

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Agenda Minutes

**Tuesday, August 20, 2024**

**5:00 PM**

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

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

*Kevin Carrico, Chair*

*Raul Arias, Vice Chair*

*Ken Amaro*

*Joe Carlucci*

*Rory Diamond*

*Reggie Gaffney, Jr.*

*Rahman Johnson - Excused*

*Legislative Assistant: Maritza Sanchez*

*Legislative Assistant: Steven Libby*

*Council Research: Colleen Hampsey*

*Office of General Counsel: Dylan Reingold, Deputy GC*

*Planning Dept.: Helena Parola*

*Planning Dept.: Bruce Lewis*

*Planning Dept.: Erin Abney*

Meeting convened: 4:30 pm Meeting adjourned: 4:36 pm  
Attendance: CMs Carrico, Amaro, Gaffney Jr., and Arias

Also: Helena Parola and Bruce Lewis - Planning & Development Department; Mary Staffopoulos and Dylan Reingold - Office of General Counsel; Colleen Hampsey - Council Research

Chairman Carrico called the meeting to order and reviewed the marked agenda which contained fourteen (14) items ready for action, thirty-four (34) items marked for deferral; sixteen (16) items marked second and rerefer; and two (2) items marked public hearing continued.

Meeting Convened:

Meeting Adjourned:

Attendance:

Item/File No.

Title History

1. [2022-0888](#)

DEFER

(Previously  
continued to  
9/4/24)Applicant:  
Steve Diebenow

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

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

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

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 | 5/14/24 CO PH Cont'd 5/28/24  
5/28/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24  
6/25/24 CO PH Cont'd 7/23/24 | 7/23/24 CO PH Cont'd 8/13/24  
8/13/24 CO PH Cont'd 8/27/24  
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, 6/4/24, 6/18/24, 7/16/24, 8/6/24, 8/20/24  
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, 5/28/24, 6/11/24, 6/25/24, 7/23/24, 8/13/24, 8/27/24

**AMENDMENT:**

1. Reflects a reduction in the total acreage of the Subject Property from 39.31± to 32.54± acres and a shift in the area that is the subject of the FLUM Amendment based on the new Legal Description.
2. Attaches a Revised Exhibit 1 (revised Legal Description dated July 16, 2024) and a Revised Exhibit 2 (Subject Property Map) to reflect the change in acreage and location of the area that is the subject of the FLUM Amendment.

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)
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- SUBSTITUTE**
- REREFER**
- Applicant:**  
**Paul Harden**
- 5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer | 6/13/23 CO Read 2nd & Rerefer  
6/27/23 CO PH Addn'tl 7/25/23 | 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 | 5/14/24 CO PH Cont'd 5/28/24  
5/28/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24  
6/25/24 CO PH Cont'd 7/23/24 | 7/23/24 CO PH Cont'd 8/13/24  
8/13/24 CO PH Cont'd 8/27/24  
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, 6/4/24,  
6/18/24, 7/16/24, 8/6/24, 8/20/24  
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, 5/28/24, 6/11/24, 6/25/24,  
7/23/24, 8/13/24, 8/27/24

**SUBSTITUTE:**

1. Reflects a reduction in the total acreage of the Subject Property from 39.31± to 32.54± acres and a shift in the area that is the subject of the PUD rezoning based on the new Legal Description.
2. Increases the total number of lots from a maximum of 351 to a maximum of 418.
3. Attaches a Revised Exhibit 1 (revised Legal Description dated July 16, 2024) and a Revised Exhibit 2 (Subject Property Map) to reflect the change in acreage and location of the area that is the subject of the PUD rezoning.
4. Attaches a Revised Exhibit 3 (revised PUD Written Description dated July 18, 2024).
5. Attaches a Revised Exhibit 4 (revised PUD Site Plan dated July 18, 2024).

5. [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)  
 DEFER  
 (Previously amended & re-referred)  
 (Will be re-noticed & re-advertised)  
 Applicant: Cyndy Trimmer
- (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  
 5/14/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24  
 6/25/24 CO PH Cont'd 7/23/24 | 7/23/24 CO PH Cont'd 8/13/24  
 8/6/24 LUZ PH Amend/Rerefer 7-0  
 8/13/24 CO PH Amend/Rerefer 18-0  
 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, 6/18/24, 7/16/24, 8/6/24  
 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, 6/11/24, 6/25/24, 7/23/24, 8/13/24

6. [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 5/14/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24 6/25/24 CO PH Cont'd 7/23/24 | 7/23/24 CO PH Cont'd 8/13/24 8/6/24 LUZ PH Substitute/Rerefer 7-0 8/13/24 CO PH Substitute/Rerefer 18-0 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, 6/18/24, 7/16/24, 8/6/24 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, 6/11/24, 6/25/24, 7/23/24, 8/13/24
- DEFER
- (Previously substituted & re-referred)
- (Will be re-noticed & re-advertised)
- Applicant:  
Cyndy Trimmer
7. [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) (NW CPAC Deny) 4/9/24 CO Introduced: LUZ 4/16/24 LUZ Read 2nd & Rerefer 4/23/24 CO Read 2nd & Rerefer 5/14/24 CO PH Only LUZ PH - 5/21/24, 6/18/24, 7/16/24, 8/6/24, 8/20/24 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24
- OPEN PH  
CONT PH  
9/4/24
- NO PD/PC  
REPORTS
- Applicant:  
Curtis Hart



8. [2024-0373](#)  
**DEFER**  
**(At request of CM Carlucci)**
- ORD-MC Amend Ch 656 (Zoning Code), Pt 3 (Schedule of District Regulations), Subpt F (Planned Unit Development), Sec 656.341 (Procedures), Ord Code, to Add a New Subparagraph (f) to Prohibit PUD Zoning Applications Which Allow Deviations From Zoning Overlays Unless Appvd by a 2/3 Vote of the Full Council; Prov Codification Instructions (Teal) (Introduced by CM Carlucci) (PD & PC Apv) (Co-Sponsor CM Peluso)  
5/14/24 CO Introduced: NCSPHS, R, LUZ  
5/20/24 NCSPHS Read 2nd & Rerefer  
5/20/24 R Read 2nd & Rerefer  
5/21/24 LUZ Read 2nd & Rerefer  
5/28/24 CO Read 2nd & Rerefer  
6/11/24 CO PH Only  
LUZ PH - 6/18/24, 7/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24
9. [2024-0414](#)  
**DEFER**  
**(Previously continued to 9/4/24)**  
**Applicant: Steve Diebenow**
- ORD-Q Rezoning at 0 Peeler Rd & 5900 Ft. Caroline Rd, South of Ft. Caroline Rd, btwn Cesery Blvd & Peeler Rd - (9.64± Acres) - PUD (2015-238-E) to PUD, to Permit a School Parcel & a Commercial Parcel, as Described in the Jacksonville Classical Academy East PUD - Jacksonville Classical Academy East, Inc. (R.E. # 113315-0010 & 113315-0050) (Dist. 1-Amaro) (Lewis) (LUZ)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
6/25/24 CO PH Only  
LUZ PH - 7/16/24, 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24
10. [2024-0415](#)  
**DEFER**  
**(Previously continued to 9/4/24)**  
**Applicant: Steve Diebenow**
- ORD-Q Rezoning on Valley Ridge Blvd, btwn Stonemason Way & Joellyn Ct - (0.17± Acres) - PUD (2015-282-E) to PUD, to Permit a Conventional Wireless Tower, as Described in the Coastal Ridge PUD - Sonoc Company, LLC (R.E. # 168149-9900 (Portion)) (Dist. 11-Arias) (Lewis) (LUZ)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
6/25/24 CO PH Only  
LUZ PH - 7/16/24, 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

11. [2024-0471](#)  
**WITHDRAW**  
**(Return of Fees)**
- RESO-Q Concerning the Appeal of a Final Order of the Jax Historic Preservation Commission Apv Appl for Certificate of Appropriateness, as Req by Frank L. Butler, Seeking Appvl to Demolish a Contributing Structure in the Springfield Historic District at 125 3rd St, Filed by Kim Pryor, Vice-President of Preservation SOS, Inc., Pursuant to Ch 307 (Historic Preservation & Protection), Pt 2 (Appellate Procedure), Ord Code; Adopt Recommended Findings & Conclusions of the LUZ Committee (COA-24-30120) (R.E. # 070937-0015) (Dist. 7-Peluso) (Reingold) (LUZ)  
6/11/24 CO Introduced: LUZ  
6/18/24 LUZ Read 2nd & Rerefer  
6/25/24 CO Read 2nd & Rerefer  
LUZ PH -
12. [2024-0479](#)  
**OPEN PH**  
**CONT PH**  
**9/4/24**
- NO PD/PC**  
**REPORTS**
- ORD Apv a Change to the Conceptual Master Plan for Development, at 0 U.S. Hwy 301 S, 0 Maxville MacClenny Hwy & 0 Normandy Blvd, South of I-10, North of Maxville MacClenny Hwy (SR 228), & btwn U.S. Hwy 301 & the Duval-Baker County Line - (7002.25± Acres) - 301 Capital Partners, LLC & First Coast Regional Utilities, Inc. (R.E. # 000974-0210, 000974-0220, 000996-3010, 001147-0000, 001150-2000, 001159-0010 & 001161-0020) (Dist. 12-White) (Parola) (LUZ)  
6/25/24 CO Introduced: LUZ  
7/16/24 LUZ Read 2nd & Rerefer  
7/23/24 CO Read 2nd & Rerefer  
8/13/24 CO PH Addnt'l 8/27/24  
LUZ PH - 8/20/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24 & 8/27/24
13. [2024-0480](#)  
**OPEN PH**  
**CLOSE PH**
- MOVE**
- Applicant:**  
**Lara Hipps**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 & 9320 Garden St btwn Jones Rd & Golden Bamboo Dr - (1.00± Acre) - AGR to LDR - Igor Sayenko (R.E. # 002893-0025 & 002893-0035) (Appl # L-5940-24C) (Dist. 12-White) (Parola) (LUZ) (PD & PC Apv)  
(Rezoning 2024-481)  
6/25/24 CO Introduced: LUZ  
7/16/24 LUZ Read 2nd & Rerefer  
7/23/24 CO Read 2nd & Rerefer  
8/13/24 CO PH Addnt'l PH 8/27/24  
LUZ PH - 8/20/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/13/24 & 8/27/24

- 14.**     [2024-0481](#)     ORD-Q Rezoning at 0 & 9320 Garden St btwn Jones Rd & Golden Bamboo Dr  
**EX-PARTE**     - (1.00± Acre) - AGR to RLD-100A - Igor Sayenko (R.E. # 002893-0025 &  
002893-0035) (Appl # L-5940-24C) (Dist. 12-White) (Corrigan) (LUZ)  
**OPEN PH**     (Small-Scale 2024-480) (PD & PC Apv)  
**CLOSE PH**     6/25/24 CO Introduced: LUZ  
7/16/24 LUZ Read 2nd & Rerefer  
**MOVE**     7/23/24 CO Read 2nd & Rerefer  
8/13/24 CO PH Addnt'l PH 8/27/24  
**Applicant:**     LUZ PH - 8/20/24  
**Lara Hipps**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24 & 8/27/24
- 15.**     [2024-0482](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045  
**OPEN PH**     Comp Plan at 6721 Norwood Ave btwn Essex St & Laurel St - (0.15± Acres) -  
**CLOSE PH**     LDR to CGC - First Coast No More Homeless Pets, Inc. (R.E. # 031712-0000  
(Portion)) (Appl # L-5947-24C) (Dist. 10-Pittman) (Snyder) (LUZ) (PD & PC  
Apv)  
**MOVE**     (Rezoning 2024-483)  
6/25/24 CO Introduced: LUZ  
**Applicant:**     7/16/24 LUZ Read 2nd & Rerefer  
**Cyndy Trimmer**     7/23/24 CO Read 2nd & Rerefer  
8/13/24 CO PH Addnt'l PH 8/27/24  
LUZ PH - 8/20/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -  
8/13/24 & 8/27/24
- 16.**     [2024-0483](#)     ORD-Q Rezoning at 6721 Norwood Ave btwn Essex St & Laurel St - (0.25±  
**EX-PARTE**     Acres) - CO & RLD-60 to CCG-2 - First Coast No More Homeless Pets, Inc.  
(R.E. # 031712-0000 (Portion)) (Appl # L-5947-24C) (Dist. 10-Pittman)  
**OPEN PH**     (Williams) (LUZ)  
**CLOSE PH**     (Small-Scale 2024-482) (PD & PC Apv)  
6/25/24 CO Introduced: LUZ  
**AMEND**     7/16/24 LUZ Read 2nd & Rerefer  
**MOVE**     7/23/24 CO Read 2nd & Rerefer  
8/13/24 CO PH Addnt'l PH 8/27/24  
**Applicant:**     LUZ PH - 8/20/24  
**Cyndy Trimmer**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24 & 8/27/24

**AMENDMENT:**

1. Changes the request from “CO and RLD-60 to CCG-2” to “CO and RLD-60 to CCG-1”.
2. Attaches a Revised Exhibit 2.

17. [2024-0484](#) ORD-Q Rezoning at 9985 103rd St on the North Side of 103rd St, East of Connie Jean Rd - (5.05± Acres) - CCG-2 & PUD (2008-714-E) to PUD, to Permit Washing, Storing & Maintenance of Trucks & Other Commercial Uses; as Described in the FCC Environmental Services PUD - New Age Properties, LLC (R.E. # 012989-0020) (Dist. 12-White) (Cox) (LUZ)  
**EX-PARTE**  
**OPEN PH**  
**CLOSE PH**  
**SUBSTITUTE**  
**REFER**  
**Applicant:**  
**Michael Herzberg**

6/25/24 CO Introduced: LUZ  
7/16/24 LUZ Read 2nd & Rerefer  
7/23/24 CO Read 2nd & Rerefer  
8/13/24 CO PH Only  
LUZ PH - 8/20/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

**SUBSTITUTE:**

1. Revise the request from “CCG-2 and PUD to PUD” to “PUD to CCG-2”.
2. Revise the acreage from 5.05 acres to 3.73 acres.
3. Revise Exhibit 1 and Exhibit 2.
4. Eliminate references to being a PUD rezoning.

18. [2024-0485](#) ORD-Q Apv Zoning Exception (Appl E-24-31) at 3615 Dupont Ave btwn St. Augustine Rd & Dupont Station Ct - Bene Jaquez, 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 Pepes Hacienda & Restaurant Corp at Unit 900, in CN (R.E. # 154036-0700) (Dist. 5-J. Carlucci) (Williams) (LUZ) (PD Apv)  
**EX-PARTE**  
**OPEN PH**  
**CLOSE PH**  
**MOVE**  
**Applicant:**  
**Michael Herzberg**

6/25/24 CO Introduced: LUZ  
7/16/24 LUZ Read 2nd & Rerefer  
7/23/24 CO Read 2nd & Rerefer  
8/13/24 CO PH Only  
LUZ PH - 8/20/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

**19.**     [2024-0486](#)     ORD-Q Apv Zoning Exception (Appl E-24-33) at 9825 San Jose Blvd btwn Crown Point Rd & Kori Rd - E Holdings, 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 Sr Ceviche Jax, LLC in CCG-1 (R.E. # 148970-0000) (Dist. 6-Boylan) (Read) (LUZ) (PD Apv)

**EX-PARTE**

**OPEN PH**

**CLOSE PH**

**MOVE**

**Applicant:**     6/25/24 CO Introduced: LUZ  
**Juan Lozano**     7/16/24 LUZ Read 2nd & Rerefer  
                      7/23/24 CO Read 2nd & Rerefer  
                      8/13/24 CO PH Only  
                      LUZ PH - 8/20/24  
                      Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

**20.**     [2024-0487](#)     ORD-Q Apv Zoning Exception (Appl E-24-34) at 2467 Faye Rd, on the NE Corner of Faye Rd & Alta Rd - 2467 Faye Rd., 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 & Permanent or Restricted Outside Sale & Svc in Conjunction With a Restaurant, Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4 of the Zoning Code for Tacuaches Mexican Restaurant, Inc., d/b/a Las Ninas Cocina Mexicana, in CN (R.E. # 108655-0000) (Dist. 2-Gay) (Corrigan) (LUZ) (PD Apv)

**EX-PARTE**

**OPEN PH**

**CLOSE PH**

**MOVE**

**Applicant:**     6/25/24 CO Introduced: LUZ  
**Lawrence Yancy**     7/16/24 LUZ Read 2nd & Rerefer  
                      7/23/24 CO Read 2nd & Rerefer  
                      8/13/24 CO PH Only  
                      LUZ PH - 8/20/24  
                      Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

21. [2024-0488](#)

**EX-PARTE**

**OPEN PH**  
**CLOSE PH**

**AMEND**  
**MOVE**  
**(w/Condition)**

**Applicant:**  
**Cyndy Trimmer**

ORD-Q Apv Zoning Exception (Appl E-24-35) at 4323 Herschel St on the NE Corner of Herschel St & San Juan Ave - San Juan Corner, 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 Consumption or Off-Premises Consumption or Both, & (2) Permanent or Restricted Outside Sale & Svc, Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, for Eat Happy Jax, LLC in CCG-1 (R.E. # 093588-0000) (Dist. 7-Peluso) (Williams) (LUZ) (PD Amd/Apv)  
6/25/24 CO Introduced: LUZ  
7/16/24 LUZ Read 2nd & Rerefer  
7/23/24 CO Read 2nd & Rerefer  
8/13/24 CO PH Only  
LUZ PH - 8/20/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

**CONDITION:**

1. The zoning exception (2024-0488/E-24-35) granted herein shall not be effective unless or until the Waiver of Minimum Distance Requirements for Liquor License Location (WLD-24-11) required pursuant to Section 656.133, Ordinance Code, is issued for the Subject Property.

22. [2024-0489](#)

**EX-PARTE**

**OPEN PH**  
**CLOSE PH**

**MOVE**

**Applicant:**  
**Charles &**  
**Keandra Boyd**

ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-15) at 0 Sycamore St - Charles Edward Boyd, Jr. & Keandra Chiffonya Boyd - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 004018-1020) (Dist. 8-Gaffney, Jr.) (Cox) (LUZ) (PD Apv)  
6/25/24 CO Introduced: LUZ  
7/16/24 LUZ Read 2nd & Rerefer  
7/23/24 CO Read 2nd & Rerefer  
8/13/24 CO PH Only  
LUZ PH - 8/20/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

- 23.**     [2024-0515](#)     RESO-Q Concerning the Appeal of a Final Order of the Jax Historic Preservation Commission Denying Appl for Certificate of Appropriateness Seeking to Replace 20 Windows on a Single-Family Contributing Structure in the Riverside Avondale Historic District at 1920 Montgomery Pl, Filed by Jeff Thompson, Pursuant to Ch 307 (Historic Preservation & Protection), Pt 2 (Appellate Procedure), Ord Code; Adopting Recommended Findings & Conclusions of the LUZ Committee (COA-24-30140) (R.E. # 092912-0000) (Dist. 7-Peluso) (Reingold) (LUZ)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 8/20/24
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- WITHDRAW**
- 
- 24.**     [2024-0516](#)     ORD Apv Proposed Evaluation & Appraisal Report (EAR) Based Text Amendments to the 2045 Comp Plan of the City for Transmittal to the State of FL Dept of Commerce, as the State Land Planning Agency, & Other Required Agencies for Review; Amend the Housing Element, the Future Land Use Element, the Public Schools Facilities Element, the Infrastructure Element, the Sanitary Sewer Service Feasibility Analysis & Definitions, to Incorporate Recommendations from the Evaluation & Appraisal Report as Appvd by Ord 2023-670-E (Parola) (LUZ)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24
- DEFER**
- (PH Next Cycle 9/4/24)**
- 
- 25.**     [2024-0517](#)     ORD Adopting the 2024B Series Text Amendment to the FLUE Map Series & the Transportation Element Map Series of the 2045 Comp Plan of the City to Amend the Coastal High Hazard Areas & Hurricane Evacuation Zones Map 4 (Parola) (LUZ)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24
- DEFER**
- (PH Next Cycle 9/4/24)**

- 26.**     [2024-0518](#)  
**DEFER**  
**(PH Next Cycle**  
**9/4/24)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Palm Lake Dr btwn Noah Rd & Eastport Rd - (23.70± Acres) - LI & BP to MDR - Palm Lake, LLC (R.E. # 109453-0015 & 109453-0040) (Appl # L-5946-24C) (Dist. 2-Gay) (Salley) (LUZ)  
(Rezoning 2024-519)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24
- 27.**     [2024-0519](#)  
**DEFER**  
**(PH Next Cycle**  
**9/4/24)**
- ORD-Q Rezoning at 0 Palm Lake Dr btwn Noah Rd & Eastport Rd - (23.70± Acres) - IL & IBP to RMD-A & RMD-D - Palm Lake, LLC (R.E. # 109453-0015 & 109453-0040) (Appl # L-5946-24C) (Dist. 2-Gay) (Williams) (LUZ)  
(Small-Scale 2024-518)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24
- 28.**     [2024-0520](#)  
**DEFER**  
**(PH Next Cycle**  
**9/4/24)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 McDuff Ave N btwn Lowell Ave & Commonwealth Ave - (1.22± Acres) - LDR to CGC - Kevin Thigpen & William Taylor (R.E. # 056005-0000, 056006-0000 & 056007-0000) (Appl # L-5881-23C) (Dist. 9-Clark-Murray) (Salley) (LUZ)  
(Rezoning 2024-521)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24



- 29.**     [2024-0521](#)  
**DEFER**  
**(PH Next Cycle 9/4/24)**
- ORD-Q Rezoning at 0, 957, 961 & 971 McDuff Ave N btwn Lowell Ave & Commonwealth Ave - (1.56± Acres) - RLD-60 & CCG-1 to PUD, to Permit Commercial Uses, as Described in the Taylor/McDuff/Commonwealth PUD - Kevin Thigpen & William Taylor (R.E. # 056005-0000, 056006-0000, 056007-0000, 056008-0000, 056009-0000 & 056010-0000) (Appl # L-5881-23C) (Dist. 9-Clark-Murray) (Cox) (LUZ)  
(Small-Scale 2024-520)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24
- 30.**     [2024-0522](#)  
**DEFER**  
**(PH Next Cycle 9/4/24)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan, at 0 Wingate Rd N at the NE Corner of Dunn Ave & Wingate Rd N - (4.19± Acres) - MDR to CGC - Matthew Miller, Individually & as Independent Administrator of the Estate of Melissa Miller, Loree Miller & Betty Jean Johann-Miller (R.E. # 019983-0000 (Portion)) (Appl # L-5939-24C) (Dist. 8-Gaffney, Jr.) (Roberts) (LUZ)  
(Rezoning 2024-523)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24
- 31.**     [2024-0523](#)  
**DEFER**  
**(PH Next Cycle 9/4/24)**
- ORD-Q Rezoning at 0 Wingate Rd N at the NE Corner of Dunn Ave & Wingate Rd N - (4.19± Acres) - RMD-A to PUD, to Permit Commercial Uses, as Described in the Windgate Self-Storage PUD - Matthew Miller, Individually & as Independent Administrator of the Estate of Melissa Miller, Loree Miller & Betty Jean Johann-Miller (R.E. # 019983-0000 (Portion)) (Appl # L-5939-24C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)  
(Small-Scale 2024-522)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24

- 32.**     [2024-0524](#)  
**DEFER**  
  
**(PH Next Cycle**  
**9/4/24)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan, at 1404 Blair Rd - (4.8± Acres) - LDR to MDR - Franck Ventures Company (R.E. # 008913-0000) (Appl # 5937-24C) (Dist. 12-White) (Roberts) (LUZ)  
(Rezoning 2024-525)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24
- 33.**     [2024-0525](#)  
**DEFER**  
  
**(PH Next Cycle**  
**9/4/24)**
- ORD-Q Rezoning at 1404 Blair Rd - (4.8± Acres) - AGR to PUD, to Permit Residential Uses, Including Townhomes, as Described in the Blair Road Townhomes PUD - Franck Ventures Company (R.E. # 008913-0000) (Appl # L-5937-24C) (Dist. 12-White) (Corrigan) (LUZ)  
(Small-Scale 2024-524)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24
- 34.**     [2024-0526](#)  
**DEFER**  
  
**(PH Next Cycle**  
**9/4/24)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3319 Lenox Ave, btwn Thompson St & Day Ave - (0.99± Acres) - RPI to BP - Confederated Specialty, LLC (R.E. # 056893-0010) (Appl # L-5943-24C) (Dist. 9-Clark-Murray) (Salley) (LUZ)  
(Companions 2024-527 & 2024-528)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24

- 35.**     [2024-0527](#)  
**DEFER**  
**(PH Next Cycle 9/4/24)**
- ORD-Q Rezoning at 3319 Lenox Ave, btwn Thompson St & Day Ave - (0.99± Acres) - RLD-60 to IBP - Confederated Specialty, LLC (R.E. # 056893-0010) (Appl # L-5943-24C) (Dist. 9-Clark-Murray) (Williams) (LUZ)  
(Companions 2024-526 & 2024-528)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24
- 36.**     [2024-0528](#)  
**DEFER**  
**(PH Next Cycle 9/4/24)**
- ORD-Q Apv Zoning Exception (Appl E-24-39) at 3319 & 3333 Lenox Ave, btwn Thompson St & Day Ave - Confederated Specialty, LLC - Requesting Outside Storage Subject to the Performance Standards & Dev Criteria Set Forth in Pt 4, in IBP (R.E. # 056882-0000 & 056893-0010) (Dist. 9-Clark-Murray) (Williams) (LUZ)  
(Companions 2024-526 & 2024-527)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24
- 37.**     [2024-0529](#)  
**DEFER**  
**(PH Next Cycle 9/4/24)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Jammes Rd btwn Hannah Stables Dr & 118th St - (9.29± Acres) - LDR to MDR - Shan Ramalingam (R.E. # 014498-0000) (Dist. 14-Johnson) (Roberts) (LUZ)  
(Rezoning 2024-530)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24

- 38.**     [2024-0530](#)     ORD-Q Rezoning at 0 Jammes Rd btwn Hannah Stables Dr & 118th St - (9.29± Acres) - RR-Acre to RMD-D - Shan Ramalingam (R.E. # 014498-0000) (Appl # L-5932-24C) (Dist. 14-Johnson) (Williams) (LUZ)  
**DEFER**  
**(PH Next Cycle 9/4/24)**     (Small-Scale 2024-529)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24
- 39.**     [2024-0531](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 8363 Ramona Blvd W, btwn Hammond Blvd & Cahoon Rd - (0.52± Acres) - NC to CGC - Kerry E. Hunter (R.E. # 007140-0050) (Appl # L-5955-24C) (Dist. 12-White) (Hinton) (LUZ)  
**DEFER**  
**(PH Next Cycle 9/4/24)**     (Rezoning 2024-532)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24
- 40.**     [2024-0532](#)     ORD-Q Rezoning at 8363 Ramona Blvd W, btwn Hammond Blvd & Cahoon Rd - (0.52± Acres) - CN to CCG-1 - Kerry E. Hunter (R.E. # 007140-0050) (Appl # L-5955-24C) (Dist. 12-White) (Lewis) (LUZ)  
**DEFER**  
**(PH Next Cycle 9/4/24)**     (Small-Scale 2024-531)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24

- 41.**     [2024-0533](#)  
**DEFER**  
**(PH Next Cycle**  
**9/4/24)**
- ORD-Q Rezoning at 2656, 2702 & 2712 Dunn Ave, East of Lem Turner Rd - (11.96± Acres) - RR-Acre to PUD, to Permit Residential Uses, Including Duplexes, Townhomes & Villas, as Described in the Highland Terrace PUD - Laura L. Reinhardt (Life Estate) & Hassell Co. Int., LLC (R.E. # 020377-0000, 020379-0000 & 020378-0000) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24
- 42.**     [2024-0534](#)  
**DEFER**  
**(PH Next Cycle**  
**9/4/24)**
- ORD-Q Rezoning at Normandy Blvd, btwn Carter Landing Blvd & Guardian Dr - (3.03± Acres) - PUD (2019-7-E) to PUD, to Permit Retail Commercial & Recreational Vehicle & Boat Storage, 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 SAI of Jacksonville 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 - SAI of Jacksonville Properties, LLC (R.E. # 009067-0015) (Dist. 12-White) (Lewis) (LUZ)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24
- 43.**     [2024-0535](#)  
**DEFER**  
**(PH Next Cycle**  
**9/4/24)**
- ORD-Q Rezoning at 8374 New Kings Rd, btwn Gilchrist Rd & Finch Ave - (2.6± Acres) - CCG-2 to PUD, to Permit Commercial Uses, as Described in the New Kings Road PUD - And Property, LLC (R.E. # 039967-0000) (Dist. 10-Pittman) (Cox) (LUZ)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

44. [2024-0536](#)  
**DEFER**  
**(PH Next Cycle 9/4/24)**  
ORD-Q Rezoning at 0 & 9423 Crystal Springs Rd, btwn Crystal Cir & Chandler Oaks Dr - (10.00± Acres) - RR-Acre to PUD, to Permit Single Family Dwellings, as Described in the Crystal Springs PUD - Dao Nguyen (R.E. # 008833-0050, 008834-0000 & 008835-0000) (Dist. 12-White) (Cox) (LUZ)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24
45. [2024-0537](#)  
**DEFER**  
**(PH Next Cycle 9/4/24)**  
ORD-Q Rezoning at 2939 Manitou Ave, btwn Ortega Blvd & Baltic Cir - (0.37± Acres) - PUD (2020-89-E) to PUD, to Permit a 4 Unit Multi-Family Residential Bldg, as Described in the Courtyard Homes PUD - Manitou, LLC (R.E. # 101602-0000) (Dist. 7-Peluso) (Hetzl) (LUZ)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24
46. [2024-0538](#)  
**DEFER**  
**(PH Next Cycle 9/4/24)**  
ORD-Q Rezoning at 5050 Sunbeam Rd, btwn Hood Rd & Sunbeam Center Dr - (1.00± Acre) - PUD (2020-476-E) to PUD, to Permit Additional Commercial Uses, as Described in the Revised 5050 Sunbeam Road PUD - Rimoun N. Safar & Norman Safar (R.E. # 149085-0020) (Dist. 5-J. Carlucci) (Williams) (LUZ)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24
47. [2024-0539](#)  
**DEFER**  
**(PH Next Cycle 9/4/24)**  
ORD-Q Rezoning at 0 Stockton St, btwn College St & Myra St - (0.23± Acres) - PUD (2009-546-E) to PUD, to Permit Single Family Homes, as Described in the John Gorrie PUD - John Gorrie Investment Group, LLC (R.E. # 091197-0010) (Dist. 7-Peluso) (Lewis) (LUZ)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

- 48.**     [2024-0540](#)  
**DEFER**  
**(PH Next Cycle 9/4/24)**
- ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-16) at 0 Gerona Dr N btwn Westham Rd & Brougham Ave - Caspian Group, Inc. - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 0 ft in RLD-60 - Caspian Group, Inc. (R.E. # 166872-0020) (Dist. 3-Lahnen) (Lewis) (LUZ)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24
- 49.**     [2024-0541](#)  
**DEFER**  
**(PH Next Cycle 9/4/24)**
- ORD-Q Apv Zoning Exception (Appl E-24-36) at 8532 Baymeadows Rd btwn Bayberry Rd & Baymeadows Way - Illyria Properties 2, 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 Consumption, (2) Permanent or Restricted Outside Sale & Svc, Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, & (3) a Restaurant With the Outside Sale & Svc of Food Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, for Dua 1, Inc., in CCG-1 (R.E. # 152690-0130) (Dist. 11-Arias) (Read) (LUZ)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24
- 50.**     [2024-0542](#)  
**DEFER**  
**(PH Next Cycle 9/4/24)**
- ORD-Q Apv Zoning Exception (Appl E-24-37) at 7077 Bonneval Rd - HH Center, 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 Consumption, (2) Permanent or Restricted Outside Sale & Svc, Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, & (3) a Restaurant With the Outside Sale & Svc of Food Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, for Jai Ganesh 11, Inc. (World of Beer), in CCG-1 (R.E. # 152836-0000) (Dist. 5-J. Carlucci) (Read) (LUZ)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

- 51.**     [2024-0604](#)  
**2ND READING**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6612 & 6624 Picketville Rd, btwn I-295 & Kenny Rd - (1.25± Acres) - LDR to LI - J.B. Coxwell Contracting, Inc. (R.E. # 004357-0000 & 004357-0010 (Portion)) (Appl # L-5949-24C) (Dist. 10-Pittman) (Salley) (LUZ)  
(Rezoning 2024-605)  
8/13/24 CO Introduced: LUZ  
LUZ PH - 9/17/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/10/24 & 9/24/24
- 52.**     [2024-0605](#)  
**2ND READING**
- ORD-Q Rezoning at 6612 & 6624 Picketville Rd, btwn I-295 & Kenny Rd - (1.25± Acres) - RLD-60 to IL - J.B. Coxwell Contracting, Inc. (R.E. # 004357-0000 & R.E. # 004357-0010 (Portion)) (Appl # L-5949-24C) (Dist. 10-Pittman) (Lewis) (LUZ)  
(Small-Scale 2024-604)  
8/13/24 CO Introduced: LUZ  
LUZ PH - 9/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24 & 9/24/24
- 53.**     [2024-0606](#)  
**2ND READING**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9997 103rd St, btwn Connie Jean Rd & Brighton Park Ln - (10.10± Acres) - LDR to MDR with FLUE Site Specific Policy 4.4.44; Adopting a New Site Specific Policy 4.4.44 in the FLUE - Westview Signature, LLC (R.E. # 012988-0000) (Appl # L-5931-24C) (Dist. 12-White) (Hinton) (LUZ)  
(Rezoning 2024-607)  
8/13/24 CO Introduced: LUZ  
LUZ PH - 9/17/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/10/24 & 9/24/24



- 54.**     [2024-0607](#)  
**2ND READING**
- ORD-Q Rezoning at 9909 & 9997 103rd St, btwn Connie Jean Rd & Brighton Park Ln - (12.20± Acres) - RR-Acre & CN to PUD, to Permit Multi-Family Residential & Office & Commercial Uses, as Described in the Connie Jean PUD - Westview Signature, LLC & Blue Ribbon Realty, LLC (R.E. # 012988-0000 & 012990-0000) (Appl # L-5931-24C) (Dist. 12-White) (Cox) (LUZ)  
(Small-Scale 2024-606)  
8/13/24 CO Introduced: LUZ  
LUZ PH - 9/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24 & 9/24/24
- 55.**     [2024-0608](#)  
**2ND READING**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 & 7335 Morse Ave, btwn Firestone Rd & Ricker Rd - (9.86± Acres) - LDR to AGR - Morse Avenue Nursery, LLC (R.E. # 015746-0000 & 015747-0000) (Appl # L-5957-24C) (Dist. 14-Johnson) (Snyder) (LUZ) (Rezoning 2024-609)  
8/13/24 CO Introduced: LUZ  
LUZ PH - 9/17/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/10/24 & 9/24/24
- 56.**     [2024-0609](#)  
**2ND READING**
- ORD-Q Rezoning at 0 & 7335 Morse Ave, btwn Firestone Rd & Ricker Rd - (9.86± Acres) - RR-Acre to PUD, to Permit Single-Family Residential & Agricultural Uses, as Described in the Yellow Bluff Estates PUD - Morse Avenue Nursery, LLC (R.E. # 015746-0000 & 015747-0000) (Appl # L-5957-24C) (Dist. 14-Johnson) (Williams) (LUZ)  
(Small-Scale 2024-608)  
8/13/24 CO Introduced: LUZ  
LUZ PH - 9/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24 & 9/24/24
- 57.**     [2024-0610](#)  
**2ND READING**
- ORD-Q Rezoning at 0 & 13951 New Kings Rd & 0 Braddock Rd, btwn Dunn Ave & Lem Turner Rd - (280.55± Acres) - PUD (2024-15-E) to PUD, to Permit Single Family Residential & Associated Recreational Uses, as Described in the Braddock Road PUD - Southpoint Crossing, LLC, & Hart Resources, LLC (R.E. # 002472-0105, 002482-0100 & 002472-0210) (Dist. 8-Gaffney, Jr.) (Lewis) (LUZ)  
8/13/24 CO Introduced: LUZ  
LUZ PH - 9/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24

- 58.**     [2024-0611](#)  
**2ND READING**     ORD-Q Rezoning at 4218 & 4230 Ortega Blvd, btwn Manitou Ave & Corinthian Ave - (0.90± Acres) - CN to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the Ortega Carriage House PUD - Bulls Dixon Equity Partners, LLC (R.E. # 101598-0000 & 101599-0000) (Dist. 7-Peluso) (Cox) (LUZ)  
8/13/24 CO Introduced: LUZ  
LUZ PH - 9/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24
- 59.**     [2024-0612](#)  
**2ND READING**     ORD-Q Rezoning at 0 Iowa Ave, btwn Oak St & Palmetto St - (0.5± Acres) - RR-Acre to RLD-90 - Ryrad Home Builders, Inc. (R.E. # 003994-0005) (Dist. 8-Gaffney, Jr.) (Williams) (LUZ)  
8/13/24 CO Introduced: LUZ  
LUZ PH - 9/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24
- 60.**     [2024-0613](#)  
**2ND READING**     ORD-Q Rezoning at 10090 103rd St, btwn Piper Glen Blvd & Connie Jean Rd - (1.87± Acres) - CO to CCG-2 - Vanisea, LLC (R.E. # 015344-0000) (Dist. 12-White) (Read) (LUZ)  
8/13/24 CO Introduced: LUZ  
LUZ PH - 9/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24
- 61.**     [2024-0614](#)  
**2ND READING**     ORD-Q Apv Zoning Exception (Appl E-24-40) at 10663 Monaco Dr btwn Dunn Ave & Beckner Ave - 10663 Monaco Dr, 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 Centy Way, LLC (DBA) Centy Way, in CCG-1 (R.E. # 044148-0055) (Dist. 8-Gaffney, Jr.) (Read) (LUZ)  
(Companion 2024-615)  
8/13/24 CO Introduced: LUZ  
LUZ PH - 9/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24

- 62.**     [2024-0615](#)  
**2ND READING**     ORD-Q Granting Administrative Deviation (Appl AD-24-52) at 10663 Monaco Dr btwn Dunn Ave & Beckner Ave - 10663 Monaco Dr, LLC - Requesting to Reduce the Required Min Number of Off-Street Parking Spaces from 134 to 79 in CCG-1 (R.E. # 044148-0055) (Dist. 8-Gaffney, Jr.) (Read) (LUZ)  
(Companion 2024-614)  
8/13/24 CO Introduced: LUZ  
LUZ PH - 9/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24
- 63.**     [2024-0616](#)  
**2ND READING**     ORD-Q Apv Sign Waiver (Appl SW-24-07) for a Sign Located at 0 & 3044 San Pablo Rd, btwn Van Zile Ave & Courtney Woods Ln - Rivertown Church, Inc. - Requesting to Reduce the Min Setback from 25 ft to 1 ft & Increase the Max Size of a Sign from 24 sq ft to 30 sq ft in RR-Acre (R.E. # 167080-0000 & 167077-0100) (Dist. 13-Diamond) (Corrigan) (LUZ)  
8/13/24 CO Introduced: LUZ  
LUZ PH - 9/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24
- 64.**     [2024-0617](#)  
**2ND READING**     ORD Apv the Proposed 2024B Series Text Amendment to the FLUE of the 2045 Comp Plan of the City to Amend the Business Park (BP) & Light Industrial (LI) Plan Categories to Address Specific Uses in Both Categories, for Transmittal to the State of FL's Various Agencies for Review (Parola) (Introduced by CMs Salem & White)  
8/13/24 CO Introduced: LUZ  
LUZ PH - 9/17/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/10/24 & 9/24/24
- 65.**     [2024-0618](#)  
**2ND READING**     ORD-MC Amend Sec 656.322 (Light Industrial Category), Subpt D (Industrial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Modify the Bulk Storage Yard Use in the Industrial Light (IL) District; Prov for Severability (Reingold) (Introduced by CMs Salem & White)  
8/13/24 CO Introduced: LUZ  
LUZ PH - 9/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24 & 9/24/24

66. [2024-0619](#)  
**2ND READING**
- ORD Apv, & Auth the Mayor & Corp Sec to Execute & Deliver, the 2nd Amendment to Dev Agrmt btwn the City & R.L.R. Investments, LLC, as Appvd by Ord 2015-747-E, Extending the Duration of the Dev Agrmt to 5/21/29, Concerning Dev Now Known as "Pattillo - R.L.R. Investments" (CCAS # 124052.0), Consisting of 2 Parcels, 22.62± Acres & 25.46± Acres, Respectively, Located at 10319 General Ave, Pursuant to Pt 2, Ch 655, Ord Code (Dist. 12-White) (Harvey) (LUZ)  
8/13/24 CO Introduced: LUZ  
LUZ PH - 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

**NOTE: The next regular meeting will be held Wednesday, September 4, 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.**