

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda - Revised Marked

Wednesday, January 4, 2023

5:00 PM

Council Chamber, 1st Floor, City Hall

Land Use & Zoning Committee

Kevin Carrico, Chair

Rory Diamond, Vice Chair

Danny Becton

Nick Howland

Sam Newby

Brenda Priestly Jackson

Randy White

Legislative Assistant: Maritza Sanchez

Legislative Assistant: Barbara Ireland Hobson

Council Research: Colleen Hampsey

Office of General Counsel: Mary Staffopoulos, Deputy

Planning Dept.: Folks Huxford

Planning Dept.: Kristen Reed

Planning Dept.: Bruce Lewis

Planning Dept.: Laurie Santana

Sgt.-At-Arms: Chris Hancock

Meeting Convened:**Meeting Adjourned:****Attendance:****Item/File No.****Title History**

1. [2021-0656](#) ORD-Q Apv a Waiver of Minimum Rd Frontage Appl WRF-21-11 at 13762,13766 & 13768 Mandarin Rd, btwn Providence Hollow Lane & Orange Picker Rd-(R.E. #'s 106000-0000,106001-0000 & 106001-0010)-Richard & Danielle Caplin-Requesting to Reduce the Minimum Rd Frontage Requirements from 480 Ft to 360 Ft in Zoning Dist RLD-120. (Dist 6-Boylan) (Lewis) (LUZ) (SE CPAC Deny) (PD Deny) (Ex-Parte: CM Boylan)
 9/14/21 CO Introduced: LUZ
 9/21/21 LUZ Read 2nd & Rerefer
 9/28/21 CO Read 2nd & Rereferred:LUZ
 10/12/21 CO PH Only
 LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21, 1/4/22, 2/1/22, 2/15/22, 3/1/22, 3/15/22, 4/5/22, 4/19/22, 5/3/22, 6/7/22, 7/19/22, 8/16/22, 9/7/22, 10/18/22, 11/15/22, 12/6/22, 1/4/23
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/12/21
- OPEN PH**
CONT PH
 1/18/23
- (At request of applicant)**
- Applicant:**
Driver, McAfee, Hawthorne, Diebenow, PLLC
2. [2022-0393](#) ORD-Q Rezoning at 5711 Richard St, btwn Richard St & Cagle Rd - (1.01± Acres) – CCG-1 to PUD; to Permit Commercial Uses, as Described in the 5711 Richard St PUD – Southside Euro LLC - (R.E. # 153067-0100) (Dist. 5 – Cumber) (Lewis) (LUZ)
 5/24/22 CO Introduced: LUZ
 6/7/22 LUZ Read 2nd & Rerefer
 6/14/22 CO Read 2nd & Rerefer: LUZ
 6/28/22 CO PH Only
 LUZ PH – 7/19/22, 8/2/22, 8/16/22, 9/20/22, 10/18/22, 11/15/22, 12/6/22, 1/4/23
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22
- OPEN PH**
CONT PH
 2/7/23
- NO PD/PC REPORTS**
- Applicant:**
Cyndy Trimmer

3. [2022-0443](#) ORD-Q Rezoning at 0 Shindler Dr, btwn Bellrose Ave & Marlee Rd (9.62± Acres) – RR-ACRE to RMD-A – Alberta L. Hipps – (R.E. # 015137-0500) (Dist 12 – White) (Cox) (LUZ)
WITHDRAW
 Applicant: 6/14/22 CO Introduced: LUZ
T.R. Hainline 6/22/22 LUZ Read 2nd & Rerefer
 6/28/22 CO Read 2nd & Rerefer: LUZ
 7/26/22 CO PH Only
 LUZ PH – 8/2/22, 8/16/22, 9/20/22, 10/18/22, 11/15/22, 12/6/22, 1/4/23
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.60/1/- 7/26/22
4. [2022-0537](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 Jones Rd, 6410 Jones Rd & 6478 Jones Rd, btwn Cisco Dr & Garden St - (R.E. # 002896-0100 (Portion), 002896-0200 (Portion) & 002896-0300) (46.94± Acres) – AGR-III to LDR – Esquire Trustee Service, LLC, as Trustee of the 0 Jones Rd Land Trust Dated 9/18/19, & Ralph Wayne Davis & Emily Gail Davis (Appl # L-5721-22C) (Dist. 8–Pittman) (Salley) (LUZ)
OPEN PH
CONT PH
2/7/23
NO PD/PC
REPORTS
 Applicant: 7/26/22 CO Introduced: LUZ
William Michaelis 8/2/22 LUZ Read 2nd & Rerefer
 8/9/22 CO Read 2nd & Rerefer
 8/24/22 CO PH Addnt'l 9/13/22
 9/13/22 CO PH Cont'd 9/27/22
 9/27/22 CO PH Cont'd 10/11/22
 10/11/22 CO PH Cont'd 10/25/22
 10/25/22 CO PH Cont'd 11/9/22
 11/9/22 CO PH Cont'd 11/22/22
 11/22/22 CO PH Cont'd 12/13/22
 12/13/22 CO PH Cont'd 1/10/23
 LUZ PH - 9/7/22, 9/20/22, 10/4/22, 10/18/22, 11/1/22, 11/15/22, 12/6/22, 1/4/23
 Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/24/22 & 9/13/22, 9/27/22, 10/11/22, 10/25/22, 11/9/22, 11/22/22, 12/13/22, 1/10/23

5. [2022-0538](#) ORD-Q Rezoning at 0 Jones Rd, 6410 Jones Rd & 6478 Jones Rd, btwn Cisco Dr & Bee Balm Blvd - (46.94± Acres) – AGR to PUD; to Permit Single-Family Residential Uses, as Described in the Jones Rd PUD – Esquire Trustee Service, LLC, as Trustee of the 0 Jones Rd Land Trust Dated 9/18/19, & Ralph Wayne Davis & Emily Gail Davis (R.E. # 002896-0100 (Portion), 002896-0200 (Portion) & 002896-0300) (Appl # L-5721-22C) (Dist. 8–Pittman) (Abney) (LUZ) (NW CPAC Amd/Apv) (Ex-Parte: CM Boylan) (Small Scale 2022-537)
- OPEN PH**
CONT PH
2/7/23
- NO PD/PC**
REPORTS
- Applicant:**
William Michaelis
- 7/26/22 CO Introduced: LUZ
8/2/22 LUZ Read 2nd & Rerefer
8/9/22 CO Read 2nd & Rerefer
8/24/22 CO PH Addnt'l 9/13/22
9/13/22 CO PH Cont'd 9/27/22
9/27/22 CO PH Cont'd 10/11/22
10/11/22 CO PH Cont'd 10/25/22
10/25/22 CO PH Contd 11/9/22
11/9/22 CO PH Cont'd 11/22/22
11/22/22 CO PH Cont'd 12/13/22
12/13/22 CO PH Cont'd 1/10/23
LUZ PH - 9/7/22, 9/20/22, 10/4/22, 10/18/22, 11/1/22, 11/15/22, 12/6/22, 1/4/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 8/24/22 & 9/13/22, 9/27/22, 10/11/22, 10/25/22, 11/9/22, 11/22/22, 12/13/22, 1/10/23
6. [2022-0820](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 6131 Cedar Point Rd, btwn Nungezer Rd & Pumpkin Hill Rd - (R.E. # 159855-0500) (48.82± Acres) – AGR-III & AGR-IV to RR – Jeffrey Andring & Catherine Andring (Appl # L-5752-22C) (Dist. 2-Ferraro) (Hinton) (LUZ) (PD & PC Apv) (Rezoning 2022-821)
- OPEN PH**
CONT PH
1/18/23
- (At request of**
CM Ferraro)
- Applicant:**
Paul Harden
- 11/9/22 CO Introduced: LUZ, JWC
11/15/22 LUZ Read 2nd & Rerefer
11/22/22 CO Read 2nd & Rerefer
12/13/22 CO PH Addnt'l 1/10/23
LUZ PH – 1/4/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 12/13/22 & 1/10/23

7. [2022-0821](#) ORD-Q Rezoning at 6131 Cedar Point Rd, btwn Nungezer Rd & Pumpkin Hill Rd - (48.82± Acres) – AGR to PUD; to Permit Single-Family Residential Uses, as Described in the Terrapin Creek Subdivision PUD – Jeffrey Andring & Catherine Andring (R.E. # 159855-0500) (Appl # L-5752-22C) (Dist. 2-Ferraro) (Lewis) (LUZ) (PD & PC Amend/Apv) (N CPAC Approve) (Ex-Parte: CM Boylan, Gaffney Jr.) (Small Scale 2022-820)
11/9/22 CO Introduced: LUZ
11/15/22 LUZ Read 2nd & Rerefer
11/22/22 CO Read 2nd & Rerefer
12/13/22 CO PH Addnt'l 1/10/23
LUZ PH – 1/4/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 12/13/22 & 1/10/23
- OPEN PH**
CONT PH
1/18/23
- (At request of**
CM Ferraro)
- Applicant:**
Paul Harden
8. [2022-0822](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 & 467 Clark Rd, btwn Broward Rd & Interstate Center Dr - (R.E. # 020690-0400 & 020694-0000) (3.55± Acres) – CGC to MDR – 435 Clark Road Holdings LLC (Appl # L-5713-22C) (Dist. 8-Pittman) (Lukacovic) (LUZ) (PD & PC Apv) (Rezoning 2022-823)
11/9/22 CO Introduced: LUZ
11/15/22 LUZ Read 2nd & Rerefer
11/22/22 CO Read 2nd & Rerefer
12/13/22 CO PH Addnt'l 1/10/23
LUZ PH – 1/4/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 12/13/22 & 1/10/23
- OPEN PH**
CLOSE PH
- MOVE**
- Applicant:**
Janis Fleet
9. [2022-0823](#) ORD-Q Rezoning at 0 & 467 Clark Rd, btwn Broward Rd & Interstate Center Dr - (3.55± Acres) – PUD (2021-70-E) to RMD-D – 435 Clark Road Holdings LLC (R.E. # 020690-0400 & 020694-0000) (Appl # L-5713-22C) (Dist. 8-Pittman) (Figuroa) (LUZ) (PD & PC Apv) (N CPAC Deny) (Ex-Parte: CM Boylan) (Small Scale 2022-822)
11/9/22 CO Introduced: LUZ
11/15/22 LUZ Read 2nd & Rerefer
11/22/22 CO Read 2nd & Rerefer
12/13/22 CO PH Addnt'l 1/10/23
LUZ PH – 1/4/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 12/13/22 & 1/10/23
- EX-PARTE**
- OPEN PH**
CLOSE PH
- MOVE**
- Applicant:**
Janis Fleet

- 10.** [2022-0824](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 33 W 1st St, 1100 N Main St & 1148 N Main St, btwn 2nd St W & 1st St W - (R.E. # 070791-0000, 070792-0000 & 070797-0000) (2.70± Acres) – CGC to CGC with FLUE Site Specific Policy 4.4.38 – Adopting a New Site Specific Policy 4.4.38 in the FLUE - Springfield MF Partners, LLC (Appl # L-5724-22C) (Dist. 7-R.Gaffney) (Fogarty) (LUZ) (PD & PC Apv)
- OPEN PH**
CLOSE PH
- MOVE**
- Applicant:**
Paul Harden
- 11/9/22 CO Introduced: LUZ
11/15/22 LUZ Read 2nd & Rerefer
11/22/22 CO Read 2nd & Rerefer
12/13/22 CO PH Addnt'l 1/10/23
LUZ PH – 1/4/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 12/13/22 & 1/10/23
- 11.** [2022-0825](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0, 2325, 2341 & 2353 Spring Park Rd, btwn Spring Park Rd & Kenneth St - (R.E. # 125061-0000, 125063-0000, 125063-0100 & 125064-0000) (2.21± Acres) – LDR to MDR – Yeti Acquisitions LLC (Appl # L-5725-22C) (Dist. 5-Cumber) (Hinton) (LUZ) (PD & PC Apv) (Companions 2022-826 & 2022-827)
- OPEN PH**
CLOSE PH
- MOVE**
- Applicant:**
Cyndy Trimmer
- 11/9/22 CO Introduced: LUZ
11/15/22 LUZ Read 2nd & Rerefer
11/22/22 CO Read 2nd & Rerefer
12/13/22 CO PH Addnt'l 1/10/23
LUZ PH – 1/4/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 12/13/22 & 1/10/23
- 12.** [2022-0826](#) ORD-Q Rezoning at 0, 2325, 2341 & 2353 Spring Park Rd, btwn Spring Park Rd & Kenneth St - (2.21± Acres) – RLD-60 to RMD-D – Yeti Acquisitions LLC (R.E. # 125061-0000, 125063-0000, 125063-0100 & 125064-0000) (Appl # L-5725-22C) (Dist. 5-Cumber) (Figueroa) (LUZ) (PD & PC Apv) (Companions 2022-825 & 2022-827)
- EX-PARTE**
- OPEN PH**
CLOSE PH
- MOVE**
- Applicant:**
Cyndy Trimmer
- 11/9/22 CO Introduced: LUZ
11/15/22 LUZ Read 2nd & Rerefer
11/22/22 CO Read 2nd & Rerefer
12/13/22 CO PH Addnt'l 1/10/23
LUZ PH – 1/4/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 12/13/22 & 1/10/23

- 16.** [2022-0830](#) ORD-Q Rezoning at 9712 Noroad, btwn Monroe Smith Rd & Westerly Terminus of Noroad - (4.80± Acres) – RR-ACRE to RLD-40 – CL Breeze, LLC (R.E. # 012984-0500) (Dist. 12-White) (Figueroa) (LUZ) (PD & PC Apv)
EX-PARTE 11/9/22 CO Introduced: LUZ
OPEN PH 11/15/22 LUZ Read 2nd & Rerefer
CLOSE PH 11/22/22 CO Read 2nd & Rerefer
MOVE 12/13/22 CO PH Only
 LUZ PH – 1/4/23
Applicant: Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 12/13/22
Paul Harden
- 17.** [2022-0831](#) ORD-Q Rezoning at 12748 Pulaski Rd & 940 New Berlin Rd, btwn New Berlin Rd & Pulaski Rd - (0.94± Acres) – CO to CCG-1 – Oxbow Jax LLC (R.E. # 106668-0000, 106668-0100 & 106672-0000) (Dist. 7-R. Gaffney) (Cox) (LUZ) (PD & PC Apv) (N CPAC Deny) (Ex-Parte: CM Boylan)
EX-PARTE 11/9/22 CO Introduced: LUZ
OPEN PH 11/15/22 LUZ Read 2nd & Rerefer
CLOSE PH 11/22/22 CO Read 2nd & Rerefer
MOVE 12/13/22 CO PH Only
 LUZ PH – 1/4/23
Applicant: Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 12/13/22
Staci Rewis
- 18.** [2022-0850](#) ORD Adopting a Large-Scale Amendmnt to the FLUM of the 2030 Comp Plan at 0 Acree Rd, btwn Acree Rd & Plummer Rd - (754.26± Acres) – LI to MU Subj to Revised FLUE Site Specific Policy 4.3.11 for the Northwood Regional Activity Center – Adopting Rev Site Specific Policy 4.3.11 in the FLUE – H & W Timber, LLC (Appl #L-5677-22A) (Dist. 7– Gaffney, Jr.) (Parola) (LUZ) (Companions 2022-851 & 2022-852)
DEFER 11/22/22 CO Introduced: LUZ
(PH Next Cycle 12/6/22 LUZ Read 2nd & Rerefer
1/18/23) 12/13/22 CO Read 2nd & Rerefer
 LUZ PH – 1/18/23
 Public Hearing Pursuant to Sec 163.3184(3), F.S. & Ch 650, Pt 4, Ord Code – 1/10/23 & 1/24/23

19. [2022-0851](#)
DEFER
(PH Next Cycle
1/18/23)
- ORD-Q Rezoning at 0 Acree Rd, 0 Plummer Rd & 0 Old Kings Rd, btwn Acree Rd & Plummer Rd - (1,479.81± Acres) – PUD (2009-542-E & 2009-544-E) to PUD, to Permit Commercial, Residential & Light Industrial Uses, as Described in the Acree Forest PUD – H & W Timber, LLC (R.E. # 002507-0005, 002558-0300, 002569-0010 & 002631-0010) (Appl # L-5677-22A) (Dist. 7-Gaffney, Jr. & Dist 8-Pittman) (Abney) (LUZ)
(Companions 2022-850 & 2022-852)
11/22/22 CO Introduced: LUZ
12/6/22 LUZ Read 2nd & Rerefer
12/13/22 CO Read 2nd & Rerefer
LUZ PH – 1/18/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23 & 1/24/23
20. [2022-0852](#)
DEFER
- ORD-MC Estab the Acree Community Dev Dist (Acree CDD), Pursuant to Sec 190.005, F.S., & Ch 92, Ord Code, Including the Grant of Special Powers; Naming the Acree CDD; Describing the External Boundaries of the Acree CDD; Consenting to Future Expansion of the Acree CDD to Sufficiently Contiguous Lands in Accord with Sec 190.046 (1) (h) (3), F.S.; Naming the Initial Acree CDD Board of Supervisors; Amend Sec 92.22 (Existing Community Development Districts), Ch 92 (Uniform Development Districts), Ord Code, to Include the Acree CDD; Prov for Conflict & Severability (Wyskiel) (TEU) (PD Apv)
(Companions 2022-850 & 2022-851)
11/22/22 CO Introduced: TEU, LUZ
12/6/22 TEU Read 2nd & Rerefer
12/6/22 LUZ Read 2nd & Rerefer
12/13/22 CO Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 & Sec 190.05, F.S. & Sec 92.11, Ord Code - 1/24/23
21. [2022-0853](#)
DEFER
(PH Next Cycle
1/18/23)
- ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 Philips Hwy, btwn Philips Hwy & Brookwater Dr - (R.E. # 168090-0040 (Portion)) (29.55± Acres) – CGC & LDR to MDR – Tri Lake Investments, LLC (Appl # L-5764-22C) (Dist. 11-Becton) (Salley) (LUZ)
(Rezoning 2022-854)
11/22/22 CO Introduced: LUZ
12/6/22 LUZ Read 2nd & Rerefer
12/13/22 CO Read 2nd & Rerefer
LUZ PH – 1/18/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/10/23 & 1/24/23

22. [2022-0854](#)
DEFER
(PH Next Cycle
1/18/23)
- ORD-Q Rezoning at 0 Philips Hwy, btwn State Rd 9B & Wells Creek Pkwy - (31.20± Acres) – PUD (2017-622-E) to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the Ellis Cove PUD – Tri Lake Investments, LLC (R.E. # 168090-0040) (Appl # L-5764-22CA) (Dist. 11-Becton) (Abney) (LUZ)
(Small-Scale 2022-853)
11/22/22 CO Introduced: LUZ
12/6/22 LUZ Read 2nd & Rerefer
12/13/22 CO Read 2nd & Rerefer
LUZ PH – 1/18/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23 & 1/24/23
23. [2022-0855](#)
DEFER
(PH Next Cycle
1/18/23)
- ORD-Q Rezoning at 0 & 7264 Jones Branch Cir, btwn Jones Branch Blvd & the CSX Transportation Rail Line - (11.87± Acres) – PUD (2006-485-E) to PUD, to Permit Commercial Uses, Including Tractor Trailer Storage, as Described in the Jones Creek PUD – Jones Creek Commercial, Inc. (R.E. # 003388-0105, 003388-0120, 003388-0130, 003388-0300 & 003388-0350) (Dist. 10-Priestly Jackson) (Lewis) (LUZ)
11/22/22 CO Introduced: LUZ
12/6/22 LUZ Read 2nd & Rerefer
12/13/22 CO Read 2nd & Rerefer
LUZ PH – 1/18/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23
24. [2022-0856](#)
DEFER
(PH Next Cycle
1/18/23)
- ORD-Q Rezoning at 0 Reed Ave, btwn Reed Ave & Hood Rd - (6.78± Acres) – RR-Acre to RLD-70– Pat & Jo Management LLC (R.E. # 149153-0050) (Dist. 6-Boylan) (Corrigan) (LUZ)
11/22/22 CO Introduced: LUZ
12/6/22 LUZ Read 2nd & Rerefer
12/13/22 CO Read 2nd & Rerefer
LUZ PH – 1/18/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23
25. [2022-0857](#)
DEFER
(PH Next Cycle
1/18/23)
- ORD-Q Rezoning at 12045 Aladdin Rd, btwn Aladdin Rd & Marbon Rd - (8.14± Acres) – RR-Acre to RLD-70 – Helen Stanley Gatlin (Life Estate) & Helen M. Dunn (Remainderman) (R.E. # 158113-0005) (Dist. 6-Boylan) (Cox) (LUZ)
11/22/22 CO Introduced: LUZ
12/6/22 LUZ Read 2nd & Rerefer
12/13/22 CO Read 2nd & Rerefer
LUZ PH – 1/18/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23

26. [2022-0858](#) ORD-Q Rezoning at 4457 Beverly Ave, btwn Roosevelt Blvd & Beverly Ave - (0.13± Acres) – PUD (2005-564-E) to CCG-1 – Triple Net Equities, Inc. (R.E. # 069244-0000) (Dist. 14-DeFoor) (Abney) (LUZ)
DEFER
(PH Next Cycle
1/18/23)
(Companions 2022-859 & 2022-860)
11/22/22 CO Introduced: LUZ
12/6/2/22 LUZ Read 2nd & Rerefer
12/13/22 CO Read 2nd & Rerefer
LUZ PH – 1/18/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23
27. [2022-0859](#) ORD-Q Apv Zoning Variance at 4261 Roosevelt Blvd, 4457 & 4461 Beverly Ave, btwn Roosevelt Blvd & Beverly Ave – Triple Net Equities, Inc. (0.80± Acres) Requesting to Reduce Min Width Requirements for Sidewalk Abutting Retail Store Front & Parking Lot from 6 ft to 5 ½ ft (R.E. # 069239-0000, 069243-0000 & 069244-0000) (Appl# V-22-14) (Dist 14-DeFoor) (Abney) (LUZ)
DEFER
(PH Next Cycle
1/18/23)
(Companions 2022-858 & 2022-860)
11/22/22 CO Introduced: LUZ
12/6/2/22 LUZ Read 2nd & Rerefer
12/13/22 CO Read 2nd & Rerefer
LUZ PH – 1/18/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23

28. [2022-0860](#)
DEFER
(PH Next Cycle
1/18/23)
- ORD-Q Granting Admin Deviation (Appl# AD-22-70), at 4261 Roosevelt Blvd, 4457 & 4461 Beverly Ave, btwn Roosevelt Blvd & Beverly Ave – Triple Net Equities, Inc. – Requesting To: (1) Increase the Max Number of Off-Street Compact Parking Spaces from 30% to 52%, (2) Reduce Setback for any Improvements Other Than Landscaping, Visual Screening or Retention from a Min of 15 ft to 4 ft, (3) Decrease Min Number of Loading Spaces from 2 to 0, (4) Reduce the Dumpster Setback Along the South Propty Boundary from 5 ft to 0 ft, (5) Reduce the Min Width of Driveways from 24 ft to 20 ft, (6) Reduce Vehicle Use Area Interior Landscape from 1,330 sq ft to 220 sq ft, (7) Reduce the Landscape Buffer btwn Vehicle Use Area Along Roosevelt Blvd, Melrose Ave & Beverly Ave from 10 ft Per Linear Feet of Frontage & 5 ft Min Width Required to 3 ft Per Linear Feet of Frontage & 1 ft Min Width, (8) Reduce the Perimeter Landscape Buffer Area btwn Vehicle Use Area & Abutting Propty Along the North Propty Boundary from 5 ft Min Width Required to 0 ft, (9) Decrease the Min Width of Driveway Access from 24 ft Required to 20 ft, (10) Decrease the Min Width of Driveway Access to Adjoining Propty Along the North Propty Boundary from 24 ft Required to 20 ft, (11) Reduce the Uncomplimentary Land Use Buffer Width Along the East Propty Boundary from 10 ft Wide Required to 4 ft, & (12) Reduce the Uncomplimentary Land use Buffer Trees Along the East Propty Boundary from 12 Required to Zero Trees, in CCG-1 & PUD (2005-564-E); Prov for Distribution (RE# 069239-0000, 069243-0000 & 069244-0000) (Dist. 14-DeFoor) (Abney) (LUZ) (Companions 2022-858 & 2022-859)
11/22/22 CO Introduced: LUZ
12/6/22 LUZ Read 2nd & Rerefer
12/13/22 CO Read 2nd & Rerefer
LUZ PH – 1/18/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 1/10/23
29. [2022-0887](#)
2ND READING
- ORD-Q Amend Reso 74-690-243, as Amended, Which Appvd a Development Order for Belfort Station (A/K/A Cypress Plaza), a Development of Regional Impact (DRI), Pursuant to an Application for Change to a Previously Appvd Dev of Regional Impact (AFC) Filed by Careamor Rawls, LLC (Dr. Renard Rawls), & Dated 11/17/22, to Change the Desig of 2.04± Acres (R.E. #152578-1040) on the Master Dev Plan Map H from Office/Light Industrial to Commercial/Office/Light Industrial, to Permit Dev of Add'l Commercial Uses Through Conversion of Other Uses; Finding that These Changes are Consistent with the 2030 Comp Plan & the City of Jax Land Dev Regulations; Directing the Legislative Svcs Div to Forward Certified Copies of this Ord to Auth Agents (Staffopoulos) (LUZ)
12/13/22 CO Introduced: LUZ
LUZ PH – 1/18/23
Public Hearing Pursuant to Sec 380.06(7), F.S & CR 3.601 –1/10/23 & 1/24/23

- 30.** [2022-0888](#)
2ND READING
- 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
LUZ PH – 2/7/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23
- 31.** [2022-0889](#)
2ND READING
- 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) (Lewiss) (LUZ)
(Small Scale 2022-888)
12/13/22 CO Introduced: LUZ
LUZ PH – 2/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23
- 32.** [2022-0890](#)
2ND READING
- ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 Western Ave, 12804 & 12810 Lem Turner Rd, btwn Western Ave & Lem Turner Rd - (R.E. # 019495-9100, 019507-0000, 019516-0000, 019517-0000 & 019531-0000) (17.85± Acres) – RR to MDR – Houston’s H & W Meats, Inc., Marla A. Hansen, Robert E. Hansen, John R. Hansen & Amy E. Hansen (Appl # L-5736-22C) (Dist. 8-Pittman) (Lukacovic) (LUZ)
(Rezoning 2022-891)
12/13/22 CO Introduced: LUZ
LUZ PH – 2/7/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23

- 33.** [2022-0891](#)
2ND READING ORD-Q Rezoning at 0 Western Ave, 12804 & 12810 Lem Turner Rd, btwn Western Ave & Lem Turner Rd - (17.85± Acres) – RR-Acre to PUD, to Permit Multi-Family Residential (Duplex) Uses, as Described in the Cedar Creek PUD – Houston’s H & W Meats, Inc., Marla A. Hansen, Robert E. Hansen, John R. Hansen & Amy E. Hansen (R.E. # 019495-9100, 019507-0000, 019516-0000, 019517-0000 & 019531-0000) (Appl # L-5736-22C) (Dist. 8-Pittman) (Cox) (LUZ)
(Small Scale 2022-890)
12/13/22 CO Introduced: LUZ
LUZ PH – 2/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23
- 34.** [2022-0892](#)
2ND READING ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 5175 Justamere Rd, btwn 103rd St & Magnolia Hills Dr - (R.E. # 012966-0100) (14.98± Acres) – LDR to MDR – Ricardo Ramon & Rachael D. Ramon (Appl # L-5756-22C) (Dist. 12-White) (Parola) (LUZ)
(Rezoning 2022-893)
12/13/22 CO Introduced: LUZ
LUZ PH – 2/7/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23
- 35.** [2022-0893](#)
2ND READING ORD-Q Rezoning at 5175 Justamere Rd, btwn 103rd St & Magnolia Hills Dr - (14.98± Acres) – CO, RLD-100B & PUD (1987-871-E) to PUD, to Permit Up to 209 Townhomes, as Described in the Justamere PUD – Ricardo Ramon & Rachael D. Ramon (R.E. # 012966-0100) (Appl # L-5756-22C) (Dist. 12-White) (Abney) (LUZ)
(Small Scale 2022-892)
12/13/22 CO Introduced: LUZ
LUZ PH – 2/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23
- 36.** [2022-0894](#)
2ND READING ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 New Kings Rd, btwn Pruitt Ln & Pitts Rd - (R.E. # 003875-1000 (Portion)) (2.51± Acres) – LDR to CGC – J&J Homes & Services, Inc. (Appl # L-5759-22C) (Dist. 8-Pittman) (Lukacovic) (LUZ)
(Rezoning 2022-895)
12/13/22 CO Introduced: LUZ
LUZ PH – 2/7/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23

- 37.** [2022-0895](#)
2ND READING ORD-Q Rezoning at 0 New Kings Rd, btwn Pruitt Ln & Pitts Rd - (3.51± Acres) – CCG-2 & RR-Acre to PUD, to Permit Commercial Uses, as Described in the New Kings Rd PUD – J&J Homes & Services, Inc. (R.E. # 003875-1000) (Appl # L-5759-22C) (Dist. 8-Pittman) (Cox) (LUZ)
(Small Scale 2022-894)
12/13/22 CO Introduced: LUZ
LUZ PH – 2/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23
- 38.** [2022-0896](#)
2ND READING ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 1209 & 1291 Hammond Blvd, btwn Hammond Blvd & Adelenia Ln - (R.E. # 008754-0000 & 008757-0000) (7.73± Acres) – LDR to MDR – Charles C. Gay, Jr. & Pamela W. Gay (Appl # L-5765-22C) (Dist. 12-White) (Lukacovic) (LUZ)
(Rezoning 2022-897)
12/13/22 CO Introduced: LUZ
LUZ PH – 2/7/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23
- 39.** [2022-0897](#)
2ND READING ORD-Q Rezoning at 1209 & 1291 Hammond Blvd, btwn Hammond Blvd & Adelenia Ln - (7.73± Acres) – PUD (2019-38-E) to PUD, to Permit Up to 64 Townhomes, as Described in the Hammond Boulevard PUD – Charles C. Gay, Jr. & Pamela W. Gay (R.E. # 008754-0000 & 008757-0000) (Appl # L-5765-22C) (Dist. 12-White) (Lewis) (LUZ)
(Small Scale 2022-896)
12/13/22 CO Introduced: LUZ
LUZ PH – 2/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/24/23 & 2/14/23
- 40.** [2022-0898](#)
2ND READING ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 Mayer Dr, btwn Arlington Rd & Arlington Expwy - (R.E. # 141495-0000) (0.31± Acres) – RPI to LDR – BCEL 10D LLC (Appl # L-5770-22C) (Dist. 1-Morgan) (Trout) (LUZ)
(Rezoning 2022-899)
12/13/22 CO Introduced: LUZ
LUZ PH – 2/7/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23

- 41.** [2022-0899](#)
2ND READING ORD-Q Rezoning at 0 Mayer Dr, btwn Arlington Rd & Arlington Expwy - (0.31± Acres) – CRO to RLD-60– BCEL 10D LLC (R.E. # 141495-0000) (Appl # L-5770-22C) (Dist. 1-Morgan) (Abney) (LUZ) (Small Scale 2022-898)
12/13/22 CO Introduced: LUZ
LUZ PH – 2/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/24/23 & 2/14/23
- 42.** [2022-0900](#)
2ND READING ORD-Q Rezoning at 4829 Firestone Rd, btwn Firestone Rd & I-295 - (1.30± Acres) – RMD-A to PUD, to Permit Single-Family Residential Uses, as Described in the Villages of Hope PUD – Donna Fenchel & Richard Fenchel (R.E. # 014288-0000) (Dist. 10-Priestly Jackson) (Corrigan) (LUZ)
12/13/22 CO Introduced: LUZ
LUZ PH – 2/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/24/23
- 43.** [2022-0901](#)
2ND READING ORD-Q Rezoning at 10930 Old Gainesville Rd, btwn Chaffee Rd S & Norton Rd - (2.70± Acres) – RMD-A & RLD-60 to RMD-D – Jesse A. Andrews, Jr., Lamar W. Andrews & Ronny E. Andrews (R.E. # 012797-0030) (Dist. 12-White) (Hetzel) (LUZ)
12/13/22 CO Introduced: LUZ
LUZ PH – 2/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23
- 44.** [2022-0902](#)
2ND READING ORD-Q Apv the Waiver of Min Road Frontage (Appl WRF-22-28), at 351 Otis Rd, btwn Dollar Ln & Sellers Ln – A & K Florida Enterprises, LLC – Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 40 ft for 2 Lots in RR-Acre (R.E. #001712-0020) (Dist. 8-Pittman) (Huxford) (LUZ)
12/13/22 CO Introduced: LUZ
LUZ PH – 2/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601-1/24/23

- 45.** [2022-0903](#) ORD-Q re Ch 307 (Historic Preservation), Ord Code; Desig the Commercial Bldg, at 225 N Laura St, btwn W Monroe St & W Adams St, as a Local Landmark – Juliette Balcony, LLC – Directing the Chief of Legislative Svcs to Notify the Applicant, the Propty Owner, & the Propty Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas (R.E. # 073697-0000) (Dist-7 Gaffney, Jr.) (Lopera) (Introduced by CP at Req of JHPC)
12/13/22 CO Introduced: LUZ
LUZ PH – 1/17/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/10/23

46. [2022-0909](#)
2ND READING

ORD-MC Amend Ch 655 (Concurrency and Mobility Management System), Pt 1 (General Provisions), Sec 655.102 (Purpose & Declaration of Public Policy), Sec 655.103 (Legislative Findings & Intent), Sec 655.105 (Definitions), Sec 655.106 (Concurrency & Mobility Management System Office (CMMSO)), Sec 655.107 (Levels of Service & Performance Standards), Sec 655.108 (De Minimis Development), Sec 655.109 (Exemptions; Vested Rights; Permits or Approvals Conferring Vested Rights; Common Law Vested Rights), Sec 655.111 (Concurrency Reservation Certificate Application Process & Review Procedures), Sec 655.112 (Minimum Requirements for CCAS or CRC Approval), Sec 655.114 (Appeals), Sec 655.116 (Schedule of Fees), & Sec 655.122 (Concurrency & Mobility Management System Handbook), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5, Ch 655, & Adding Definitions; Amend Ch 655 (Concurrency & Mobility Management System), Pt 2 (Jacksonville Development Agreement Regulations), Sec 655.201 (Purpose & Declaration of Public Policy), Sec 655.204 (Definitions), Sec 655.205 (General Requirements), Sec 655.208 (Schedule of Fees), & Sec 655.215 (Existing CRC & CCAS Not Subject to a Development Agreement), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5, Ch 655; Amend Ch 655 (Concurrency & Mobility Management System), Pt 3 (Fair Share Assessment Procedures), Sec 655.301 (Existing Valid Fair Share Contracts), & Sec 655.309 (Existing CRC & CCAS Not Subject to Fair Share Contract), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5 Ch 655; Repealing & Reserving Sec 655.302 (Extension of Fair Share Assessment Contracts), Pt 3 (Fair Share Assessment Procedures), Ch 655 (Concurrency & Mobility Management System), Ord Code, in its Entirety; Amend Ch 655 (Concurrency & Mobility Management System), Pt 4 (Public School Concurrency), Sec 655.401 (Purpose & Declaration of Public Policy), Sec 655.404 (Applicability & Exemptions), & Sec 655.406 (Concurrency Service Areas Defined), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5, Ch 655 & Replace the Three Poor Quality Maps Depicting the Concurrency Svc Areas With Better Quality Color Maps; Amend Ch 655 (Concurrency & Mobility Management System), Pt 5 (Mobility Fee), Sec 655.501 (Purpose & Declaration of Public Policy), Sec 655.502 (Definitions), Sec 655.503 (Mobility Fee Requirement, Certificate, Application Process & Calculation), Sec 655.504 (Re-Evaluation of Mobility Fee Formula Factors), Sec 655.505 (Deposit of Mobility Fees; Mobility Zones & Appropriation of Mobility Fees), Sec 655.506 (Duration of Mobility Fee Calculation Certificate), Sec 655.509 (Mobility Plan Working Group), & Sec 655.510 (Private Primary & Secondary Educational Schools Exemption), Ord Code, to Codify the Changes Suggested By the Mobility Plan Working Group, Based on Data & Analysis From Resource Systems Group Which Included Add'l Definitions, Reprioritization of the Mobility Projs, Recalculation of the Mobility Fee, Clarification of Trip Reduction Adjustments - the Final Report From the Working Group is Dated 12/21/2020; Repealing Sec 655.507 (Transportation Improvement Projects Constructed By a Landowner or Developer) & Sec 655.508 (Mobility Fee Contract), Pt 5, (Mobility Fee), Ch 655 (Concurrency & Mobility Management

System), Ord Code, in Their Entirety; Creating a New Sec 655.507 (Mobility Fee Credit), & a New Sec 655.508 (Memorialization of Mobility Fee, Credit, & Trip Reduction) Pt 5, (Mobility Fee), Ch 655 (Concurrency & Mobility Management System), Ord Code, to Codify the Changes Suggested By the Mobility Plan Working Group, Based on Data & Analysis From Resource Systems Group Which Included Restructuring the Goals of the Mobility System to Make Safety the Primary Goal, Add'l Definitions, Revision of Mobility Projs to Concentrate on Safety & Balancing All Modes of Travel, Recalculation of the Mobility Fee, Clarification of Trip Reduction Adjustments, Recalculation of Mobility Fee Credit, & Reducing the Need for Mobility Fee Contracts; Repealing & Reserving Sec 655.511 (Credit for Trip Reduction Adjustments), Pt 5 (Mobility Fee), Ch 655 (Concurrency & Mobility Management System), Ord Code, in its Entirety; Amend Ch 111 (Special Revenue & Trust Accounts), Pt 5 (Public Works, Utilities, & Infrastructure), Sec 111.520 (Concurrency Management System Fund), & Sec 111.546 (Mobility Fee Zone Special Revenue Fund), Ord Code, to Revise the Apportionments Btwn Motorized & Non-Motorized Modes of Transportation; Prov for Codification Instructions (Grandin) (Introduced by CP at Request of Mayor)
12/13/22 CO Introduced: F, TEU, LUZ
1/4/23 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 1/10/23

NOTE: The next regular meeting will be held Wednesday, January 18, 2023.

*******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.