvonne Mitchell*

*Planning Dept.: Folks Huxford*

*Planning Dept.: Kristen Reed*

*Planning Dept.: Bruce Lewis*

*Planning Dept.: Laurie Santana*

*Sgt. at Arms: Chris Hancock*

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

You may attend the meeting in-person at the physical location- City Council Chambers, but CDC guidelines will be adhered to due to COVID-19. Concurrent with the expiration of Mayor Curry's Emergency Executive Proclamation 2020-005, any member of the public entering City-owned public buildings may choose to wear a mask inside the building. Council strongly encourages the use of masks for all employees and visitors, especially when social distancing at 6 feet (or more) is not possible. Council will make masks available for visitors and the public.

**Meeting Convened: 5:03 PM**

**Meeting Adjourned: 10:40 PM**

**Attendance:**

**CM Becton (2021-433, 2021-497, 2021-517 & 2021-518)**

**CM Pittman (2020-689)**

**Item/File No.**

**Title History**

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

**Ex Parte: White, Boylan, Caricco, Gaffney, Diamond**

**Report: Lewis**

**PH opened and closed.**

**Speakers: Curtis Hart (Support), Dorothy Gillette (Oppose), Gary Lindros (Oppose), Daniel Jardine (Oppose), Nicole Rapanos (Oppose) Michael Celenza (Oppose), Brenda Smith (Oppose), Robert Wagner (Oppose), Kim Whitlock (Oppose), Robert Whitlock (Oppose), Silvid Cavaceppi (Oppose), Charles Pennington (Oppose), Jared Tintle (Oppose), Rose Bogan (Oppose), Cynthia Celenza (Oppose), Brian Bills (Oppose), Clif Payne (Oppose), Victoria D' Angelo (Oppose), Belinda Warden (Oppose), Katherine Moore (Oppose), Paul Forte (Oppose), Ralf Brookes (Oppose), Julie Cunkie (Oppose), Gerold Bright (Oppose), James French (Oppose),**

**Motion/2nd move to amend: Carrico/ White  
Amendment passes(hand vote)**

**Motion/2nd move as amended: Boylan/ White: Vote 3 Aye and 3 Nay**

**Reopen PH to Defer**

**PH AMEND/APPROVE**

**DEFER TO 9/21/21**

**PH RE-OPEN/CONT 9/21/21**

**Aye: 3 - Diamond, Carrico and White**

**Nay: 3 - Gaffney, Boylan and Ferraro**

**Excused: 1 - Dennis**

**AMENDMENT:**

1. Revised Site Plan dated 9/3/21.

**Rezoning approved subject to one condition:**

1. A traffic study shall be submitted at the time of verification of substantial compliance to determine if any improvements are needed to the Main Street/Broward Road intersection or to the existing railroad crossing on Broward Road. Main Street is a Florida Department of Transportation (FDOT) right-of-way; any improvements needed in that right-of-way shall be reviewed and approved by FDOT.

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

**PH OPEN/CONT 9/21/21**

3. [2021-0073](#) ORD-Q Apv Waiver of Min Rd. Frontage Appl WRF-21-01 at 1934 Bartram Rd., btwn Embassy Dr. & Milmar Dr. N., Owned by Joshua T. Gideon, Et Al., Requesting to Reduce Min Rd. Frontage Requirements from 48Ft to 24Ft in RLD-60. (Dist 5-Cumber) (Abney) (LUZ) (PD Amd/Apv)  
2/9/21 CO Introduced: LUZ  
2/17/21 LUZ Read 2nd & Rerefer  
2/23/21 CO Read 2nd & Rereferred: LUZ  
3/9/21 CO PH Only  
3/16/21 LUZ PH Amend/Approve 7-0  
3/23/21 CO Postponed to 4/13/21 18-0  
4/13/21 CO Rereferred: LUZ 19-0  
LUZ PH – 3/16/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 3/9/21

**DEFER**

**(Item will be Re-Advertised when Revised Application is submitted)**

4. [2021-0170](#) ORD-Q Rezoning at 0 Lakeside Dr. & 4228 Lakeside Dr., (2.74± Acres) btwn Euclid St. & Herschel St. – PUD to PUD – BBC Ortega Landing, LLC. (R.E. 094170-0100 & 094170-0152) (Dist 14-DeFoor) (Abney) (LUZ) (SW CPAC Deny) (Ex-Parte: CMs DeFoor, Boylan, Diamond, Bowman & Freeman)  
3/23/21 CO Introduced: LUZ  
4/6/21 LUZ Read 2nd & Rerefer  
4/13/21 CO Read 2nd & Rereferred: LUZ  
4/27/21 CO PH Only  
LUZ PH – 5/4/21, 5/18/21, 6/2/21, 6/15/21, 7/20/21, 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/27/21

**DEFER****(Item will be Re-Advertised)**

5. [2021-0231](#) ORD-Q Rezoning at 6595 Columbia Park Ct., (39.05±Acres) btwn Columbia Park Dr. & Greenland Chase Blvd. – PUD to PUD – Shepherd of the Woods Lutheran Church, Inc. (Dist 11-Becton) (Lewis) (LUZ) (Ex-Parte: CMs DeFoor & Boylan)  
4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rereferred: LUZ  
5/25/21 CO PH Only  
LUZ PH: 6/2/21, 6/15/21, 7/20/21, 8/3/21, 8/17/21, 9/8/21, 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21

**PH OPEN/CONT 9/21/21**

- 6. [2021-0232](#) ORD-Q Rezoning at 0 Emerson St., 3143 Emerson St., 3563 Philips Hwy., (38.30±Acres) btwn Emerson St. & Belair Rd. S. – PUD to PUD – PSF I Jax Metro, LLC. (Dist 5-Cumber) (Lewis) (LUZ) (Small Scale 2021-632)  
 4/27/21 CO Introduced: LUZ  
 5/4/21 LUZ Read 2nd & Rerefer  
 5/11/21 CO Read 2nd & Rerefered: LUZ  
 5/25/21 CO PH Only  
 9/8/21 LUZ PH Substitute/Rerefer 6-0  
 9/14/21 CO Substitute/Rereferred to LUZ 17-0  
 LUZ PH: 6/2/21, 6/15/21, 7/20/21, 8/3/21, 8/17/21, 9/8/21 & 10/19/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21 & 10/12/21 & 10/26/21

**Ex Parte: None**

**Report: None**

**PH opened and closed.**

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

**Motion/2nd move the bill as substituted: Gaffney/Ferraro**

**PH SUBSTITUTE/REREFER**

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

**Absent:** 1 - Dennis

**SUBSTITUTE & REREFER**

Add cross-references to companion land use amendment (2021-632).

Item will be readvertised for same PH dates as companion land use amendment (2021-632).

7. [2021-0299](#) RESO-Q Concerning the Appeal of a Final Order of the Jax Historic Preservation Commission Approving Application for Certificate of Appropriateness COA-20-24689, as Requested by 1043 Walnut, LLC, to Demolish a Multi-Family Structure at 1043 Walnut St, in the Springfield Historic Dist (R.E. #072921-0000) Pursuant to Chapt 307 (Historic Preservation & Protection), Part 2 (Appellate Procedure), Ord. Code; Adopting Recommended Findings & Conclusions of the Land Use And Zoning Committee. (Dist. 7-R. Gaffney) (Eller) (LUZ) (JHPC Apv) (Ex-Parte: CMs R. Gaffney & Diamond)  
5/25/21 CO Introduced: LUZ  
6/2/21 LUZ Read 2nd & Rerefer  
6/8/21 CO Read 2nd & Rereferred: LUZ  
7/20/21 LUZ PH Amend/Rerefer to JHPC 7-0  
7/27/21 CO Amend(FI)/Rereferred: LUZ 16-0  
LUZ PH – 6/15/21, 7/20/21

**DEFER****(Pending JHPC Recommendation)****(Item will be Re-Advertised for PH on 10/19/21)**

8. [2021-0300](#) RESO-Q Concerning the Appeal of a Final Order of the Jax Historic Preservation Commission Approving Application for Certificate of Appropriateness COA-21-25095, as Requested by Steven Tyrrel, to Demolish a Contributing Structure at 348 11th St East, in the Springfield Historic Dist (R.E. #055231-0000) Pursuant to Chapt 307 (Historic Preservation & Protection), Part 2 (Appellate Procedure), Ord. Code; Adopting Recommended Findings & Conclusions of the Land Use And Zoning Committee. (Dist. 7-R. Gaffney) (Eller) (LUZ) (JHPC Apv) (Ex-Parte: CMs Boylan & Carrico)  
5/25/21 CO Introduced: LUZ  
6/2/21 LUZ Read 2nd & Rerefer  
6/8/21 CO Read 2nd & Rereferred: LUZ  
7/20/21 LUZ PH Amend/Approve (Deny Appeal) 3-4 (Fail) (CMs Carrico, R. Gaffney, White & Dennis)  
7/20/21 LUZ PH Amend/Approve (Grant Appeal) 5-2 (CMs Boylan & Ferraro)  
7/27/21 CO Rereferred: LUZ 16-0  
LUZ PH – 6/15/21, 7/20/21

**DEFER TO 9/21/21**

9. [2021-0371](#) ORD-Q Rezoning at 0, 4601, 4704, 4840 & 4850 Cedar Point Rd, btwn Coach Light Dr & Clapboard Creek Dr (55.90± Acres) – RR-ACRE to PUD – Blair A. Tanner, Et Al. (Dist 2-Ferraro) (Wells) (LUZ) (PD Apv) (PC Amend/Apv) (Ex-Parte: CM Carrico)  
6/22/21 CO Introduced: LUZ  
7/20/21 LUZ Read 2nd & Rerefer  
7/27/21 CO Read 2nd & Rereferred: LUZ  
8/10/21 CO PH Only  
LUZ PH – 8/17/21, 9/8/21, 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 8/10/21

**PH OPEN/CONT 9/21/21**

**(Defer at Request of CM Ferraro)**

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

10. [2021-0404](#) ORD Transmitting a Proposed Large-Scale Revision to the FLUM of 2030 Comp Plan at 8475, 8475-1 & 8439 Garden St (56.86± Acres) – AGR-IV to LDR - Owned by Andrew D. Gifford, Et Al. (Appl #L-5521-21A) (Dist 8-Pittman) (Lukacovic) (LUZ) (PD & PC Apv)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/8/21 LUZ PH Approve 6-0  
9/14/21 CO PH Approved 16-0  
LUZ PH – 9/8/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 8/24/21 & 9/14/21

**Report: Reed**

**PH opened and closed.**

**Speakers: Curtis Hart**

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

**PH APPROVE**

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

**Excused:** 1 - Dennis



11. [2021-0405](#) ORD Adopting a Large-Scale FLUM Amendmnt of 2030 Comp Plan at 3800 St. Johns Bluff Rd S, btwn St. Johns Industrial Pkwy S & Alumni Way (36.76± Acres) – PBF & LDR to RC with Flue Site Specific Policy 4.4.15 – Morocco Shrine Association, Inc. (Appl # L-5328-18A) (Dist 4-Carrico) (Lewis) (LUZ) (SE CPAC Amend/Apv) (PD & PC Apv) (Rezoning 2021-406)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/8/21 LUZ PH Approve 7-0  
9/14/21 CO PH Approved 16-0  
LUZ PH – 9/8/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 8/24/21 & 9/14/21

**Report: Reed**

**PH open and closed.**

**Speaker: Cyndy Trimmer (Support), Kathleen Perora (Support)**

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

**PH APPROVE**

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

- 12. [2021-0406](#) ORD-Q Rezoning at 3800 St. Johns Bluff Rd S, btwn St. Johns Industrial Pkwy S & Alumni Way (36.76± Acres) – RLD-60 & PUD to PUD – Morocco Shrine Association, Inc. (R.E. # 167461-0150), as Defined & Classified Under Zoning Code, to Permit Mixed Use Developmnt, as Described in the Morocco Town Center PUD. (Appl # L-5328-18A) (Dist 4-Carrico) (Lewis) (LUZ) (SE CPAC Amend/Apv) (PD & PC Apv) (Ex-Parte: CM Carrico & Ferraro) (Large-Scale 2021-405)  
 7/27/21 CO Introduced: LUZ  
 8/3/21 LUZ Read 2nd & Rerefer  
 8/10/21 CO Read 2nd & Rereferred: LUZ  
 8/24/21 CO PH Addn'l PH 9/14/21  
 9/8/21 LUZ PH Approve 6-0  
 9/14/21 CO PH Approved 16-0  
 LUZ PH – 9/8/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 8/24/21 & 9/14/21

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

**Report: Lewis**

**PH opened and closed.**

**Speakers: Kathleen Perera (Support), Cyndy Trimmer**

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

**PH APPROVE**

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

**Excused:** 1 - Dennis

13. [2021-0407](#) ORD Adopting a Large-Scale FLUM Amendmnt of 2030 Comp Plan at 0 Powers Ave, btwn Powers Ave & Phillips Hwy (74.17± Acres) – BP & LI to MDR – Arthur Chester Skinner, Jr. Revocable Living Trust dated 9/10/81. (Appl # L-5502-20A) (Dist 5-Cumber) (Corrigan) (LUZ) (PD & PC Apv)  
(Rezoning 2021-408)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/8/21 LUZ PH Approve 6-0  
9/14/21 CO PH Approved 16-0  
LUZ PH – 9/8/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 8/24/21 & 9/14/21

**Report: Reed**

**PH opened and closed.**

**Speakers: Wyman Duggan (Support), Randall Gallup (Oppose)**

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

**PH APPROVE**

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

**Excused:** 1 - Dennis

- 14. [2021-0408](#) ORD-Q Rezoning at 0 Powers Ave, btwn Powers Ave & Phillips Hwy (74.17± Acres) – IBP to PUD – Arthur Chester Skinner, Jr. Revocable Living Trust dated 9/10/81. (R.E. # 152593-0000), as Defined & Classified Under Zoning Code, to Permit Single Family Residential Uses, as Described in the Powers Ave PUD. (Appl # L-5502-20A) (Dist 5-Cumber) (Corrigan) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CMs Boylan, R. Gaffney, Ferraro, Carrico, White, Diamond, Salem, Freeman, Cumber, DeFoor & Pittman)  
 (Large-Scale 2021-407)  
 7/27/21 CO Introduced: LUZ  
 8/3/21 LUZ Read 2nd & Rerefer  
 8/10/21 CO Read 2nd & Rereferred: LUZ  
 8/24/21 CO PH Addn'l PH 9/14/21  
 9/8/21 LUZ PH Amend(2)/Approve 6-0  
 9/14/21 CO PH Amend/Approved 16-0  
 LUZ PH – 9/8/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 8/24/21 & 9/14/21

**Ex Parte: Ferraro, Boylan, Carrico, White, Gaffney, Diamond                      Report: Lewis**

**PH opened and closed.**

**Speakers: Wyman Duggan (Support), Juanita Thomas (Oppose), Paul Soares (Oppose), Randall Gallup (Oppose), Gregory Burton (Oppose), Christopher Begley (Oppose), Cindy Pearson (Oppose)**

**Motion/2nd to Defer: Gaffney/Ferraro  
(Failed per hand vote)**

**Motion/2nd move to amend(second amended): Gaffney/ Ferraro  
(bill passes per hand votes)(applicant agrees)**

**Motin/2nd move as twice amended: Gaffney/ Ferraro**

**PH AMEND(2)/APPROVE**

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

**Excused:            1 -    Dennis**

**AMENDMENT**

**Rezoning approved subject to 2 conditions:**

- 1. All dead-end turn arounds will be redesigned to include cul-de-sac turnarounds unless otherwise approved by the Planning & Development Department.**
- 2. The applicant or its successor shall adhere to the decision of the City of Jacksonville Traffic Engineer as to the locations of ingress/egress on Powers Avenue for the development.**

15. [2021-0409](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 5811 Le Sabre Rd, btwn 103rd St & 118th St (0.55± Acres) – LDR to MDR – Park City Baptist Church, Inc. (Appl# L-5549-21C) (Dist 10-Priestly Jackson) (Lukacovic) (LUZ) (PD & PC Apv) (Rezoning 2021-410)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/8/21 LUZ PH Approve 6-0  
9/14/21 CO PH Approved 16-0  
LUZ PH – 9/8/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/24/21 & 9/14/21

**Report: Reed**

**PH opened and closed.**

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

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

**PH APPROVE**

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

**Excused:** 1 - Dennis



18. [2021-0412](#) ORD-Q Rezoning at 6408 Dor Mil Ct, btwn Seaboard Ave & Ortega Farms Blvd (6.91± Acres) – RLD-60 to RLD-TNH – Prime International Properties Jacksonville, LLC. (R.E. # 103502-0005) (Appl# L-5562-21C) (Dist 14-DeFoor) (Lukacovic) (LUZ) (Ex-Parte: CM DeFoor) (Small-Scale 2021-411)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/14/21 CO PH Cont'd 9/28/21  
LUZ PH – 9/8/21, 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –8/24/21 & 9/14/21,9/28/21

**PH OPEN/CONT 9/21/21**

**Speakers: Peggy Tipping (Oppose), Aaron Kinlaw (Oppose)**

19. [2021-0413](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 Clark Rd, btwn Broward Rd & Interstate Center Dr (5.08± Acres) – CGC to MDR – E.K.L. Investments, LLC. (Appl# L-5552-21C) (Dist 8-Pittman) (Lukacovic) (LUZ) (PD & PC Apv) (Rezoning 2021-414)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/8/21 LUZ PH Approve 5-0  
9/14/21 CO PH Approved 16-0  
LUZ PH – 9/8/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/24/21 & 9/14/21

**Report: Reed**

**PH opened and closed.**

**Speakers: Curtis Hart (Support),**

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

**PH APPROVE**

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

**Excused:** 1 - Dennis

20. [2021-0414](#) ORD-Q Rezoning at 0 Clark Rd, btwn Broward Rd & Interstate Center Dr (5.08± Acres) – CCG-1 to RMD-D – E.K.L. Investments, LLC. (R.E. # 020696-0000(Portion of)) (Appl# L-5552-21C) (Dist 8-Pittman) (Lukacovic) (LUZ) (N CPAC Deny) (PD & PC Apv) (Ex-Parte: CM Boylan) (Small-Scale 2021-413)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/8/21 LUZ PH Approve 5-0  
LUZ PH – 9/8/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –8/24/21 & 9/14/21

**Ex Parte: None**

**Report: Huxford**

**PH opened and closed.**

**Speakers: Curtis Hart (Support)**

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

**PH APPROVE**

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

**Excused:** 1 - Dennis



21. [2021-0415](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 San Pablo Rd S, btwn Sam Yopez Rd & W M Davis Pkwy (6.38± Acres) – RPI to MDR – Estuary, LLC. (Appl# L-5563-21C) (Dist 3-Bowman) (Fogarty) (LUZ) (PD & PC Apv) (Rezoning 2021-416)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/8/21 LUZ PH Approve 5-0  
9/14/21 CO PH Approved 16-0  
LUZ PH – 9/8/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/24/21 & 9/14/21

**Report: Reed**

**PH opened and closed.**

**Speakers: Paul Harden (Support)**

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

**PH APPROVE**

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

**Excused:** 1 - Dennis

- 22. [2021-0416](#) ORD-Q Rezoning at 0 San Pablo Rd S, btwn Sam Yepez Rd & W M Davis Pkwy (7.17± Acres) – PUD to PUD – Estuary, LLC., as Defined & Classified Under Zoning Code, to Permit Multi-Family Residential, as Described in the Revised South San Pablo Pkwy PUD. (Appl# L-5563-21C) (Dist 3-Bowman) (Fogarty) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CM Bowman) (Small-Scale 2021-415)  
 7/27/21 CO Introduced: LUZ  
 8/3/21 LUZ Read 2nd & Rerefer  
 8/10/21 CO Read 2nd & Rereferred: LUZ  
 8/24/21 CO PH Addn'l PH 9/14/21  
 9/8/21 LUZ PH Amend/Approve 6-0  
 9/14/21 CO PH Amend/Approved 16-0  
 LUZ PH – 9/8/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –8/24/21 & 9/14/21

**Ex Parte: None**

**Report: Lewis**

**PH opened and closed.**

**Speakers: Paul Harden (Support)**

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

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

**PH AMEND/APPROVE**

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

**Excused:** 1 - Dennis

**AMENDMENT:**

**Rezoning approved subject to 1 condition:**

1. Pursuant to policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant or its successor must provide for the convenient and safe access by, and securing of, bicycles on site.

23. [2021-0417](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 1239 32nd St E, btwn Franklin St & Poplar St (0.36± Acres) – LDR to LI – D.I.I.E.E.L ENT, LLC. (Appl# L-5561-21C) (Dist 7-R. Gaffney) (Reed) (LUZ) (PD & PC Apv) (Rezoning 2021-418)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/14/21 CO PH Cont'd 9/28/21  
LUZ PH – 9/8/21, 9/21/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/24/21 & 9/14/21,9/28/21

**Report: Reed**

**PH OPEN/CONT 9/21/21**

24. [2021-0418](#) ORD-Q Rezoning at 1239 E 32nd St, btwn Franklin St & Poplar St (0.36± of an Acre) – RLD-60 to IL – D.I.I.E.E.L. ENT, LLC. (R.E. # 132367-0000) (Appl# L-5561-21C) (Dist 7-R. Gaffney) (Hinton) (LUZ) (PD & PC Apv) (Small-Scale 2021-417)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/14/21 CO PH Cont'd 9/28/21  
LUZ PH – 9/8/21, 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –8/24/21 & 9/14/21,9/28/21

**PH OPEN/CONT 9/21/21**

**Speakers: Ethelbert Worrell (Support)**

25. [2021-0419](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 13074 Normandy Blvd, btwn POW-MIA Memorial Pkwy & Alcoy Rd (2.26± Acres) – RR to LI – John Barbone (Appl# L-5566-21C) (Dist 12-White) (Fogarty) (LUZ) (PD & PC Apv) (Rezoning 2021-420)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/8/21 LUZ PH Approve 6-0  
9/14/21 CO PH Approved 16-0  
LUZ PH – 9/8/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/24/21 & 9/14/21

**Report: Reed**

**PH opened and closed.**

**Speakers: Fred Atwill Jr. (Support)**

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

**PH APPROVE**

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

**Excused:** 1 - Dennis

- 26. [2021-0420](#) ORD-Q Rezoning at 13074 Normandy Blvd, btwn POW-MIA Memorial Pkwy & Alcoy Rd (2.26± of an Acre) – RR-A to IL – John Barbone (R.E. # 002207-0100) (Appl# L-5566-21C) (Dist 12-White) (Abney) (LUZ) (PD & PC Apv)  
 (Small-Scale 2021-419)  
 7/27/21 CO Introduced: LUZ  
 8/3/21 LUZ Read 2nd & Rerefer  
 8/10/21 CO Read 2nd & Rereferred: LUZ  
 8/24/21 CO PH Addn'l PH 9/14/21  
 9/8/21 LUZ PH Approve 6-0  
 9/14/21 CO PH Approved 16-0  
 LUZ PH – 9/8/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –8/24/21 & 9/14/21

**Ex Parte: None**

**Report: Huxford**

**PH opened and closed.**

**Speakers: Fred Atwill Jr.(Support)**

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

**PH APPROVE**

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

**Excused:** 1 - Dennis

- 27. [2021-0421](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan in Response to a Request for Reasonable Accommodation for Disabled Persons at 946 Jorick Court W, btwn Jorick Court E & Millard Court E (0.23± Acres) – LDR to LI – Donald E. Swett (Appl# L-5571-21C) (Dist 2-Ferraro) (Quinto) (LUZ) (GAB CPAC Deny) (PD & PC Deny)  
 (Rezoning 2021-422)  
 7/27/21 CO Introduced: LUZ  
 8/3/21 LUZ Read 2nd & Rerefer  
 8/10/21 CO Read 2nd & Rereferred: LUZ  
 8/24/21 CO PH Addn'l PH 9/14/21  
 9/14/21 CO PH Cont'd 9/28/21  
 LUZ PH – 9/8/21, 9/21/21  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/24/21 & 9/14/21,9/28/21

**Report: Reed**

**Speakers: Donald Swett (Support)**

**PH OPEN/CONT 9/21/21**

- 28. [2021-0422](#) ORD-Q Rezoning in Response to a Request for Reasonable Accommodation for Disabled Persons at 946 Jorick Court W, btwn Jorick Court E & Millard Court E (0.23± of an Acre) – RLD-60 to IL – Donald E. Swett (R.E. # 161951-0000) (Appl# L-5571-21C) (Dist 2-Ferraro) (Quinto) (LUZ) (GAB CPAC Deny) (PD & PC Deny) (Ex-Parte: CM Carrico) (Small-Scale 2021-421)  
 7/27/21 CO Introduced: LUZ  
 8/3/21 LUZ Read 2nd & Rerefer  
 8/10/21 CO Read 2nd & Rereferred: LUZ  
 8/24/21 CO PH Addn'l PH 9/14/21  
 9/14/21 CO PH Cont'd 9/28/21  
 LUZ PH – 9/8/21, 9/21/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –8/24/21 & 9/14/21,9/28/21

**PH OPEN/CONT 9/21/21**

- 29. [2021-0423](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 5578 Plymouth St, btwn Ellis Rd & Orton St (0.36± Acres) – LI to MDR – Robin Peterson (Appl# L-5540-21C) (Dist 9-Dennis) (Hinton) (LUZ) (PD & PC Apv) (Rezoning 2021-424)  
 7/27/21 CO Introduced: LUZ  
 8/3/21 LUZ Read 2nd & Rerefer  
 8/10/21 CO Read 2nd & Rereferred: LUZ  
 8/24/21 CO PH Addn'l PH 9/14/21  
 9/8/21 LUZ PH Approve 6-0  
 9/14/21 CO PH Approved 16-0  
 LUZ PH – 9/8/21  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/24/21 & 9/14/21

**Report: Reed**

**PH opened and close.**

**Speakers: Taylor Mejia(Support)**

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

**PH APPROVE**

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

**Excused:** 1 - Dennis

- 30. [2021-0424](#) ORD-Q Rezoning at 5578 Plymouth St, btwn Ellis Rd & Orton St (0.36± of an Acre) – IBP to RMD-A– Robin Peterson (R.E. # 067013-0000) (Appl# L-5540-21C) (Dist 9-Dennis) (Hinton) (LUZ) (PD & PC Apv) (Small-Scale 2021-423)  
 7/27/21 CO Introduced: LUZ  
 8/3/21 LUZ Read 2nd & Rerefer  
 8/10/21 CO Read 2nd & Rereferred: LUZ  
 8/24/21 CO PH Addn'l PH 9/14/21  
 9/8/21 LUZ PH Approve 5-0  
 9/14/21 CO PH Approved 16-0  
 LUZ PH – 9/8/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –8/24/21 & 9/14/21

**Ex Parte: None**

**Report: Huxford**

**PH opened and closed.**

**Speakers: Taylor Mejia (Support)**

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

**PH APPROVE**

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

**Excused:** 1 - Dennis

31. [2021-0425](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 Square St, btwn Apex Trail & Cypress Bluff Dr (19.46± Acres) – CGC to MDR – Eastland Timber, LLC. (Appl# L-5569-21C) (Dist 11-Becton) (Hinton) (LUZ) (PD & PC Apv) (Rezoning 2021-426)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/8/21 LUZ PH Approve 5-0  
9/14/21 CO PH Approved 16-0  
LUZ PH – 9/8/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/24/21 & 9/14/21

**Report: Reed**

**PH opened and closed**

**Speakers: Paul Hardin (Support)**

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

**PH APPROVE**

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

**Excused:** 1 - Dennis



- 32. [2021-0426](#) ORD-Q Rezoning at 0 Square St, btwn Apex Trail & Cypress Bluff Dr (19.46± Acres) – PUD to PUD – Eastland Timber, LLC., as Defined & Classified Under Zoning Code, to Permit Single Family Residential Developmnt, as Described in Apex Trail PUD. (Appl# L-5569-21C) (Dist 11-Becton) (Hinton) (LUZ) (PD & PC Apv) (Small-Scale 2021-425)  
 7/27/21 CO Introduced: LUZ  
 8/3/21 LUZ Read 2nd & Rerefer  
 8/10/21 CO Read 2nd & Rereferred: LUZ  
 8/24/21 CO PH Addn'l PH 9/14/21  
 9/8/21 LUZ PH Approve 5-0  
 9/14/21 CO PH Approved 16-0  
 LUZ PH – 9/8/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –8/24/21 & 9/14/21

**Ex Parte: None**

**Report: Lewis**

**PH opened and closed.**

**Speakers: Paul Hardin (Support)**

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

**PH APPROVE**

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

**Excused:** 1 - Dennis

33. [2021-0427](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 Pearl St N, 2903 & 0 Pearl St, 0 18th St & 247 17th St, btwn 20th RP & 17th St W (0.73± Acres) – CGC to RPI – Hoose OZ1, LLC. & FIT OZ, LLC. (Appl# L-5568-21C) (Dist 7-R. Gaffney) (Lukacovic) (LUZ) (PD & PC Apv)  
(Rezoning 2021-428)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/8/21 LUZ PH Approve 6-0  
9/14/21 CO PH Approved 16-0  
LUZ PH – 9/8/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/24/21 & 9/14/21

**Report: Reed**

**PH opened and closed.**

**Speakers: Taylor Mejia (Support)**

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

**PH APPROVE**

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

**Excused:** 1 - Dennis

- 34. [2021-0428](#) ORD-Q Rezoning at 0 Pearl St N, 2903 & 0 Pearl St, 0 18th St & 247 17th St, btwn 20th RP & 17th St W (0.73± of an Acre) – CN to CRO – Hoose OZ1, LLC. & FIT OZ, LLC. (R.E. #s 044359-0000, 044403-0000, 044404-0000, 044406-0000 & 045079-0000) (Appl# L-5568-21C) (Dist 7-R. Gaffney) (Lukacovic) (LUZ) (PD & PC Apv) (Small-Scale 2021-427)  
 7/27/21 CO Introduced: LUZ  
 8/3/21 LUZ Read 2nd & Rerefer  
 8/10/21 CO Read 2nd & Rereferred: LUZ  
 8/24/21 CO PH Addn'l PH 9/14/21  
 9/8/21 LUZ PH Approve 6-0  
 9/14/21 CO PH Approved 16-0  
 LUZ PH – 9/8/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –8/24/21 & 9/14/21

**Ex Parte: None**

**Report: Huxford**

**PH opened and closed.**

**Speakers: (Taylor Mejia)**

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

**PH APPROVE**

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

**Excused:** 1 - Dennis

35. [2021-0429](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 6300 Blanding Blvd, btwn 118th St & Jammes Rd (2.9± Acres) – LDR to CGC – Auto Boutique, LLC. (Appl# L-5574-21C) (Dist 9-Dennis) (Lewis) (LUZ) (PD & PC Apv) (Rezoning 2021-430)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/8/21 LUZ PH Approve 6-0  
9/14/21 CO PH Approved 16-0  
LUZ PH – 9/8/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/24/21 & 9/14/21

**Report: Reed**

**PH opened and closed.**

**Speakers: Josh Cockrell (Support)**

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

**PH APPROVE**

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

**Excused:** 1 - Dennis

- 36. [2021-0430](#) ORD-Q Rezoning at 6300 Blanding Blvd, btwn 118th St & Jammes Rd (13.69± Acres) – RR-ACRE, CCG-2, CO, RLD-60 & RMD-A to PUD– Auto Boutique, LLC., as Defined & Classified Under Zoning Code, to Permit Auto Sales, Auto Staging & Auto Body Repair Uses, as Described in Auto Boutique PUD. (Appl# L-5574-21C) (Dist 9-Dennis) (Lewis) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CM Diamond) (Small-Scale 2021-429)  
 7/27/21 CO Introduced: LUZ  
 8/3/21 LUZ Read 2nd & Rerefer  
 8/10/21 CO Read 2nd & Rereferred: LUZ  
 8/24/21 CO PH Addn'l PH 9/14/21  
 9/8/21 LUZ PH Amend/Approve 6-0  
 9/14/21 CO PH Amend/Approved 16-0  
 LUZ PH – 9/8/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 8/24/21 & 9/14/21

**Ex Parte: Diamond**

**Report Lewis**

**PH opened and closed.**

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

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

**PH AMEND/APPROVE**

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

**Excused:** 1 - Dennis

**AMENDMENT:**

**Rezoning subject to 1 condition:**

- 1. Permitted uses in the PUD only apply to those areas in Community/General Commercial (CGC) land use category and not those areas in the Medium Density Residential (MDR) land use category.

37. [2021-0431](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 14051 & 0 Beach Blvd, btwn San Pablo Rd S & Hodges Blvd (15.07± Acres) – CGC to HDR with Site Specific Policy 4.4.19 – Elda FL Investments, LLC. (Appl# L-5595-21C) (Dist 3-Bowman) (Fogarty) (LUZ) (GAB CPAC Deny) (PD & PC Amd/Apv) (Rezoning 2021-432)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Addn'l PH 9/14/21  
9/8/21 LUZ PH Amend/Approve 6-0  
9/14/21 CO PH Amend/Approved 16-0  
LUZ PH – 9/8/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/24/21 & 9/14/21

**Report: Reed**

**PH opened and closed.**

**Speakers: Paul Hardin (Support)**

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

**Motion/2ndmove as amended: Gaffney/Ferraro**

**PH AMEND/APPROVE**

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

**Excused:** 1 - Dennis

**AMENDMENT:**

**Attaches Revised Exhibit 3 (revised Site Specific Policy 4.4.19 dated August 9, 2021).**

38. [2021-0432](#) ORD-Q Rezoning at 0 Beach Blvd, btwn San Pablo Rd S & Hodges Blvd (15.07± Acres) – CCG-1 to PUD – Elda FL Investments, LLC., as Defined & Classified Under Zoning Code, to Permit Multi-Family Residential, as Described in Beach Blvd (Regal) PUD. (Appl# L-5595-21C) (Dist 3-Bowman) (Fogarty) (LUZ) (GAB CPAC Deny) (PD & PC Amd/Apv) (Ex-Parte: CM Bowman)  
 (Small-Scale 2021-431)  
 7/27/21 CO Introduced: LUZ  
 8/3/21 LUZ Read 2nd & Rerefer  
 8/10/21 CO Read 2nd & Rereferred: LUZ  
 8/24/21 CO PH Addn'l PH 9/14/21  
 9/8/21 LUZ PH Amend/Approve 6-0  
 9/14/21 CO PH Amend/Approved 14-0  
 LUZ PH – 9/8/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –8/24/21 & 9/14/21

**Ex Parte: None**

**Report: Lewis**

**PH opened and closed.**

**Speakers: Paul Harden(Support),Carole Marks**

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

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

**PH AMEND/APPROVE**

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

**Excused:** 1 - Dennis

**AMENDMENT:**

**Rezoning approved subject to 1 condition:**

- 1. Pursuant to policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant or its successor must provide for the convenient and safe access by, and securing of, bicycles on site.**





**Excused:** 1 - Dennis

41. [2021-0435](#) ORD-Q Rezoning at 908 Halsema Rd S, btwn I-10 & Turkey Rd (1.53± of an Acre) – RR-A to RLD-100A – Crystal Strickland, Timothy Strickland & Destiny Strickland (R.E. # 001930-0020) (Dist 12-White) (Cox) (LUZ) (PD Apv) (PC Deny) (Ex-Parte: CM White)  
7/27/21 CO Introduced: LUZ  
8/3/21 LUZ Read 2nd & Rerefer  
8/10/21 CO Read 2nd & Rereferred: LUZ  
8/24/21 CO PH Only  
9/8/21 LUZ PH Approve 6-0  
9/14/21 CO Approved 17-0  
LUZ PH – 9/8/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 8/24/21

**Ex Parte: White**

**Report: Huxford**

**PH opened and closed.**

**Speakers: Crystal Strickland (Support), Mike Whitehead (Oppose)**

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

**PH APPROVE**

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

**Excused:** 1 - Dennis

- 42. [2021-0497](#) ORD-MC Apv a Developmnt Agreeemnt btwn the City of Jax & PG Investco, LLC, Concerning a Developmnt (CDN # 9976.0) Consisting of Approx (42.56± Acres) on A.C. Skinner Pkwy, btwn Southside Blvd & Belfort Rd (R.E. # 154271-0100 & 154377-0100) for 1003 Multi-Family Dwelling Units Provided in 3 Phases, Subject to a Donation of (15.24± Acres) of the (42.56± Acres) for an Active Public Park, Donation of the Base Engineering & Permitting for the Park, Donation of \$1,000,000, the Payment of an Annual Renewal Fee, Pursuant to Pt 2, Chapt 655, Ord Code; Closing & Abandoning a 40 Ft Unnamed r/w & Termination of a Drainage & Utility Easement through a Partial Vacation of A. B. Campbell's Division of Tiger Hole Plantation; Creating a New Sec 111.113 (A.C. Skinner Pkwy Park Trust Fund), Ord Code, to Create a trust Fund for Capital Improvements to the A. C. Skinner Pkwy Park. (Dist 11-Becton) (Grandin) (Introduced by CM Becton)  
 7/27/21 CO Introduced: LUZ  
 8/3/21 LUZ Read 2nd & Rerefer  
 8/10/21 CO Read 2nd & Rereferred: LUZ  
 8/24/21 CO PH Addn'l PH 9/14/21  
 9/8/21 LUZ PH Amend/Approve 6-0  
 9/14/21 CO PH Amend/Approved 15-0  
 LUZ PH – 9/8/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –8/24/21 & 9/14/21

**Report: Lewis**

**PH opened and closed.**

**Speakers: Cyndy Trimmer (Support)**

**Motion/2nd move to amend: Gaffey/Carrico  
(amendment passes per hand vote)**

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

**PH AMEND/APPROVE**

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

**Excused:** 1 - Dennis

**AMENDMENT:**

- 1. On page 2, line 7, strike “known as “\_\_””; and
- 2. Replace Exhibit 1 with “Revised Exhibit 1” throughout the bill; and
- 3. Attached Revised Exhibit 1.

**43.**     [2021-0517](#)   ORD Adopting a Large Scale FLUM Amendmnt to 2030 Comp Plan at 0 J Turner Butler Blvd, btwn J Turner Butler Blvd & A.C. Skinner Pkwy (42.55 ± Acres)-CGC to HDR- owned by JTA (App # L-5443-20A) (Dist 11 Becton) (Reed) (LUZ) (PD & PC Amd/Apv) (Rezoning 2021-518)  
 7/27/21 CO Introduced: LUZ  
 8/3/21 LUZ Read 2nd & Rerefer  
 8/10/21 CO Read 2nd & Rereferred: LUZ  
 8/24/21 CO PH Addn'l PH 9/14/21  
 9/8/21 LUZ PH Substitute/Approve 6-0  
 9/14/21 CO PH Substituted/Approved 15-0  
 LUZ PH – 9/8/21  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/24/21 & 9/14/21

**Report: Reed**

**PH opened and closed.**

**Speakers: Paul Harden(Support)**

**Motion/2nd move the substitute: Gaffney/Ferraro**

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

**PH SUBSTITUTE/APPROVE**

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

**Excused:**    1 -   Dennis

**SUBSTITUTE:  
SUBSTITUTE**

- 1. Changes requested rezoning to combination of High Density Residential (HDR) (27.31 acrese) and Recreation Open Space (ROS) (15.24 acres) instead of just HDR.**
- 2. Includes revised Legal Description (Exhibit 1), revised Land Use Map (Exhibit 2), and adds a new Site Specific Policy 4.4.23 (Exhibit 3) all dated August 9, 2021.**

- 44. [2021-0518](#) ORD-Q Rezoning at 0 J Turner Butler Blvd, btwn J Turner Butler Blvd & A.C. Skinner Pkwy ( 42.55 ± Acres)-CO to PUD- owned by JTA (R.E. #'s154271-0100 & 154377-0100) (App # L-5443-20A) (Dist 11 Becton) (Reed) (LUZ) (PD Apv) (PC Amend/Apv) (Ex-Parte: CM Becton) (Small-Scale 2021-517)  
 7/27/21 CO Introduced: LUZ  
 8/3/21 LUZ Read 2nd & Rerefer  
 8/10/21 CO Read 2nd & Rereferred: LUZ  
 8/24/21 CO PH Addn'l PH 9/14/21  
 9/8/21 LUZ PH Amend/Approve 6-0  
 9/14/21 CO PH Amend/Approved 16-0  
 LUZ PH – 9/8/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –8/24/21 & 9/14/21

**Ex Parte: Becton**

**Report: Lewis**

**PH opened and closed.**

**Speakers: Paul Harden(Support)**

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

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

**PH AMEND/APPROVE**

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

**Excused:** 1 - Dennis

**AMENDMENT:**

- 1. Attaches Revised Exhibit 3 (revised Written Description dated July 30, 2021).

45. [2021-0520](#) ORD Adopting a Large-Scale FLUM Amendmnt of 2030 Comp Plan at 0, 14410, 14380 & 14370 Normandy Blvd, btwn Normandy Blvd & Manning Cemetery Rd (103.85± Acres) – AGR-III & AGR-IV to RR & LDR – Wilbur C. Bell, Donna F. Bell, Rory E. Vilett & H. Smith, Inc. (Appl # L-5482-20A) (Dist 12-White) (Lukacovic) (LUZ)  
(Rezoning 2021-521)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd & Rereferred: LUZ  
9/14/21 CO PH Addnt'l PH 9/28/21  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 9/14/21 & 9/28/21

**DEFER**

**(PH NEXT CYCLE ON 9/21/21)**

46. [2021-0521](#) ORD-Q Rezoning at 0 Normandy Blvd, btwn Normandy Blvd & Manning Cemetery Rd (103.85± Acres) – AGR to PUD – Wilbur C. Bell, Donna F. Bell, Rory Vilett & H. Smith, Inc. (R.E. #s 002315-0000, 002315-0022, 002315-1000, 002316-0000 & 002316-1000), as Defined & Classified Under Zoning Code, to Permit Single Family Residential Uses, as Described in the Bell Brooke PUD. (Appl # L-5482-20A) (Dist 12-White) (Lukacovic) (LUZ)  
(Large-Scale 2021-520)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd & Rereferred: LUZ  
9/14/21 CO PH Addnt'l PH 9/28/21  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 9/14/21 & 9/28/21

**DEFER**

**(PH NEXT CYCLE ON 9/21/21)**

47. [2021-0522](#) ORD Adopting a Large-Scale FLUM Amendmnt of 2030 Comp Plan at 16198 Butch Baine Dr, btwn Pecan Park Rd & I-95 (204.90± Acres) – AGR-II & AGR-III, Rural Area, to LDR & CSV, Suburban Area – Louis L. Huntley Enterprises, Inc. (Appl # L-5513-21A) (Dist 7-R. Gaffney) (Lewis) (LUZ)  
(Rezoning 2021-523)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd & Rereferred: LUZ  
9/14/21 CO PH Addnt'l PH 9/28/21  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 9/14/21 & 9/28/21

**DEFER****(PH NEXT CYCLE ON 9/21/21)**

48. [2021-0523](#) ORD-Q Rezoning at 1247 Pecan Park Rd, btwn I-95 & Lannie Rd (212.84± Acres) – AGR & PUD to PUD – Louis L. Huntley Enterprises, Inc. (R.E. #s 019573-1015 & 019572-0310), as Defined & Classified Under Zoning Code, to Permit Single Family Residential & Conservation Uses, as Described in the Seaton Creek Reserve PUD. (Appl # L-5513-21A) (Dist 7-R. Gaffney) (Lewis) (LUZ) (N CPAC Deny) (Ex-Parte: CM Boylan)  
(Large-Scale 2021-522)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Addnt'l PH 9/28/21  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 9/14/21 & 9/28/21

**DEFER****(PH NEXT CYCLE ON 9/21/21)**

49. [2021-0524](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 4520 & 4552 120th St, btwn Ellyson St & Roosevelt Blvd (2.70± Acres) – CGC to LI – Builders FirstSource – FL, LLC. (Appl# L-5565-21C) (Dist 14-DeFoor) (Lukacovic) (LUZ) (Rezoning 2021-525)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Addnt'l PH 9/28/21  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 9/14/21 & 9/28/21

**DEFER****(PH NEXT CYCLE ON 9/21/21)**

50. [2021-0525](#) ORD-Q Rezoning at 0, 4520 & 4552 120th St, btwn Ellyson St & Roosevelt Blvd (2.98± Acres) – CCG-2 to IL – Builders FirstSource – FL, LLC. (Formerly Known as Holmes Lumber Company) (R.E. #s 100521-0000, 100520-0000 & 100518-0000) (Appl# L-5565-21C) (Dist 14-DeFoor) (Fogarty) (LUZ) (Ex-Parte: CM Defoor) (Small-Scale 2021-524)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Addnt'l PH 9/28/21  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 9/14/21 & 9/28/21

**DEFER****(PH NEXT CYCLE ON 9/21/21)**

51. [2021-0526](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 723 James St, btwn Rosselle St & Gilmore St (0.17± Acres) – LI to MDR – Ashraf Affan, LLC. (Appl# L-5564-21C) (Dist 9-Dennis) (Wells) (LUZ) (Rezoning 2021-527)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred:LUZ  
9/14/21 CO PH Addnt'l PH 9/28/21  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 9/14/21 & 9/28/21

**DEFER****(PH NEXT CYCLE ON 9/21/21)**

52. [2021-0527](#) ORD-Q Rezoning at 723 James St, btwn Rosselle St & Gilmore St (0.17± of an Acre) – IL to RMD-B – Ashraf Affan, LLC. (R.E. # 063810-0000) (Appl# L-5564-21C) (Dist 9-Dennis) (Wells) (LUZ) (Small-Scale 2021-526)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred:LUZ  
9/14/21 CO PH Addnt'l PH 9/28/21  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 9/14/21 & 9/28/21

**DEFER****(PH NEXT CYCLE ON 9/21/21)**

53. [2021-0528](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 5715 Old Kings Rd, btwn Pickettville Rd & Edgewood Ave N (16.45± Acres) – LI to MDR – HOWOJO, LLC. (Appl# L-5538-21C) (Dist 10-Priestly Jackson) (Abney) (LUZ) (Rezoning 2021-529)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Addnt'l PH 9/28/21  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 9/14/21 & 9/28/21

**DEFER****(PH NEXT CYCLE ON 9/21/21)**

54. [2021-0529](#) ORD-Q Rezoning at 5715 Old Kings Rd, btwn Pickettville Rd & Edgewood Ave N (16.45± Acres) – IL to RLD-40 – HOWOJO, LLC. (R.E. # 083552-0030) (Appl# L-5538-21C) (Dist 10-Priestly Jackson) (Abney) (LUZ) (Ex-Parte: CM Priestly Jackson) (Small-Scale 2021-528)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Addnt'l PH 9/28/21  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 9/14/21 & 9/28/21

**DEFER****(PH NEXT CYCLE ON 9/21/21)**



55. [2021-0530](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 832 & 842 New Berlin Rd & 12661 Camden Rd, btwn Camden Rd & Pulaski Rd (7.47± Acres) – CGC & LDR to RPI – Cortez Pointe, Inc. (Appl# L-5572-21C) (Dist 7-R. Gaffney) (Wells) (LUZ) (Rezoning 2021-531)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Addnt'l PH 9/28/21  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 9/14/21 & 9/28/21

**DEFER****(PH NEXT CYCLE ON 9/21/21)**

56. [2021-0531](#) ORD-Q Rezoning at 832 & 842 New Berlin Rd & 12661 Camden Rd, btwn Camden Rd & Pulaski Rd (7.47± Acres) – CO & RLD-60 to PUD – Cortez Pointe, Inc., as Defined & Classified Under Zoning Code, to Permit 76 Townhomes & Recreational Uses, as Described in the Camden Oaks PUD. (Appl # L-5572-21C) (Dist 7-R. Gaffney) (Wells) (LUZ) (Small-Scale 2021-530)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Addnt'l PH 9/28/21  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 9/14/21 & 9/28/21

**DEFER****(PH NEXT CYCLE ON 9/21/21)**

57. [2021-0532](#) ORD-Q Rezoning at 0 Braddock Rd, btwn New Kings Rd & Robert Masters Blvd (1,508± Acres) – PUD to PUD – CC Westport, LLC, as Defined & Classified Under Zoning Code, to Permit Mixed Use, as Described in the Villages of Westport PUD. (Dist 7 & 8-R. Gaffney & Pittman) (Wells) (LUZ)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Only  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 9/14/21

**DEFER****(PH NEXT CYCLE ON 9/21/21)**

58. [2021-0533](#) ORD-Q Rezoning at 0 Vine St, btwn I-295 & New Kings Rd (40.29± Acres) – RR-ACRE to PUD – Andrew H. Williams as Trustee of the Andrew H. Williams Revocable Trust, Perry D. Highsmith & Edna I. Highsmith, as Defined & Classified Under Zoning Code, to Permit Single Family Residential Uses, as Described in the Trout River PUD. (Dist 8-Pittman) (Cox) (LUZ)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Only  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 9/14/21

**DEFER**

**(PH NEXT CYCLE ON 9/21/21)**

59. [2021-0534](#) ORD-MC Amending Chapt 656 (Zoning Code), Ord Code, Creating New Subpart T (Cedar Point- Sawpit Zoning Overlay) within Pt 3 (Schedule of Dist Regulations); Adopting the Zoning Overlay Map & Directing Publication. (Grandin)(Introduced by CM Ferraro )  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
LUZ PH- 10/5/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21 & 10/12/21

**DEFER**

**(PH NEXT CYCLE ON 9/21/21)**

60. [2021-0535](#) ORD-Q Rezoning at 0 Radio Ln, btwn Lasota Ave & Lake Shore Blvd (4.33± Acres) – RLD-60 to PUD – Park Lane Baptist Church, as Defined & Classified Under Zoning Code, to Permit Infill Residential Developmnt, Consistent with Area Trends, as Described in the Radio Lane II Residential PUD. (Dist 14-DeFoor) (Abney) (LUZ) (SW CPAC Deny) (Ex-Parte: CM Boylan)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 PH Only  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 9/14/21

**DEFER**

**(PH NEXT CYCLE ON 9/21/21)**

61. [2021-0536](#) ORD-Q Rezoning at 1010 Mill Creek Rd, btwn Regency Square Blvd & Elondo St (3.23± Acres) – CO to CRO – Mireya’s Land, “LLC” (R.E. # 121150-0100) (Dist 1-Morgan) (Wells) (LUZ)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Only  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 9/14/21

**DEFER  
(PH NEXT CYCLE ON 9/21/21)**

62. [2021-0537](#) ORD-Q Apv Sign Waiver Appl SW-21-03 for Sign at 806 Riverside Ave, btwn Riverside Park Place & Post St – Owned by M. C. Harden, III, as Trustee for the M. C. Harden, III Revocable Trust, Req to Increase No. of Signs from 1 to 6, in CRO Dist. (Dist 14-DeFoor) (Cox) (LUZ)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Only  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 9/14/21

**DEFER  
(PH NEXT CYCLE ON 9/21/21)**

63. [2021-0538](#) ORD-Q Apv Sign Waiver Appl SW-21-04 for Sign at 9801 Old Baymeadows Rd, btwn Southside Blvd & Paseo Dr – Owned by TRC Baymeadows, LLC, Req to Increase Max Size of Signs on Subject Propty from 24 Sq Ft to 30 Sq Feet, to Increase No. of Signs from 1 to 3, to Allow or Change Illumination from External to Internal, & to Reduce Min Setback from 10 Ft to 0 Ft in RMD-D Dist. (Dist 11-Becton) (Lewis) (LUZ)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Only  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 9/14/21

**DEFER  
(PH NEXT CYCLE ON 9/21/21)**

64. [2021-0539](#) ORD-Q Apv Sign Waiver Appl SW-21-06 for Sign at 6349 Beach Blvd, btwn Ryar Rd & Hickman Rd – Owned by Zeus & Zeus Trust 0517, Req to Reduce Min Setback from 10 Ft to 0 Ft in CCG-2 Dist. (Dist 4-Carrico) (Lewis) (LUZ)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Only  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 9/14/21

**DEFER****(PH NEXT CYCLE ON 9/21/21)**

65. [2021-0540](#) ORD-Q Apv Waiver of Minimum Road Frontage Appl WRF-21-05 at 0 & 6973 Camfield St, btwn Camfield St & Paul Howard Dr, Owned by American Classic Homes, LLC, Req to Reduce Min Road Frontage Requirements from 48ft to 35ft in RLD-60 Dist. (Dist 12-White) (Wells) (LUZ)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Only  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 9/14/21

**DEFER****(PH NEXT CYCLE ON 9/21/21)**

66. [2021-0541](#) ORD-Q Apv Waiver of Minimum Road Frontage Appl WRF-21-09 at 8967 & 0 Philips Hwy, btwn Freedom Crossing Trail & I-95, Owned by Charles Mardant, Req to Reduce Min Road Frontage Requirements from 105ft to 0 ft in IL Dist. (Dist 11-Becton) (Quinto) (LUZ)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Only  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 9/14/21

**DEFER****(PH NEXT CYCLE ON 9/21/21)**

67. [2021-0542](#) ORD-Q Apv Waiver of Minimum Road Frontage Appl WRF-21-10 at 0 Gerona Dr N, btwn Gerona Dr N & Westham Rd, Owned by Omko, Inc., Req to Reduce Min Road Frontage Requirements from 96ft to 0 ft in RLD-60 Dist. (Dist 3-Bowman) (Quinto) (LUZ) (Ex-Parte: CM Bowman)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Only  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 9/14/21

**DEFER****(PH NEXT CYCLE ON 9/21/21)**

68. [2021-0543](#) ORD Apv the Proposed 2021B Series Text Amendment to the FLUE of the 2030 Comp Plan of the City of Jax, Creating a New FLUE Policy 3.1.27 to Allow for Consideration to Amend LUZ of Legal Lots of Record Existing Before 9/21/90, so that 1 Single-Family Dwelling Per Lot is Permitted, Subject to Case-by-Case Review for Consistency with Comp Plan, for Transmittal to the State of FL's Various Agencies for Review. (Johnston) (Introduced by CM Diamond)  
8/10/21 CO Introduced: LUZ  
8/17/21 LUZ Read 2nd & Rerefer  
8/24/21 CO Read 2nd and Rereferred: LUZ  
9/14/21 CO PH Addnt'l PH 9/28/21  
LUZ PH – 9/21/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 9/14/21 & 9/28/21

**DEFER****(PH NEXT CYCLE ON 9/21/21)**

69. [2021-0571](#) ORD Transmitting a Proposed Large Scale Revision to FLUM of the 2030 Comp Plan at 6319 Garden St, btwn Garden St & Imeson Rd (71.47± Acres) – AGR-III to LDR - Trust Created Under Paragraph 4 of the Last Will & Testament of Joseph E. Joyner dated 12/12/90.(Appl# L-5546-21A) (Dist 8-Pittman) (Reed) (LUZ)  
8/24/21 CO Introduced: LUZ  
9/8/21 LUZ Read 2nd & Rerefer  
9/14/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 10/5/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code -9/28/21 & 10/12/21

**READ 2ND & REREFER**

70. [2021-0572](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 740 Cahoon Rd, 0, 8146 & 8158 Ramona Blvd West, btwn Cahoon Rd & Estates Cove Rd (6.69± Acres) – LDR to MDR-Owned by 1st Baptist Church of Jax (Appl# L-5584-21C) (Dist. 12-White) (Fogarty) (LUZ) (Rezoning 2021-573)  
8/24/21 CO Introduced: LUZ  
9/8/21 LUZ Read 2nd & Rerefer  
9/14/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 10/5/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code -9/28/21 & 10/12/21

**READ 2ND & REREFER**

71. [2021-0573](#) ORD-Q Rezoning at 740 Cahoon Rd, 0, 8146 & 8158 Ramona Blvd West, btwn Cahoon Rd & Estates Cove Rd (6.69± Acres) – RR-Acre to RMD-D-Owned by 1st Baptist Church of Jax, as Defined & Classified Under Zoning Code, to Pursuant to FLUMS Small Scale Amendmnt. (Appl # L-5584-21C) (Dist.12-White) (Fogarty) (LUZ) (Small-Scale 2021-572)  
8/24/21 CO Introduced: LUZ  
9/8/21 LUZ Read 2nd & Rerefer  
9/14/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 10/5/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21 & 10/12/21

**READ 2ND & REREFER**

72. [2021-0574](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 901 Kennard St., btwn Kennard St. & Edgewood Ave West (9.90± Acres) - PBF to MDR-Owned by School Board of Duval County (Appl# L-5587-21C) (Dist.8-Pittman) (Reed) (LUZ) (Rezoning 2021-575)  
8/24/21 CO Introduced: LUZ  
9/8/21 LUZ Read 2nd & Rerefer  
9/14/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 10/5/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code -9/28/21 & 10/12/21

**READ 2ND & REREFER**

73. [2021-0575](#) ORD-Q Rezoning at 901 Kennard St., btwn Kennard St. & Edgewood Ave West (9.90± Acres)-PBF-1 to PUD- Owned by School Board of Duval County, to Permit Multi-Family Residential Uses, as described in the Lake Forest PUD, Pursuant to FLUMS Small-Scale Amendment (Appl# L-5587-21C) (Dist.8-Pittman) (Quinto) (LUZ)  
(Small-Scale 2021-574)  
8/24/21 CO Introduced: LUZ  
9/8/21 LUZ Read 2nd & Rerefer  
9/14/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 10/5/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21 & 10/12/21

**READ 2ND & REREFER**

74. [2021-0576](#) ORD Adopting a Small-Scale FLUM Amemdnt to 2030 Comp Plan at 0 Main St N & 0 Palm Lake Dr, btwn Noah Rd & Eastport Rd (19.71± Acres)-LI & CGC to MDR-Owned by Northside Trees, LLC. (Appl# L-5573-21C) (Dist. 7 R. Gaffney) (Lukacovic)(LUZ)  
(Rezoning 2021-577)  
8/24/21 CO Introduced: LUZ  
9/8/21 LUZ Read 2nd & Rerefer  
9/14/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 10/5/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code -9/28/21 & 10/12/21

**READ 2ND & REREFER**

75. [2021-0577](#) ORD-Q Rezoning at 0 Main St N & 0 Palm Lake Dr, btwn Noah Rd & Eastport Rd (19.71± Acres)-IL & CCG-2 to PUD-Owned by Northside Trees, LLC. to Permit Single-Family Residential Uses, as described in the Pointe Grand PUD, Pursuant to FLUMS Small-Scale Amendment (Appl #L-5573-21C) (Dist. 7 R. Gaffney) (Lukacovic)(LUZ)  
(Small-Scale 2021-576)  
8/24/21 CO Introduced: LUZ  
9/8/21 LUZ Read 2nd & Rerefer  
9/14/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 10/5/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21 & 10/12/21

**READ 2ND & REREFER**

76. [2021-0578](#) ORD-Q Rezoning at 5694 Morse Ave, btwn Seaboard Ave & Metcalf Rd (43.41± Acres)-RR-Acre to RLD-50-Owned by Tanya M. Wells (R.E. # 098374-0010)(Dist. 14 DeFoor) (Wells) (LUZ)  
8/24/21 CO Introduced: LUZ  
9/8/21 LUZ Read 2nd & Rerefer  
9/14/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 10/5/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21

**READ 2ND & REREFER**

77. [2021-0579](#) ORD-Q Rezoning at 0 Hood Rd btwn Lindion Court & Shad Rd (1.21± Acres)-RR-Acre to RMD-B-Owned by Sekut, LLC. (R.E. # 149201-0000) (Dist. 6 Boylan) (Corrigan) (LUZ)  
8/24/21 CO Introduced: LUZ  
9/8/21 LUZ Read 2nd & Rerefer  
9/14/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 10/5/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21

**READ 2ND & REREFER**

78. [2021-0580](#) ORD-Q Apv Sign Waiver Appl SW-21-07 for a Sign at 9820 Hutchinson Park Dr, btwn Hutchinson Park Dr, Lantern St & Monument Rd (R.E. # 120798-0580)-Owned by St. Vincents Health System, Inc., Requesting to Reduce the Minimum Setback from 10ft to 2ft, in Zoning Dist. (PUD) (2003-1376-E)(Dist. 2-Ferraro) (Lewis) (LUZ)  
8/24/21 CO Introduced: LUZ  
9/8/21 LUZ Read 2nd & Rerefer  
9/14/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 10/5/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21

**READ 2ND & REREFER**

**NOTE: The next regular meeting will be held Tuesday, September 21, 2021.**

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

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

Rollcall



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

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**Rhonda Hall-Patrick**  
**[rhallpatrick@coj.net](mailto:rhallpatrick@coj.net) 255-5164**  
**Prepared 09.15.21 4:00PM**  
**Materials: Minutes, Attendance, Handouts**

**Yvonne P. Mitchell**  
**Posted 09.17.21 1:00PM**