

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Meeting Minutes

Tuesday, July 18, 2023

5:00 PM

Council Chamber  
1st Floor, City Hall

## Land Use & Zoning Committee

*Kevin Carrico, Chair*

*Reggie Gaffney, Jr., Vice Chair*

*Ken Amaro*

*Raul Arias*

*Joe Carlucci*

*Rory Diamond - Excused Absence*

*Rahman Johnson*

*Legislative Assistant: Maritza Sanchez*

*Legislative Assistant: Barbara Ireland Hobson*

*Council Research: Colleen Hampsey*

*Office of General Counsel: Shannon Eller*

*Office of General Counsel: Mary Staffopoulos, Deputy*

*Planning Dept.: Folks Huxford*

*Planning Dept.: Kristen Reed*

*Planning Dept.: Bruce Lewis*

**Meeting Convened: 5:00 PM****Meeting Adjourned: 6:04 PM****Rollcall**

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

**Excused:** 1 - Council Member Rory Diamond

**Attendance:****CP Salem (Welcome)****CVP White - 2023-257****Item/File No.****Title History**

- [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–J. Carlucci) (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, 2/7/23, 2/22/23, 3/22/23, 4/18/23, 5/2/23, 5/17/23, 6/21/23, 7/18/23, 8/1/23  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22

**PH OPEN/CONT 8/1/23****No speakers**

2.     [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  
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  
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

**PH OPEN/CONT 8/1/23**

**No speakers**

3. [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  
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  
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

**PH OPEN/CONT 8/1/23**

**No speakers**

4. [2023-0005](#) ORD-Q Rezoning at 4046, 4048 & 4112 Livingston Rd, & 0 & 4094 Hardy Dr, btwn Old St Augustine Rd & Pine Acres Rd - (11.49± Acres) - RLD-60 to PUD; to Permit Up To 100 Townhomes with Associated Recreational Uses, as Described in the Livingston Road PUD - Mandarin Christian Church (of Jacksonville, Florida), Inc. (R.E. # 155760-0000, 155768-0000, 155768-0010, 156305-0010 & 156307-0000) (Appl # L-5777-22C) (Dist. 6-Boylan) (Lewis) (LUZ) (PD & PC Amd/Apv)  
 1/10/23 CO Introduced: LUZ  
 1/18/23 LUZ Read 2nd & Rerefer  
 1/24/23 CO Read 2nd & Rerefer  
 2/14/23 CO PH Addnt'l 2/28/23  
 2/28/23 CO PH Cont'd 3/28/23  
 3/28/23 CO PH Cont'd 4/25/23  
 4/25/23 CO PH Cont'd 5/9/23  
 5/9/23 CO PH Cont'd 6/13/23  
 6/13/23 CO PH Only  
 LUZ PH - 2/22/23, 3/22/23, 4/18/23, 5/2/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23 & 2/28/23, 3/28/23, 4/25/23, 5/9/23, 6/13/23

**PH OPEN/CONT 8/1/23**

**Speakers: T.R. Hainline (support); Kevin Hession (oppose); Judy Hession (oppose)**

5. [2023-0152](#) ORD-MC Amend Sec 650.105 (Definitions), Pt 1 (General Provisions), Ch 650 (Comprehensive Planning for Future Development), Ord Code, Sec 656.704 (Nonconforming Lots of Record - Residential), Pt 7 (Nonconforming Lots, Uses & Structures), & Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Clarify the Definition of a "Lot of Record", to Define "Infill Lot", & to Address Dev of Infill Lots in Residential Zoning Dists (Staffopoulos) (Introduced by CM Diamond) (Co-Sponsor CM Freeman)  
 2/28/23 CO Introduced: LUZ  
 3/7/23 LUZ Read 2nd & Rerefer  
 3/14/23 CO Read 2nd & Rerefer  
 3/28/23 CO PH Addn'tl 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  
 LUZ PH - 4/4/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/28/23 & 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23

**PH OPEN/CONT 8/1/23**

**No speakers**

6. [2023-0164](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 8385 Ramona Blvd, btwn Hammond Blvd & Estates Cove Rd - (R.E. # 007142-0000) (2.16± Acres) - NC to LI - Randall W. Kerr (Appl # L-5776-22C) (Dist. 12-White) (Hinton) (LUZ) (PD Deny) (Rezoning 2023-165)  
3/14/23 CO Introduced: LUZ  
3/22/23 LUZ Read 2nd & Rerefer  
3/28/23 CO Read 2nd & Rerefer  
4/11/23 CO PH Addn'tl 4/25/23  
4/25/23 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  
LUZ PH - 4/18/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/11/23 & 4/25/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23

**PH OPEN/CONT 8/1/23**

**No speakers**

7. [2023-0165](#) ORD-Q Rezoning at 8385 Ramona Blvd, btwn Hammond Blvd & Estates Cove Rd - (2.16± Acres) - CN to IL - Randall W. Kerr (R.E. # 007142-0000) (Appl # L-5776-22C) (Dist. 12-White) (Cox) (LUZ) (PD Deny) (Small Scale 2023-164)  
3/14/23 CO Introduced: LUZ  
3/22/23 LUZ Read 2nd & Rerefer  
3/28/23 CO Read 2nd & Rerefer  
4/11/23 CO PH Addn'tl 4/25/23  
4/25/23 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  
LUZ PH - 4/18/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/11/23 & 4/25/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23

**PH OPEN/CONT 8/1/23**

**No speakers**

8. [2023-0231](#) ORD-Q Rezoning at 2563 County Dock Rd, & 2573 & 2629 Loretto Rd, btwn Loretto Rd & County Dock Rd - (10.34± Acres) - RR-Acre to RLD-70 - RCBF Properties, LLC (R.E. # 105634-0010, 105634-0050 & 105635-0005) (Dist. 6 - Boylan) (Williams) (LUZ) (SE CPAC Deny)  
4/11/23 CO Introduced: LUZ  
4/18/23 LUZ Read 2nd & Rerefer  
4/25/23 CO Read 2nd & Rerefer  
5/9/23 CO PH Only  
LUZ PH - 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

**PH OPEN/CONT 8/1/23**

**No speakers**

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

**PH OPEN/CONT 8/1/23**

**No speakers**

10. [2023-0296](#) ORD-Q Rezoning at 0 Soutel Dr, btwn New Kings Rd & Dostie Dr S - (0.09± Acres) - CO to CCG-2 - Abdul Raziq Jalili (R.E. # 041735-0100 (Portion)) (Dist. 10-Pittman) (Cox) (LUZ)  
5/9/23 CO Introduced: LUZ  
5/17/23 LUZ Read 2nd & Rerefer  
5/23/23 CO Read 2nd & Rerefer  
6/13/23 CO PH Only  
LUZ PH - 6/21/23, 7/18/23, 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/13/23

**PH OPEN/CONT 8/1/23**

**No speakers**

11. [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  
LUZ PH - 7/18/23, 8/1/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/27/23 & 7/25/23

**PH OPEN/CONT 8/1/23**

**No speakers**

12. [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  
LUZ PH - 7/18/23, 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23 & 7/25/23

**PH OPEN/CONT 8/1/23**

**No speakers**



13. [2023-0327](#) ORD-Q Rezoning at 1300 Hendricks Ave, btwn Nira St & Gary St - (3.45± Acres) - PUD (2017-136-E) to PUD, to Permit Mixed-Use Development, as Described in the 1300 Hendricks PUD - Chadbourne II MF LLC (R.E. # 080822-0100) (Dist. 5- J. Carlucci) (Corrigan) (LUZ)  
5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer  
6/13/23 CO Read 2nd & Rerefer  
6/27/23 PH Only  
LUZ PH - 7/18/23, 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

**PH OPEN/CONT 8/1/23**

**No speakers**

14. [2023-0328](#) ORD-Q Rezoning at 0 Merrill Rd, btwn Merrill Rd & Westwick Ln - (43.34± Acres) - PBF-2 to RMD-A - Lakefront Church Property LLC (R.E. # 120735-0050) (Dist. 1-Amaro) (Fulton) (LUZ) (GAB CPAC Deny) (WRF 2023-329)  
5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer  
6/13/23 CO Read 2nd & Rerefer  
6/27/23 PH Only  
LUZ PH - 7/18/23, 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

**PH OPEN/CONT 8/1/23**

**Speakers: Wanda Hill (oppose); Stephen Smith (oppose); Carnell Oliver (oppose)**

15. [2023-0329](#) ORD-Q Apv the Waiver of Min Required Road Frontage (App1 WRF-23-07), at 0 Merrill Rd, btwn Merrill Rd & Westwick Ln - Lakefront Church Property LLC - Requesting to Reduce the Min Road Frontage Requirements from 64 ft to 0 ft in PBF-2 (R.E. # 120735-0050) (Dist. 1-Amaro) (Fulton) (LUZ) (GAB CPAC Deny) (Rezoning 2023-328)  
5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer  
6/13/23 CO Read 2nd & Rerefer  
6/21/23 LUZ Amend/Rerefer 6-0  
6/27/23 CO Amend/Rerefer 18-0  
LUZ PH - 7/18/23, 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

**PH OPEN/CONT 8/1/23**

**Speakers: Wanda Hill (oppose); Stephen Smith (oppose, did not speak)**

16. [2023-0330](#) ORD-Q Rezoning at 0 Lane Ave, btwn Lane Ave S & Old Middleburg Rd - (2.25± Acres) - RMD-D & CCG-1 to PBF-1 - COJ (R.E. # 011778-0005 (Portion)) (Dist. 9-Clark-Murray) (Fulton) (LUZ) ( PD & PC Apv)  
 5/23/23 CO Introduced: LUZ  
 6/6/23 LUZ Read 2nd & Rerefer  
 6/13/23 CO Read 2nd & Rerefer  
 6/27/23 PH Only  
 7/18/23 LUZ PH Approve 6-0  
 LUZ PH - 7/18/23  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

### PH APPROVE

**Public hearing opened and closed.**

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

**No speakers.**

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

**Excused:** 1 - Diamond

17. [2023-0331](#) ORD-Q Rezoning at 881 Golfair Blvd, 0 W Castlewood Dr, 4430 N Davis St & 0 Baywood St, btwn Golfair Blvd & W Castlewood Dr - (4.04± Acres) - CCG-1 to PBF-1 - COJ (R.E. # 031961-0000, 031962-0000, 032088-0000, 032092-0000 & 032093-0010) (Dist. 10-Pittman) (Williams) (LUZ) (PD & PC Apv)  
 5/23/23 CO Introduced: LUZ  
 6/6/23 LUZ Read 2nd & Rerefer  
 6/13/23 CO Read 2nd & Rerefer  
 6/27/23 PH Only  
 LUZ PH - 7/18/23, 8/1/23  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

### PH OPEN/CONT 8/1/23

**Tim Crutchfield, Medical Examiner's Office, was in attendance to answer questions relating to this bill.**

**Speakers: Barney Roberts (oppose); Patricia Balkcom (oppose); Mary Dunbar (oppose); Ameena Shareef (oppose)**

18. [2023-0347](#) ORD-MC Amend Sec 656.306 (Medium Density Residential Category), Subpart B (Residential Use Categories & Zoning Districts), & Sec 656.311 (Residential-Professional-Institutional Category), Subpart C (Commercial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Add Detached Townhomes as a New Permitted Use; Amend Sec 656.604 (Number of Off-Street Parking Spaces Required), Subpart A (Off-Street Parking, On-Street Parking & Loading for Motor Vehicles), Pt 6 (Off-Street Parking, On-Street Parking & Loading Regulations), Ch 656 (Zoning Code), Ord Code, to Prov Parking Standards for Detached Townhomes; Prov for Codification Instructions (Eller) (Introduced by CM Diamond) (Co-Sponsor CM Freeman)  
5/23/23 CO Introduced: TEU, LUZ  
6/6/23 TEU Read 2nd & Rerefer  
6/6/23 LUZ Read 2nd & Rerefer  
6/13/23 CO Read 2nd & Rerefer  
6/27/23 CO PH Addn'tl 7/25/23  
LUZ PH - 7/18/23, 8/1/23  
Public Hearing Pursuant to Ch 166.041(3)(c)(2)(b), F.S. & CR 3.601 - 6/27/23 & 7/25/23

**PH OPEN/CONT 8/1/23**

**No speakers**

19. [2023-0357](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 14801 & 14839 N Main St, btwn Bernard Rd & Lake Run Blvd - (7.08± Acres) - CGC & LDR to RPI - 17 Signature, LLC (R.E. # 108160-0000 & 108163-0000) (Appl #L-5804-23C) (Dist. 8-Gaffney, Jr) (Fogarty) (LUZ) (Rezoning 2023-358)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
LUZ PH - 8/1/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -7/25/23 & 8/8/23

**DEFER**

**Public hearing next cycle 8/1/23**

20. [2023-0358](#) ORD-Q Rezoning at 14801 & 14839 N Main St, btwn Bernard Rd & Lake Run Blvd - (7.08± Acres) - PUD (2008-144-E) to CRO - 17 Signature, LLC (R.E. # 108160-0000 & 108163-0000) (Appl # L-5804-23C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)  
(Small Scale 2023-357)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
LUZ PH - 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23 & 8/8/23

**DEFER****Public hearing next cycle 8/1/23**

21. [2023-0359](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0, 10050, 10061, 10144 Noroad, 0 103rd St & 0 Connie Jean Rd, btwn 103rd St & Noroad - (37.86± Acres) - CGC, MDR & LDR to ROS - Noroad Development, LLC, Melvin R. Barbour & Vicky Barbour (R.E. # 012955-0010, 012956-0000, 012960-0000, 012961-0100, 012970-0100, 012971-0100 & 012974-0055) (Appl #L-5807-23C) (Dist. 12-White) (Parola) (LUZ)  
(Rezoning 2023-360)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
LUZ PH - 8/1/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -7/25/23 & 8/8/23

**DEFER****Public hearing next cycle 8/1/23**

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22. [2023-0360](#) ORD-Q Rezoning at 0, 10050, 10061, 10144 Noroad, 0 103rd St & 0 Connie Jean Rd, btwn 103rd St & Noroad - (37.86± Acres) - RR-Acre, RMD-A, CCG-2 & CN to ROS - Noroad Development, LLC, Melvin R. Barbour & Vicky Barbour (R.E. # 012955-0010, 012956-0000, 012960-0000, 012961-0100, 012970-0100, 012971-0100 & 012974-0055) (Appl # L-5807-23C) (Dist. 12-White) (Fulton) (LUZ)  
(Small Scale 2023-359)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
LUZ PH - 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23 & 8/8/23

**DEFER****Public hearing next cycle 8/1/23**

23. [2023-0361](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 10714 General Ave, btwn Center Ave & Blair Rd - (8.06± Acres) - LDR to LI - Equipmentsshare.com, Inc. (R.E. # 006719-0010) (Appl #L-5815-23C) (Dist. 12-White) (Salley) (LUZ)  
(Rezoning 2023-362)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
LUZ PH - 8/1/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -7/25/23 & 8/8/23

**DEFER****Public hearing next cycle 8/1/23**

24. [2023-0362](#) ORD-Q Rezoning at 10714 General Ave, btwn Center Ave & Blair Rd - (4.67± Acres) - IBP to IL - Equipmentsshare.com, Inc. (R.E. # 006719-0010 (Portion)) (Appl # L-5815-23C) (Dist. 12-White) (Williams) (LUZ)  
(Small Scale 2023-361)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
LUZ PH - 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23 & 8/8/23

**DEFER****Public hearing next cycle 8/1/23**

25. [2023-0363](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 2270 Blanding Blvd, btwn Sunderland Rd & Birkenhead Rd - (0.39± Acres) - RPI to CGC - Fans and Stoves Antiques Mall, Inc. (R.E. # 095009-0000 (Portion)) (Appl #L-5817-23C) (Dist. 9-Clark-Murray) (Lukacovic) (LUZ) (Rezoning 2023-364)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
LUZ PH - 8/1/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -7/25/23 & 8/8/23

**DEFER****Public hearing next cycle 8/1/23**

26. [2023-0364](#) ORD-Q Rezoning at 2270 Blanding Blvd, btwn Sunderland Rd & Birkenhead Rd - (1.09± Acres) - CRO to CCG-1 - Fans and Stoves Antiques Mall, Inc. (R.E. # 095009-0000) (Appl # L-5817-23C) (Dist. 9-Clark-Murray) (Cox) (LUZ) (Small Scale 2023-363)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
LUZ PH - 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23 & 8/8/23

**DEFER****Public hearing next cycle 8/1/23**

27. [2023-0365](#) ORD-Q Rezoning at 2220, 2242 & 2246 Oak St, btwn Oak St & Riverside Ave - (0.89± Acres) - PUD (2016-55-E) to PUD, to Permit Commercial & Multi-Family Residential Uses, as Described in the Roost PUD - Saleebas-2216 Oak Street, LLC (R.E. # 090661-0000, 090662-0000 & 090663-0000) (Dist. 7-Peluso) (Lewis) (LUZ)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
LUZ PH - 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23

**DEFER****Public hearing next cycle 8/1/23**

28. [2023-0366](#) ORD-Q Rezoning at 5726, 5735 & 5749 Monroe Smith Rd, btwn 103rd St & Parman Rd - (12.61± Acres) - RR-Acre & RMD-MH to RMD-A - Freedom Development Group, LLC - (R.E. # 015254-0100, 015255-0000 & 015341-0000 (Portion)) (Dist. 12-White) (Fulton) (LUZ)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
LUZ PH - 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23

**DEFER****Public hearing next cycle 8/1/23**

29. [2023-0367](#) ORD-Q Rezoning at 0 Clydo Rd, 0 & 2546 Tabernacle Place S, btwn Clydo Rd & Tabernacle Place S - (7.54± Acres) - IBP to IL - Larsen Oaks LLC & Phoenix Property Investment Group, LLC (R.E. # 147279-0000, 147280-0010 & 147280-0025) (Dist. 5-J. Carlucci) (Nutt) (LUZ)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
LUZ PH - 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23

**DEFER****Public hearing next cycle 8/1/23**

30. [2023-0368](#) ORD-Q Rezoning at 0 Merrill Rd, btwn Woolery Dr & I-295 - (4.00± Acres) - CO to CRO - SGRR LLC (R.E. # 120458-0000) (Dist. 1-Amaro) (Williams) (LUZ)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
LUZ PH - 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23

**DEFER****Public hearing next cycle 8/1/23**

31. [2023-0369](#) ORD-Q Apv Sign Waiver (Appl SW-23-06), for Sign at 2063 Oak St, btwn Goodwin St & Oak St- Ohtulk, LLC - Requesting to Reduce the Min Setback from 25 ft to 2 ft & 10 ft to 2 ft - CRO (R.E. # 090689-0000) (Dist. 7-Peluso) (Lewis) (LUZ)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
LUZ PH - 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23

**DEFER**

**Public hearing next cycle 8/1/23**

32. [2023-0374](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Residential Structure at 1217 Walnut St, btwn 2nd St E & 3rd St E, in the Springfield Historic Dist, as a Local Landmark - Artemis Management Company - Directing the Chief of Legislative Svcs to Notify the Applicant, the Propty Owner, & the Propty Appraiser of the Local Landmark Designation, & to Record the Local Landmark Designation in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Designation on the Zoning Atlas (R.E. # 072630-0000) (Dist 7- Peluso) (Lopera) (Req of JHPC)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
LUZ PH - 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 7/25/23

**DEFER**

**Public hearing next cycle 8/1/23**



33. [2023-0375](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Church Building at 841 Franklin St, btwn Odessa St & Pippin St, as a Local Landmark - Mount Olive A.M.E. Church Trustees - Directing the Chief of Legislative Svcs to Notify the Applicant, the Propty Owner, & the Propty Appraiser of the Local Landmark Designation, & to Record the Local Landmark Designation in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Designation on the Zoning Atlas (R.E. # 122578-0000) (Dist 7-Peluso) (Lopera) (Req of JHPC)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
LUZ PH - 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 7/25/23

**DEFER****Public hearing next cycle 8/1/23**

34. [2023-0387](#) ORD-MC Amend Sec 656.414 (Townhouses & Rowhouses), Subpart B (Miscellaneous Regulations), Pt 4 (Supplementary Regulation), CH 656 (Zoning Code), Ord Code, to Provide Min Lot Width & Min Side Yard Requirements for 2-Unit Townhouses & Rowhouses; Prov for Codification Instructions (Staffopoulos) (Req of Mayor)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
LUZ PH - 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 7/25/23

**DEFER****Public hearing next cycle 8/1/23**

35. [2023-0390](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 2516 & 2520 St. Johns Bluff Rd S, btwn Fraser Rd & Alden Rd - (2.28± Acres) - RPI to BP - 2516 SJB LLC & 2520 SJB LLC (R.E. # 163716-0000 & 163716-0500) (Appl #L-5809-23C) (Dist. 4-Carrico) (Lukacovic) (LUZ) (Rezoning 2023-391)  
6/27/23 CO Introduced: LUZ  
7/18/23 LUZ Read 2nd & Rerefer  
LUZ PH - 8/15/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/8/23 & 8/22/23

**READ 2ND & REREFER**

36. [2023-0391](#) ORD-Q Rezoning at 2516 & 2520 St. Johns Bluff Rd S, btwn Fraser Rd & Alden Rd - (2.28± Acres) - CRO to PUD, to Permit Commercial, Office & Warehousing Uses, as Described in the St. Johns Bluff PUD - 2516 SJB LLC & 2520 SJB LLC (R.E. # 163716-0000 & 163716-0500) (Appl # L-5809-23C) (Dist. 4-Carrico) (Fulton) (LUZ) (Small Scale 2023-390) 6/27/23 CO Introduced: LUZ 7/18/23 LUZ Read 2nd & Rerefer LUZ PH - 8/15/23 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23 & 8/22/23

**READ 2ND & REREFER**

37. [2023-0392](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0, 2303, 2335 & 2402 Market St N, 0, 2305 & 2401 Hubbard St, 2245 & 2301 Main St N, 0 14th St E, 0 15th St E & 2336 Liberty St N, btwn Main St N & Liberty St N - (8.09± Acres) - LI & MDR to CGC - FOC JP Prop 1A, LLC, FOC JP Prop 2, LLC, FOC JP Prop 3, LLC, FOC JP Prop 4, LLC, FOC JP Prop 5, LLC, FOC JP Prop 6, LLC & FOC JP Prop 7, LLC (R.E. # 044910-0000, 044911-0000, 044912-0000, 044914-0000, 044922-0005, 044931-0000, 044932-0000, 044936-0000, 044938-0005, 044941-0010, 044941-0060, 044942-0000 & 055295-0000) (Appl #L-5826-23C) (Dist. 7-Peluso) (Fogarty) (LUZ) (Rezoning 2023-393) 6/27/23 CO Introduced: LUZ 7/18/23 LUZ Read 2nd & Rerefer LUZ PH - 8/15/23 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/8/23 & 8/22/23

**READ 2ND & REREFER**

38. [2023-0393](#) ORD-Q Rezoning at 0, 2303, 2335 & 2402 Market St N, 0, 2305 & 2401 Hubbard St, 2245 & 2301 Main St N, 0 14th St E, 0 15th St E & 2336 Liberty St N, btwn Main St N & Liberty St N - (8.09± Acres) - IBP, IL, RMD-B & PUD (2019-551-E) to PUD, to Permit Commercial, Multi-Family Residential, Light Industrial, & Indoor/Outdoor Recreational Uses, as Described in The Phoenix Arts + Innovation District PUD - FOC JP Prop 1A, LLC, FOC JP Prop 2, LLC, FOC JP Prop 3, LLC, FOC JP Prop 4, LLC, FOC JP Prop 5, LLC, FOC JP Prop 6, LLC & FOC JP Prop 7, LLC (R.E. # 044910-0000, 044911-0000, 044912-0000, 044914-0000, 044922-0005, 044931-0000, 044932-0000, 044936-0000, 044938-0005, 044941-0010, 044941-0060, 044942-0000 & 055295-0000) (Appl # L-5826-23C) (Dist. 7-Peluso) (Cox) (LUZ)  
(Small Scale 2023-392)  
6/27/23 CO Introduced: LUZ  
7/18/23 LUZ Read 2nd & Rerefer  
LUZ PH - 8/15/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23 & 8/22/23

**READ 2ND & REREFER**

39. [2023-0394](#) ORD-Q Rezoning at 800 Lomax St, btwn Margaret St & Oak St - (0.39± Acres) - CCG-1 to PUD, to Permit Commercial Uses, as Described in the 800 Lomax PUD - 800 Lomax LLC (R.E. # 090322-0000) (Dist.7-Peluso) (Cox) (LUZ)  
6/27/23 CO Introduced: LUZ  
7/18/23 LUZ Read 2nd & Rerefer  
LUZ PH - 8/15/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23

**READ 2ND & REREFER**

40. [2023-0395](#) ORD-Q Rezoning at 13525 W Beaver St, btwn Otis Rd & Winn Dixie Pkwy - (16.72± Acres) - CCG-1 to PUD, to Permit Commercial Uses, as Described in the Beaver St Business Park PUD - Carlos R. Menendez & Shirla R. Menendez (R.E. # 001735-0060 (Portion)) (Dist.12-White) (Lewis) (LUZ)  
6/27/23 CO Introduced: LUZ  
7/18/23 LUZ Read 2nd & Rerefer  
LUZ PH - 8/15/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23

**READ 2ND & REREFER**

41. [2023-0396](#) ORD-Q Rezoning at 0 Junia St, btwn Sycamore St & Palmetto St - (16.66± Acres) - RR-Acre to RLD-50 - Junia Lakes, LLC (R.E. # 002777-0100) (Dist.8-Gaffney, Jr.) (Fulton) (LUZ)  
6/27/23 CO Introduced: LUZ  
7/18/23 LUZ Read 2nd & Rerefer  
LUZ PH - 8/15/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23

**READ 2ND & REREFER**

42. [2023-0397](#) ORD-Q Rezoning at 0, 3025, 3101 & 3111 Percy Rd, btwn Percy Creek Dr & Willard Ln - (46.67± Acres) - RR-Acre & AGR to RLD-40 - Larry C. Harrold & Joan Harrold, Trustees Under the Harrold Living Trust, Dated 11/29/05, Andrew C. Harrold, Paul D. George, Christie L. George & Nora J. Miller (R.E. # 019453-0002, 019453-0200, 019458-0000 (Portion), 019459-0000 (Portion), 019462-0002 & 019535-0100) (Dist.8-Gaffney, Jr.) (Williams) (LUZ)  
6/27/23 CO Introduced: LUZ  
7/18/23 LUZ Read 2nd & Rerefer  
LUZ PH - 8/15/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23

**READ 2ND & REREFER**

43. [2023-0398](#) ORD-Q Rezoning at 0 103rd St, btwn Kinkaid Rd & Ken Rd - (0.84± Acres) - CCG-2 to CCG-1 - Richard Neighbors (R.E. # 013792-0000) (Dist. 9-Clark-Murray) (Nutt) (LUZ)  
6/27/23 CO Introduced: LUZ  
7/18/23 LUZ Read 2nd & Rerefer  
LUZ PH - 8/15/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23

**READ 2ND & REREFER**

44. [2023-0399](#) ORD-MC Amend Sec 30.203 (Conduct of Business), Pt 2 (Planning Commission), Ch 30 (Planning & Dev Dept), Ord Code, to Prov for Concurrence of 4 Members of the Planning Commission for a Report or Recommendation by the Planning Commission; Prov for Codification Instructions (Eller) (Introduced by CM Carrico)  
6/27/23 CO Introduced: R, LUZ  
7/17/23 R Read 2nd & Rerefer  
7/18/23 LUZ Read 2nd & Rerefer  
LUZ PH - 8/15/23  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 8/8/23

**READ 2ND & REREFER**

**NOTE: The next regular meeting will be held Tuesday, August 1, 2023.**

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

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Minutes: Colleen Hampsey, Council Research  
CHampsey@coj.net 904.255.5151  
Posted: 7.19.23 5:00 pm