

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Meeting Minutes

Tuesday, May 7, 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 - Excused*

*Joe Carlucci*

*Rory Diamond*

*Rahman Johnson*

*Legislative Assistant: Maritza Sanchez*

*Legislative Assistant: Steven Libby*

*Council Research: Colleen Hampsey*

*Office of General Counsel: Mary Staffopoulos, Deputy*

*Office of General Counsel: Dylan Reingold, Deputy*

*Planning Dept.: Kristen Reed*

*Planning Dept.: Bruce Lewis*

*Planning Dept.: Erin Abney*

Meeting Convened: 5:00 PM

Meeting Adjourned: 8:38 PM

**Present:** 6 - Chair Kevin Carrico, Vice Chair Reggie Gaffney Jr., Council Member Ken Amaro, Council Member Joe Carlucci, Council Member Rory Diamond and Council Member Rahman Johnson

**Excused:** 1 - Council Member Raul Arias

**Attendance:**

**CVP White - 2024-222**

**CM Clark-Murray - Visiting**

**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 | 3/26/24 CO PH Cont'd 4/23/24  
 4/23/24 CO PH Cont'd 5/28/24  
 LUZ PH – 2/7/23, 2/22/23, 3/22/23, 4/4/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23, 9/19/23, 10/3/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24, 1/17/24, 2/21/24, 3/19/24, 4/16/24, 5/21/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 9/26/23, 10/10/23, 10/24/23, 11/14/23, 11/28/23, 1/10/24, 1/23/24, 2/27/24, 3/26/24, 4/23/24, 5/28/24

**DEFER**

**Public hearing previously continued to 5/21/24**

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 | 3/26/24 CO PH Cont'd 4/23/24  
4/23/24 CO PH Cont'd 5/28/24  
LUZ PH – 2/7/23, 2/22/23, 3/22/23, 4/4/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23, 9/19/23, 10/3/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24, 1/17/24, 2/21/24, 3/19/24, 4/16/24, 5/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 9/26/23, 10/10/23, 10/24/23, 11/14/23, 11/28/23, 1/10/24, 1/23/24, 2/27/24, 3/26/24, 4/23/24, 5/28/24

**DEFER****Public hearing previously continued to 5/21/24**

3. [2023-0325](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (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  
3/12/24 CO PH Cont'd 3/26/24 | 3/26/24 CO PH Cont'd 4/23/24  
4/23/24 CO PH Cont'd 5/14/24  
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, 4/16/24, 5/7/24, 5/21/24  
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, 3/26/24, 4/23/24, 5/14/24

**PH OPEN/CONT 5/21/24**

**No speakers**

4. [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  
3/12/24 CO PH Cont'd 3/26/24 | 3/26/24 CO PH Cont'd 4/23/24  
4/23/24 CO PH Cont'd 5/14/24  
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, 4/16/24, 5/7/24, 5/21/24  
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, 3/26/24, 4/23/24, 5/14/24

**PH OPEN/CONT 5/21/24**

**No speakers**

5. [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 | 4/9/24 CO PH Cont'd 5/14/24  
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, 5/7/24, 5/21/24  
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, 5/14/24

#### **PH OPEN/CONT 5/21/24**

**Speakers: Robert Yown (support), Edward Rhoden (oppose), Penny McGregor (oppose), Vernon Williams (oppose), Carl Bell (oppose), Samuel Weirs (oppose), Jamie Anderson (oppose), John Weaver (oppose)**

6. [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 | 4/9/24 CO PH Cont'd 5/14/24  
 LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 4/2/24, 5/7/24, 6/4/24  
 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, 5/14/24

**PH OPEN/CONT 6/4/24****No speakers**

7. [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 | 4/9/24 CO PH Cont'd 5/14/24  
 LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 4/2/24, 5/7/24, 6/4/24  
 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, 5/14/24

**PH OPEN/CONT 6/4/24****No speakers**

8. [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 | 4/9/24 CO PH Cont'd 5/14/24  
LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 4/2/24, 5/7/24, 6/4/24  
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, 5/14/24

**PH OPEN/CONT 6/4/24**

**No speakers**

9. [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), 6/4/24 (Limited PH)  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24, 2/13/24

**DEFER**

**Limited public hearing on 6/4/24**



10. [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) (PD & PC Amd/Apv)  
2/13/24 CO Introduced: LUZ  
2/21/24 LUZ Read 2nd & Rerefer  
2/27/24 CO Read 2nd & Rerefer  
3/12/24 CO PH Only  
5/7/24 LUZ PH Amend/Approve (w/Conds) 5-1 (Amaro)  
LUZ PH - 3/19/24, 4/2/24, 4/16/24, 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/12/24

### **PH AMEND/APPROVE W/CONDITIONS**

**Public hearing opened and closed.**

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

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

**Speakers: Cyndy Trimmer (support), Blair Knighting (support), Michael Burk (support, questions only)**

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

**Nay:** 1 - Amaro

**Excused:** 1 - Arias

**AMENDMENT:**

1. Attaches a Revised Exhibit 4 (Revised PUD Site Plan dated April 17, 2024).

**Rezoning approved subject to the following conditions:**

1. At the time of Verification of Substantial Compliance, the developer shall submit the following to the Planning and Development Department for review and approval:

(i) An Airport Notice Zone Acknowledgement pursuant to Section 656.1016, Ordinance Code; and

(ii) An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules pursuant to Section 656.1005.2, subsection B (d)(6), Ordinance Code shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department and the U.S. Navy.

(iii) All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c."). All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED.

2. All commercial dumpsters shall be set back at least 200 feet from a residential use or from residentially zoned property.

3. A traffic study shall be provided for review and approval by the Traffic Engineering Division prior to the submittal of the Civil Site Plans. The traffic study shall comply with Section 1.1.11 of the Land Development Procedures Manual (January 2024 edition).

11. [2024-0194](#) ORD-Q Rezoning at 9600 San Jose Blvd, btwn Sunbeam Rd & Kori Rd - (11.51± Acres) - CCG-1 to PUD, to Permit Commercial Uses, as Described in the Home Depot - Jax, FL (Mandarin) PUD - Onoudidnt, Inc. (R.E. # 148976-0500) (Dist. 6-Boylan) (Nutt) (LUZ) (PD & PC Apv)  
3/12/24 CO Introduced: LUZ  
3/19/24 LUZ Read 2nd & Rerefer  
3/26/24 CO Read 2nd & Rerefer  
4/9/24 CO PH Only  
5/7/24 LUZ PH Amend/Approve 5-0  
LUZ PH - 4/16/24, 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

**PH AMEND/APPROVE**

**Public hearing opened and closed.**

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

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

**Speaker: Karl Sanders (support, questions only)**

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

**Excused:** 1 - Arias

**AMENDMENT:**

1. Attaches a Revised Exhibit 4 (revised site plan dated 3/1/24)

12. [2024-0222](#) RESO-Q Concerning an Appeal Filed by Belvedere Terminals Company, LLC, Pursuant to Sec 650.204, Ord Code, of a Written Interpretation by the Director of the Planning & Development Dept of the City of Jax 2045 Comp Plan; Adopt Recommended Findings & Conclusions of the LUZ Committee (Staffopoulos) (LUZ) (Ex Parte: CMs Carrico, Gaffney, Jr., Amaro, Arias, J. Carlucci, Diamond, Johnson, Boylan, Howland, White, Salem, Freeman, Miller, Carlucci, & Peluso)  
 3/12/24 CO Introduced: LUZ  
 3/19/24 LUZ Read 2nd & Rerefer  
 3/26/24 CO Read 2nd & Rerefer  
 4/16/24 LUZ PH Amend/Approve (Grant Appeal) 7-0  
 4/23/24 CO CP Rerefer to LUZ  
 LUZ PH - 4/16/24

### DEFER

**Council Vice President White spoke about the bill. There was discussion about implementing a moratorium.**

**This item was deferred until 5/21/24 at the request of the applicant.**

**Speakers: Jason Gabriel (support, did not speak), Tim Schwartz (support, did not speak)**

13. [2024-0223](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 W Beaver St, btwn Otis Rd & U.S. Hwy 301 N - (15.72± Acres) - CGC to LI & ROS - First Coast Electric, LLC (R.E. # 001735-0070) (Appl # L-5904-24C) (Dist. 12-White) (Fogarty) (LUZ) (PD & PC Apv) (Rezoning 2024-224)  
 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Addn'tl 5/14/24  
 5/7/24 LUZ PH Approve 6-0  
 LUZ PH - 5/7/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/23/24 & 5/14/24

### PH APPROVE

**Public hearing opened and closed.**

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

**Speaker: Curtis Hart (support), Richard Bryan (support)**

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

**Excused:** 1 - Arias

- 14. [2024-0224](#) ORD-Q Rezoning at 0 W Beaver St, btwn Otis Rd & U.S. Hwy 301 N - (15.72± Acres) - CCG-1 to IL & ROS - First Coast Electric, LLC (R.E. # 001735-0070) (Appl # L-5904-24C) (Dist. 12-White) (Corrigan) (LUZ) (PD & PC Apv) (Ex Parte: CMs Gaffney, Jr., Carrico, J. Carlucci, R. Johnson & Diamond) (Small-Scale 2024-223)  
 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Addn'tl 5/14/24  
 5/7/24 LUZ PH Approve 6-0  
 LUZ PH - 5/7/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24 & 5/14/24

**PH APPROVE**

**Public hearing opened and closed.**

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

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

**Speakers: Curtis Hart (support, questions only), Richard Bryan (support, questions only)**

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

**Excused:** 1 - Arias

- 15. [2024-0225](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Clydo Rd, btwn Rolac Rd & Clydo Rd - (0.67± Acres) - LI to HI - Flo-Gas Corp (R.E. # 147758-0000) (Appl # L-5909-24C) (Dist. 5-J. Carlucci) (Roberts) (LUZ) (Rezoning 2024-226)  
 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Addn'tl 5/14/24  
 LUZ PH - 5/7/24, 6/4/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/23/24 & 5/14/24

**PH OPEN/CONT 6/4/24**

**No speakers**

- 16. [2024-0226](#) ORD-Q Rezoning at 0 Clydo Rd, btwn Rolac Rd & Clydo Rd - (0.67± Acres) - IBP to IL - Flo-Gas Corp (R.E. # 147758-0000) (Appl # L 5909-24C) (Dist. 5-J. Carlucci) (Corrigan) (LUZ) (PD & PC Apv) (Small-Scale 2024-225)  
 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Addn'tl 5/14/24  
 LUZ PH - 5/7/24, 6/4/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24 & 5/14/24

**PH OPEN/CONT 6/4/24**

**No speakers**

- 17. [2024-0227](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan, at 9260 Lockwood Rd, btwn Lockwood Rd & Red Bird Ln - (2.58± Acres) - LDR to MDR - Joseph Patrick McAnallen, III (R.E. # 003367-0030) (Appl # L-5913-24C) (Dist. 12-White) (Roberts) (LUZ) (PD & PC Apv) (Rezoning 2024-228)  
 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Addn'tl 5/14/24  
 5/7/24 LUZ PH Approve 6-0  
 LUZ PH - 5/7/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/23/24 & 5/14/24

**PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: Courtney Gaver (support)**

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

**Excused:** 1 - Arias

18.     [2024-0228](#)     ORD-Q Rezoning at 9260 Lockwood Rd, btwn Lockwood Rd & Red Bird Ln - (2.58± Acres) - RR-Acre to RMD-A - Joseph Patrick McAnallen, III (R.E. # 003367-0030) (Appl # L-5913-24C) (Dist. 12-White) (Fulton) (LUZ) (PD & PC Apv)  
                  (Small-Scale 2024-227)  
                  3/26/24 CO Introduced: LUZ  
                  4/2/24 LUZ Read 2nd & Rerefer  
                  4/9/24 CO Read 2nd & Rerefer  
                  4/23/24 CO PH Addn'tl 5/14/24  
                  5/7/24 LUZ PH Approve 6-0  
                  LUZ PH - 5/7/24  
                  Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24 & 5/14/24

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

19. [2024-0229](#) ORD-Q Rezoning at 0 Sunbeam Rd, btwn Craven Rd & Kevin Rd - (7.44± Acres) - PUD (2017-752-E) to PUD, to Permit Commercial & Recreational Uses, Including the Sale & Svc of All Alcoholic Beverages, Including Liquor, Beer & Wine, for On-Premises Consumption & Off-Premises Consumption on Property Located Less Than 1,500 ft from a Church Without the Requirement to Obtain a Waiver of Min Distance for a Liquor License Location Pursuant to Sec 656.805, Ord Code, as Described in the Aterro PUD; Finding that there is Competent Substantial Evidence in the Record to Support the Need for Relief From the Requirement for a Waiver of Min Distance for Liquor License Location - Aterro, LLC & Jeremy's Hill, LLC (R.E. # 149039-0600 & 149039-0700 (Portion)) (Dist. 5-J. Carlucci) (Cox) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CMs Amaro & J. Carlucci)
- 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Only  
 5/7/24 LUZ PH Amend/Approve (w/Conds) 6-0  
 LUZ PH - 5/7/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

#### **PH AMEND/APPROVE W/CONDITIONS**

**Public hearing opened and closed.**

**CM J. Carlucci offered a condition regarding a limited waiver to add to the amendment.**

**Motion/2nd move to amend: J. Carlucci/ Diamond**

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

**Ex parte declarations: CMs Amaro and J. Carlucci**

**Speakers: Jeremy Hill (support), Vicki Shirley (oppose), Diana Payne (support), May Lysinger (oppose), Robert Chamberlain (support), Chris Tomlinson (support), Kay Davis (oppose, did not speak), Jacob Shearer (support, did not speak), Megan Tomlinson (support, did not speak)**

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

**Excused:** 1 - Arias

#### **AMENDMENT:**

**Rezoning approved subject to the following conditions:**

- 1. ADA compliant sidewalk shall be provided on the frontage on Craven Road.**
- 2. Traffic studies meeting the requirements given in Section 1.1.11 of the Land Development Procedures Manual shall be required for the individual parcels at the Civil Site Plan Review depending on the final uses.**
- 3. The request for the deviation of the waiver of minimum distance for liquor license location shall be applicable to the church developed on Parcel A only.**

20.     [2024-0230](#)     ORD-Q Rezoning at 0 Francis Rd & 0 W Edgewood Ave, btwn Cleveland Rd & Edgewood Ave W - (10.22± Acres) - CRO & CCG-1 to PUD, to Permit Up to 88 Townhomes, as Described in the Francis Pointe PUD - St. Johns Trading Company, Inc. (R.E. # 041449-0020 & 041450-0010) (Dist. 10-Pittman) (Corrigan) (LUZ) (PD & PC Apv)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
4/9/24 CO Read 2nd & Rerefer  
4/23/24 CO PH Only  
LUZ PH - 5/7/24, 5/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**PH OPEN/CONT 5/21/24**

**No speakers**

21.     [2024-0231](#)     ORD-Q Rezoning at 6200 & 6240 Fort Caroline Rd, btwn Peeler Rd & Rogero Rd - (10.87± Acres) - CCG-1 to PUD, to Permit Commercial Uses, Including Outdoor Storage/Parking of Boats, Recreational Vehicles & Similar Items, as Described in the Shoppes at Fort Caroline PUD - Beemer & Associates XIII, L.C. (R.E. # 113196-0000 & 113196-1000) (Dist. 1-Amaro) (Lewis) (LUZ) (GAB CPAC Deny)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
4/9/24 CO Read 2nd & Rerefer  
4/23/24 CO PH Only  
LUZ PH - 5/7/24, 5/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**PH OPEN/CONT 5/21/24**

**No speakers**



22. [2024-0232](#) ORD-Q Rezoning at 0 J. Turner Butler Blvd, btwn Gate Pkwy & Centurion Pkwy N - (1.38± Acres) - CO to CCG-1 - Arthur Chester Skinner, III, as Trustee of the Arthur Chester Skinner, III, Revocable Living Trust Dated 2/10/84, et al. (R.E. # 167742-0200) (Dist. 11-Arias) (Cox) (LUZ) (PD & PC Apv) (Ex Parte: CM Carrico)  
 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Only  
 5/7/24 LUZ PH Approve 6-0  
 LUZ PH - 5/7/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

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

23. [2024-0233](#) ORD-Q Rezoning at 4714 Shelby Ave, btwn Cassatt Ave & Blanding Blvd - (1.27± Acres) - PUD (92-1008-1099) to RLD-40 - Episcopal Church in the Diocese of Florida, Inc. (R.E. # 069466-0000 (Portion)) (Dist. 7-Peluso) (Fulton) (LUZ) (PD & PC Apv)  
 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Only  
 5/7/24 LUZ PH Approve 6-0  
 LUZ PH - 5/7/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

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

24. [2024-0234](#) ORD-Q Rezoning at 0 & 12433 Gillespie Ave, btwn Gillespie Ave & Camden Rd - (7.37± Acres) - RLD-60 to RLD-40 - BCEL 8C LLC & Essa Hashem (R.E. # 106975-0030, 106975-0040 & 106977-0300) (Dist. 8-Gaffney, Jr.) (Williams) (LUZ) (N CPAC Deny) (PD & PC Apv)  
 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Only  
 5/7/24 LUZ PH Approve 6-0  
 LUZ PH - 5/7/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

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

25. [2024-0235](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-03), at 0 Dawsons Creek Dr, btwn Brannan Field Rd & Cessna Blvd - Amal Real Estate Investment, LLC - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. No. 002331-0000) (Dist. 12-White) (Abney) (LUZ) (PD Apv)  
 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Only  
 5/7/24 LUZ PH Approve 6-0  
 LUZ PH - 5/7/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

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

26. [2024-0236](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-04) at 5841 Ellakel Rd, btwn Ellakel Rd & Reed St - Esquire Trustee Service, LLC, as Trustee for the Ellakel Rd Land Trust Dated 1/25/23 - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 32 ft in RLD-60 (R.E. # 026444-0200) (Dist. 10-Pittman) (Abney) (LUZ) (PD Apv)  
 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Only  
 LUZ PH - 5/7/24, 5/21/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**PH OPEN/CONT 5/21/24**

**Speakers: Helen Williams (oppose), Lawrence Williams (oppose, did not speak)**

27. [2024-0237](#) ORD-Q Apv Zoning Exception (Appl E-24-12) at 901 King St, btwn King St & College St - IHOP LKE RMR LLC - Requesting an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption for Entity of Love LLC, in CCG-1 & PUD (2012-504-E) (R.E. # 064197-0010) (Dist. 7-Peluso) (Lewis) (LUZ) (PD Amd/Apv)  
 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Only  
 5/7/24 LUZ PH Amend/Approve (w/Conds) 6-0  
 LUZ PH - 5/7/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**PH AMEND/APPROVE W/CONDITIONS**

**Public hearing opened and closed.**

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

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

**Speaker: Jessica Tyree (support)**

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

**Excused:** 1 - Arias

**AMENDMENT:**

**Rezoning approved subject to the following conditions:**

- 1. The use shall be limited to a maximum of 151 total seats.**
- 2. The hours of operation shall be limited to between 6:00 AM and 11:00 PM. The hours of operation shall be posted on the front of the restaurant.**
- 3. Outdoor music or amplified sound outside is prohibited.**

28. [2024-0238](#) ORD-Q Apv Zoning Exception (Appl E-24-13) at 9726 Touchton Rd, btwn Touchton Rd & Deer Lake Ct - DOC-9726 Touchton Road MOB, LLC - Requesting an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption for Hien Nguyen Group Inc, d/b/a Vagabond Korean Steakhouse, in PUD (1994-0335-0737) (R.E. # 146036-1920) (Dist. 4-Carrico) (Abney) (LUZ) (PD Apv)  
 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Only  
 5/7/24 LUZ PH Approve 6-0  
 LUZ PH - 5/7/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

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

29. [2024-0239](#) ORD-Q Apv Zoning Exception (Appl E-24-14) at 5393 Roosevelt Blvd, btwn Ortega Blvd & Yacht Club Rd - Venetia Plaza, LLC - Requesting an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption for Water Oak 3000, LLC, in CCG-1 (R.E. # 102725-0020) (Dist. 7-Peluso) (Abney) (LUZ) (PD Apv)  
 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Only  
 5/7/24 LUZ PH Approve 6-0  
 LUZ PH - 5/7/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

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

30. [2024-0240](#) ORD-Q Apv Zoning Exception (Appl E-24-16) at 10131 San Jose Blvd, btwn Crown Point Rd & Haley Rd - Property Management Support, Inc., as Trustee of Crown Point Plaza Land Trust u/t/a Dated 9/19/07 - Requesting an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption for Tony's Cantina Jacksonville LLC, in CCG-1 (R.E. # 149008-0200) (Dist. 6-Boylan) (Lewis) (LUZ) (PD Apv)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
4/9/24 CO Read 2nd & Rerefer  
4/23/24 CO PH Only  
5/7/25 LUZ PH Amend/Approve (w/Cond) 6-0  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**PH AMEND/APPROVE W/CONDITION**

**Public hearing opened and closed.**

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

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

**Speaker: Blair Knighting (support)**

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

**Excused:** 1 - Arias

**AMENDMENT:**

**Approved subject to the following condition:**

**1. Granting the Zoning Exception is contingent upon the Planning Commission's approval of the companion Waiver of Minimum Distance Requirements for Liquor License Location application (WLD-24-01).**

31. [2024-0241](#) ORD-Q Apv Sign Waiver (Appl SW-24-01) for a Sign Located at 6133 San Jose Blvd, btwn Furman Rd & Camellia Oaks Ln - Lakewood Church of Jacksonville, Inc. - Requesting to: (1) Reduce the Min Setback From 10 ft to 9 ft, (2) Increase the Number of Signs from 1 to 2, & (3) Allow for Internal Illumination of Signs, in CRO & RLD-60 (R.E. # 149786-0100) (Dist. 5-J. Carlucci) (Lewis) (LUZ) (PD Apv) (Ex Parte: CM J. Carlucci)  
 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Only  
 5/7/24 LUZ PH Approve 6-0  
 LUZ PH - 5/7/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./ J. Carlucci****Ex parte declaration: CM J. Carlucci****Aye:** 6 - Carrico, Gaffney Jr., Amaro, Carlucci, Diamond and Johnson**Excused:** 1 - Arias

32. [2024-0242](#) ORD-Q Apv Sign Waiver (Appl SW-24-02) for a Sign Located at 7725 Lem Turner Rd & 0 Wainwright Ct, btwn Edgewood Ave W & Oakhurst Ave - Burger King Company LLC - Requesting to Reduce the Min Setback From 10 ft to 2 ft in CCG-2 (R.E. # 023685-0000 & 024225-0000) (Dist. 10-Pittman) (Fulton) (LUZ) (PD Apv) (Companion 2024-243)  
 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Only  
 5/7/24 LUZ PH Approve 5-0  
 LUZ PH - 5/7/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./ J. Carlucci****Speaker: John Stoeckel (support)****Aye:** 5 - Carrico, Gaffney Jr., Amaro, Carlucci and Johnson**Excused:** 1 - Arias

33. [2024-0243](#) ORD-Q Granting Administrative Deviation (Appl AD-24-10) at 7725 Lem Turner Rd & 0 Wainwright Ct, btwn Edgewood Ave W & Oakhurst Ave - Burger King Company LLC - Requesting to: (1) Reduce the Dumpster Setback Along the East Boundary from 5 ft to 0 ft, (2) Reduce the Perimeter Landscape Buffer Area btwn Vehicle Use Area & Abutting Property Along the North Boundary from 5 ft to 0 ft, (3) Reduce the Perimeter Landscape Buffer Area btwn Vehicle Use Area & Abutting Property Along the South Boundary from 5 ft to 0 ft, & (4) Reduce the Uncomplimentary Land Use Buffer Width Along the North Property Boundary from 10 ft to 0 ft in CCG-2 (R.E. # 023685-0000 & 024225-0000) (Dist. 10-Pittman) (Fulton) (LUZ) (PD Amd/Apv)  
 (Companion 2024-242)  
 3/26/24 CO Introduced: LUZ  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Only  
 5/7/24 LUZ PH Amend/Approve (w/Cond) 6-0  
 LUZ PH - 5/7/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

#### **PH AMEND/APPROVE W/CONDITION**

**Public hearing opened and closed.**

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

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

**Speaker: John Stoeckel (support)**

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

**Excused:** 1 - Arias

#### **AMENDMENT:**

**Approved subject to the following condition:**

- 1. The property shall be required to meet the 10-foot uncomplimentary buffer width along the north property line.**

34. [2024-0244](#) ORD-Q Apv Sign Waiver (Appl SW-24-03) for a Sign Located at 7320 103rd St, btwn Redstone Dr & Firestone Rd - Burger King Company LLC - Requesting to Reduce the Min Setback from 10 ft to 5 ft in CCG-1 (R.E. # 014518-0000) (Dist. 14-Johnson) (Fulton) (LUZ) (PD Apv)  
(Companion 2024-245)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
4/9/24 CO Read 2nd & Rerefer  
4/23/24 CO PH Only  
5/7/24 LUZ PH Approve 6-0  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: John Stoeckel (support, questions only)**

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

**Excused:** 1 - Arias

35. [2024-0245](#) ORD-Q Granting Administrative Deviation (Appl AD-24-11) at 7320 103rd St, btwn Redstone Dr & Firestone Rd - Burger King Company LLC - Requesting to Reduce the Perimeter Landscape Buffer Area btwn Vehicle Use Area & Abutting Property Along the East Boundary From 5 ft to 0 ft in CCG-1 (R.E. # 014518-0000) (Dist. 14-Johnson) (Fulton) (LUZ) (PD Apv)  
(Companion 2024-244)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
4/9/24 CO Read 2nd & Rerefer  
4/23/24 CO PH Only  
5/7/24 LUZ PH Approve 6-0  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: John Stoeckel (support)**

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

**Excused:** 1 - Arias



36. [2024-0247](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg at 1349 Market St N, btwn E 3rd St & E 4th St as a Local Landmark - House of Leaf & Bean, LLC; 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. # 070948-0000) (Dist. 7-Peluso) (Lopera) (Req of JHPC) (PD Apv)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
4/9/24 CO Read 2nd & Rerefer  
4/23/24 CO PH Only  
5/7/24 LUZ PH Approve 6-0  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

### PH APPROVE

**Public hearing opened and closed.**

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

**Speakers: Jonathan Raiti (support), Wen Raiti (support, did not speak)**

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

**Excused:** 1 - Arias

37. [2024-0256](#) ORD-MC Amend Sec 656.311 (Residential - Professional - Institutional Category), Subpt C (Commercial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Include All Single Family Dwellings on the List of Permissible Uses & Structures in the Commercial, Residential & Office Zoning District; Amend Sec 656.704 (Nonconforming Lots of Record & Infill Lots - Residential), Pt 7 (Nonconforming Lots, Uses & Structures), Ch 656 (Zoning Code), Ord Code, to Address Modular & Mobile Homes & to Reduce the Min Sq Ft Required for Infill Lots From 2,500 Sq Ft to 1,500 Sq Ft; Amend Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Define "Cottage" & to Amend Certain Other Definitions; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Diamond) (PD & PC Apv) (Co-Sponsors CMs Freeman & Carrico)  
 3/26/24 CO Introduced: NCSPHS, LUZ  
 4/1/24 NCSPHS Read 2nd & Rerefer  
 4/2/24 LUZ Read 2nd & Rerefer  
 4/9/24 CO Read 2nd & Rerefer  
 4/23/24 CO PH Addnt'l 5/14/24  
 5/6/24 NCSPHS Amend/Approve 5-2 (Clark-Murray, Gay)  
 5/7/24 LUZ PH Amend/Approve 5-1 (Gaffney, Jr.)  
 LUZ PH - 5/7/24  
 Public Hearing Pursuant to Ch 166.041(3)(c)(2)(b), F.S. & CR 3.601 - 4/23/24 & 5/14/24

### PH AMEND/APPROVE

**Public hearing opened and closed.**

**Council Member Carrico asked to be added as a co-sponsor.**

**Council Member Diamond explained the bill. There was discussion related to affordable housing, the missing middle and infill lots, lot sizes and cottage square footage, and subdivision requirements.**

**Council Member Diamond offered a floor amendment to clarify the definition of cottage in the zoning code. Jason Teal, OGC, explained that with the Diamond amendment: "Cottage means a type of dwelling unit authorized to be constructed on any infill lot or within the RMD-A, RMD-B, RMD-C, RMD-D and CRO Zoning Districts, up to the maximum number of units allowed on the site by the underlying density and zoning district requirements, subject to the provisions of Sections 656.306, 656.311, 656.604 and 656.704(a)."**

**Motion/2nd move to approve the NCSPHS amendment: Diamond/J. Carlucci**

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

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

**The Chair directed OGC that the amendments be rolled together.**

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

**Nay:** 1 - Gaffney Jr.

**Excused:** 1 - Arias

**AMENDMENT:**

- 1. Amends the title to incorporate the changes made by the amendment.**
- 2. Incorporates the Auditors' scrivener's corrections.**
- 3. Changes the authorization for cottages from only being allowed on infill lots located in RMD-A, RMD-B, RMD-C, RMD-D and CRO zoning districts to now being allowed on any infill lot, regardless of the zoning, and on any lot located in RMD-A, RMD-B, RMD-C, RMD-D and CRO zoning districts.**
- 4. Amends the definition of Cottage to remove the descriptor of it being a "single-family" dwelling unit, to eliminate the size limitations on cottages, and to clarify that the use is allowed on any infill lot, regardless of the zoning, and on any lot located in RMD-A, RMD-B, RMD-C, RMD-D and CRO zoning districts.**
- 5. Amends the definition of Dwelling, multiple-dwelling use to include cottages.**
- 6. Amends the definition of Dwelling, multiple-family to include a single cottage within the definition.**
- 7. Clarify the definition of "cottage" in Zoning Code.**

**• Amends Chapter 656 (Zoning Code) to:**

- To provide that all single-family dwellings are permitted in the CRO Zoning District**
  - Provide that one cottage may be constructed on an infill lot, or combination of infill lots in the RMD-A, RMD-B, RMD-C, RMD-D, or CRO Zoning Districts**
  - Provide that manufactured homes and modular homes which comply with the provisions of Subpart C, Part 4 of Chapter 656 or have the appropriate waiver when applicable are considered single-family homes**
  - To reduce the minimum size of an infill lot from 2,500 to 1,500 square feet**
  - To define Cottage as a single-family dwelling between 750 and 1,200 square feet and to disassociate cottage from the definition of Guest house**
  - To remove within the definition of Infill lot, the limitation that they are lots or parcels "located in the Urban Priority Area development area or Urban Area development area"**
- Approved by Planning Commission on 4/18/24**

38. [2024-0273](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 851 N Market St, btwn Market Street N & Liberty Street N - (4.48± Acres) - ROS to CGC - COJ (R.E. # 074384-0100 (Portion)) (Appl # L-5860-23C) (Dist. 7-Peluso) (Roberts) (LUZ)  
(Rezoning 2024-274)  
4/9/24 CO Introduced: LUZ, JWC  
4/16/24 LUZ Read 2nd & Rerefer  
4/23/24 CO Read 2nd & Rerefer  
LUZ PH - 5/21/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/14/24 & 5/28/24

**DEFER****Public Hearing next cycle 5/21/24**

39. [2024-0274](#) ORD-Q Rezoning at 851 N Market St, btwn Market St N & Liberty Street N - (4.48± Acres) - PBF-1 to PUD, to Permit Commercial & Multi-Family Residential Uses, as Described in the Made at the Armory PUD - COJ (R.E. # 074384-0100 (Portion)) (Appl # L-5860-23C) (Dist. 7-Peluso) (Cox) (LUZ) (Small-Scale 2024-273)  
4/9/24 CO Introduced: LUZ  
4/16/24 LUZ Read 2nd & Rerefer  
4/23/24 CO Read 2nd & Rerefer  
LUZ PH - 5/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24 & 5/28/24

**DEFER****Public Hearing next cycle 5/21/24**

40. [2024-0275](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Pritchard Rd & 6453 Robinson Rd, btwn I-295 N & Pickettville Rd - (17.81± Acres) - LDR to LI - Shaw's Land Properties, LLC (R.E. # 003461-0020 & 004339-0030) (Appl # L-5840-23C) (Dist. 10-Pittman) (Hinton) (LUZ) (Rezoning 2024-276)  
4/9/24 CO Introduced: LUZ, JWC  
4/16/24 LUZ Read 2nd & Rerefer  
4/23/24 CO Read 2nd & Rerefer  
LUZ PH - 5/21/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/14/24 & 5/28/24

**DEFER****Public Hearing next cycle 5/21/24**

41. [2024-0276](#) ORD-Q Rezoning at 0 Pritchard Rd & 6453 Robinson Rd, btwn I-295 N & Pickettville Rd - (17.81± Acres) - RR-Acre & RLD-60 to IL - Shaw's Land Properties, LLC (R.E. # 003461-0020 & 004339-0030) (Appl # L-5840-23C) (Dist. 10-Pittman) (Williams) (LUZ) (Small-Scale 2024-275)  
4/9/24 CO Introduced: LUZ  
4/16/24 LUZ Read 2nd & Rerefer  
4/23/24 CO Read 2nd & Rerefer  
LUZ PH - 5/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24 & 5/28/24

**DEFER****Public Hearing next cycle 5/21/24**

42. [2024-0277](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 618 Stockton St, btwn I-10 E & Rosselle St - (0.87± Acres) - MDR to CGC - Jax Association of Firefighters, IAFF Local No. 122, Inc. (R.E. # 065155-0000 (Portion)) (Appl # L-5916-24C) (Dist. 7-Peluso) (Salley) (LUZ) (Rezoning 2024-278)  
4/9/24 CO Introduced: LUZ  
4/16/24 LUZ Read 2nd & Rerefer  
4/23/24 CO Read 2nd & Rerefer  
LUZ PH - 5/21/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/14/24 & 5/28/24

**DEFER****Public Hearing next cycle 5/21/24**

43. [2024-0278](#) ORD-Q Rezoning at 618 Stockton St, btwn I-10 E & Rosselle St - (0.87± Acres) - RMD-B to CCG-1 - Jax Association of Firefighters, IAFF Local No. 122, Inc. (R.E. # 065155-0000 (Portion)) (Appl # L-5916-24C) (Dist. 7-Peluso) (Fulton) (LUZ) (Small-Scale 2024-277)  
4/9/24 CO Introduced: LUZ  
4/16/24 LUZ Read 2nd & Rerefer  
4/23/24 CO Read 2nd & Rerefer  
LUZ PH - 5/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24 & 5/28/24

**DEFER****Public Hearing next cycle 5/21/24**

44. [2024-0279](#) ORD-Q Rezoning at 810 N McDuff Ave, btwn Orchard St & Broadway Ave - (0.65± Acres) - CCG-1 to PUD, to Permit Commercial & Office Uses, as Described in the Taylor Commercial PUD - T&T Capital Holdings Inc. (R.E. # 056745-0000) (Dist. 9-Clark-Murray) (Lewis) (LUZ)  
4/9/24 CO Introduced: LUZ  
4/16/24 LUZ Read 2nd & Rerefer  
4/23/24 CO Read 2nd & Rerefer  
LUZ PH - 5/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

**DEFER****Public Hearing next cycle 5/21/24**

45. [2024-0280](#) ORD-Q Rezoning at 3694 Grandy Ave, btwn Emerson St & Lakewood Rd - (0.21± Acres) - CO to RO - Emerson Office Complex II, LLC (R.E. # 070258-0000) (Dist. 5-J. Carlucci) (Williams) (LUZ)  
4/9/24 CO Introduced: LUZ  
4/16/24 LUZ Read 2nd & Rerefer  
4/23/24 CO Read 2nd & Rerefer  
LUZ PH - 5/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

**DEFER****Public Hearing next cycle 5/21/24**

46. [2024-0281](#) ORD-Q Rezoning at 0 & 12373 Hood Landing Rd, btwn Jeremys Landing Drive N & Carriage Crossing Dr - (1.00± Acre) - RR-Acre to RLD-90 - Antionette Bennett, Brandon Bennett & Johnique Bennett (R.E. # 158093-0007 & 158093-0009) (Dist. 6-Boylan) (Cox) (LUZ)  
(Companion 2024-282)  
4/9/24 CO Introduced: LUZ  
4/16/24 LUZ Read 2nd & Rerefer  
4/23/24 CO Read 2nd & Rerefer  
LUZ PH - 5/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

**DEFER****Public Hearing next cycle 5/21/24**

47. [2024-0282](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-05) at 12373 Hood Landing Rd, btwn Jeremys Landing Dr N & Carriage Crossing Dr - Antionette Bennett - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 25 ft in RR-Acre (R.E. # 158093-0007) (Dist. 6-Boylan) (Cox) (LUZ)  
(Companion 2024-281)  
4/9/24 CO Introduced: LUZ  
4/16/24 LUZ Read 2nd & Rerefer  
4/23/24 CO Read 2nd & Rerefer  
LUZ PH - 5/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

**DEFER****Public Hearing next cycle 5/21/24**

48. [2024-0283](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg at 315 & 317 West Forsyth St, btwn Pearl Street N & Julia St N as a Local Landmark - Underdascope Enterprise L.L.C.; 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. # 073788-0000) (Dist. 7-Peluso) (Lopera) (Req of JHPC)  
4/9/24 CO Introduced: LUZ  
4/16/24 LUZ Read 2nd & Rerefer  
4/23/24 CO Read 2nd & Rerefer  
LUZ PH - 5/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

**DEFER****Public Hearing next cycle 5/21/24**

49. [2024-0306](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 226 Jackson Rd, btwn I-295 N & Lee Rd - (2.10± Acres) - MDR to RPI - 226 Jackson Rd LLC (R.E. # 162942-0000) (Appl # L-5902-24C) (Dist. 1-Amaro) (Hinton) (LUZ)  
(Rezoning 2024-307)  
4/23/24 CO Introduced: LUZ  
5/7/24 LUZ Read 2nd & Rerefer  
LUZ PH - 6/4/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/28/24 & 6/11/24

**READ 2ND & REREFER**

50. [2024-0307](#) ORD-Q Rezoning at 226 Jackson Rd, btwn I-295 N & Lee Rd - (2.10± Acres) - RMD-A to PUD, to Permit Commercial Uses, Including Outside Parking & Storage of Vehicles, as Described in the Jackson Road Office PUD - 226 Jackson Rd LLC (R.E. # 162942-0000) (Appl # L-5902-24C) (Dist. 1-Amaro) (Fulton) (LUZ)  
(Small-Scale 2024-306)  
4/23/24 CO Introduced: LUZ  
5/7/24 LUZ Read 2nd & Rerefer  
LUZ PH - 6/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24 & 6/11/24

**READ 2ND & REREFER**

51. [2024-0308](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9061 W Beaver St, btwn Jones Rd & Devoe St - (1.70± Acres) - CGC to LI - R. Louise Kittrell, LLC (R.E. # 006858-0050) (Appl # L-5912-24C) (Dist. 12-White) (Parola) (LUZ)  
(Rezoning 2024-309)  
4/23/24 CO Introduced: LUZ  
5/7/24 LUZ Read 2nd & Rerefer  
LUZ PH - 6/4/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/28/24 & 6/11/24

**READ 2ND & REREFER**

52. [2024-0309](#) ORD-Q Rezoning at 9061 W Beaver St, btwn Jones Rd & Devoe St - (1.70± Acres) - CCG-1 & CCG-2 to IL - R. Louise Kittrell, LLC (R.E. # 006858-0050) (Appl # L-5912-24C) (Dist. 12-White) (Cox)  
(Small-Scale 2024-308)  
4/23/24 CO Introduced: LUZ  
5/7/24 LUZ Read 2nd & Rerefer  
LUZ PH - 6/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24 & 6/11/24

**READ 2ND & REREFER**

53. [2024-0310](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 5310 Philips Hwy, btwn University Blvd & Southgate Dr - (1.85± Acres) - CGC to LI - Philips Center Plaza, LLC (R.E. # 152986-0010) (Appl # L-5926-24C) (Dist. 5-J. Carlucci) (Parola)  
(Rezoning 2024-311)  
4/23/24 CO Introduced: LUZ  
5/7/24 LUZ Read 2nd & Rerefer  
LUZ PH - 6/4/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/28/24 & 6/11/24

**READ 2ND & REREFER**



54. [2024-0311](#) ORD-Q Rezoning at 5310 Philips Hwy, btwn University Blvd & Southgate Dr - (1.85± Acres) - CCG-2 to IL - Philips Center Plaza, LLC (R.E. # 152986-0010) (Appl # L-5926-24C) (Dist. 5-J. Carlucci) (Fulton) (Small-Scale 2024-310)  
4/23/24 CO Introduced: LUZ  
5/7/24 LUZ Read 2nd & Rerefer  
LUZ PH - 6/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24 & 6/11/24

**READ 2ND & REREFER**

55. [2024-0312](#) ORD-Q Rezoning at 0 J. Turner Butler Blvd, 0 W.M. Davis Pkwy, 4500 S San Pablo Rd, 4420 Mary Brigh Dr & 14390 Mayo Blvd, btwn J. Turner Butler Blvd & Beach Blvd - (579.21± Acres) - RR-Acre, CO, & PUD (2007-511-E & 2020-545-E) to PUD, to Permit Medical & Related Uses & Hotel Uses, as Described in the Mayo Clinic Jacksonville PUD - Mayo Clinic Jacksonville (A Nonprofit Corp) (R.E. # 167736-0030, 167736-0900, 167736-1016, 167736-1100, 167736-1200 & 167736-1400) (Dist. 3-Lahnen) (Corrigan)  
4/23/24 CO Introduced: LUZ  
5/7/24 LUZ Read 2nd & Rerefer  
LUZ PH - 6/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

**READ 2ND & REREFER**

56. [2024-0313](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-07) at 0 Benedict Rd, btwn Paris Ave & Spelman Rd - Habitat for Humanity of Jacksonville, Inc. - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 40 ft in RLD-60 (R.E. # 086181-0005) (Dist. 10-Pittman) (Williams)  
(Companion 2024-314)  
4/23/24 CO Introduced: LUZ  
5/7/24 LUZ Read 2nd & Rerefer  
LUZ PH - 6/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

**READ 2ND & REREFER**

57. [2024-0314](#) ORD-Q Granting Administrative Deviation (Appl AD-24-24) at 0 Benedict Rd, btwn Paris Ave & Spelman Rd - Habitat for Humanity of Jacksonville, Inc. - Requesting to Reduce the Required Min Lot Width from 60 ft to 40 ft in RLD-60 (R.E. # 086181-0005) (Dist. 10-Pittman) (Williams)  
(Companion 2024-313)  
4/23/24 CO Introduced: LUZ  
5/7/24 LUZ Read 2nd & Rerefer  
LUZ PH - 6/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

**READ 2ND & REREFER**

- 
58. [2024-0315](#) ORD-Q Apv Zoning Exception (Appl E-24-25) at 1980 San Marco Blvd, btwn Naldo Ave & Balis Pl - Marco Square Land, LLC - Requesting (1) an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises & Off-Premises Consumption & (2) Permanent Outside Sale & Svc (of Food & Beverage), Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4 of the Zoning Code, for Locke Rudin Enterprises, LLC, d/b/a Voodoo Brewing Co., in CCG-1 (R.E. # 081336-0000) (Dist. 5-J. Carlucci) (Williams)  
4/23/24 CO Introduced: LUZ  
5/7/24 LUZ Read 2nd & Rerefer  
LUZ PH - 6/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

**READ 2ND & REREFER**

59. [2024-0316](#) ORD-Q Apv Sign Waiver (Appl SW-24-04) for a Sign Located at 4204 Herschel St, btwn Irvington Ave & Marquette Ave - 4216 Herschel LLC - Requesting to Reduce the Min Setback from 10 ft to 2 ft in CCG-1 (R.E. # 069400-0000) (Dist. 7-Peluso) (Williams)  
4/23/24 CO Introduced: LUZ  
5/7/24 LUZ Read 2nd & Rerefer  
LUZ PH - 6/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

**READ 2ND & REREFER**

60. [2024-0317](#) ORD-Q Apv Sign Waiver (Appl SW-24-05) for a Sign Located at 10951 Old St. Augustine Rd, btwn Winderpark Ct & Losco Rd - Alisha & Pooja, LLC - Requesting to Reduce the Min Setback from 10 ft to 2 ft in PUD (2022-151-E) (R.E. # 155665-0000) (Dist. 6-Boylan) (Williams)  
4/23/24 CO Introduced: LUZ  
5/7/24 LUZ Read 2nd & Rerefer  
LUZ PH - 6/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

**READ 2ND & REREFER**

61. [2024-0318](#) ORD-Q Apv Sign Waiver (Appl SW-24-06) for a Sign Located at 2121 Park St, btwn Copeland St & Goodwin St - Baker, Colyer, Threlkel Properties, LLP - Requesting to Reduce the Min Setback from 10 ft to 1 ft in RMD-B & CRO (R.E. # 090904-0000) (Dist. 7-Peluso) (Abney)  
4/23/24 CO Introduced: LUZ  
5/7/24 LUZ Read 2nd & Rerefer  
LUZ PH - 6/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

**READ 2ND & REREFER**

62. [2024-0334](#) ORD-MC Amend Sec 368.301 (Violations & Criminal Penalties), Pt 3 (Enforcement), Ch 368 (Noise Control), Ord Code, Sec 614.103 (Reserved), Ch 614 (Public Order & Safety), Ord Code, Sec 632.101 (Classes of Offenses), Ch 632 (Penalties), Ord Code, Sec 656.1309 (Unlawful Sign Messages), Pt 13 (Sign Regulations), Ch 656 (Zoning Code), Ord Code, & Sec 741.107 (Violations & Criminal Penalties), Pt 3 (Enforcement), Ch 741 (Zero Tolerance on Litter), Ord Code, to Enhance Civil & Criminal Penalties for Violations of City Codes When Such Violations Were Motivated by Hate; Prov for Severability; Prov for Codification Instructions (Teal) (Introduced by CMs Peluso, Carlucci, Gaffney, Jr., Pittman, Clark-Murray & Johnson)  
4/23/24 CO Introduced: NCSPHS, R, LUZ  
5/6/24 NCSPHS Read 2nd & Rerefer  
5/6/24 R Read 2nd & Rerefer  
5/7/24 LUZ Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

### READ 2ND & REREFER

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

Minutes: Colleen Hampsey, Council Research  
CHampsey@coj.net 904.255.5151  
Posted: 5.10.24 5:00 pm