

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes - Amended

Tuesday, October 1, 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 - Excused

Reggie Gaffney, Jr.

Rahman Johnson

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: 5:00 PM

Meeting Adjourned: 10:00 PM

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

Excused: 1 - Rory Diamond

Attendance:

CM Clark-Murray - 2024-520, 2024-521, 2024-609, 2024-665, 2024-666, 2024-673, 2024-674 & 2024-681

Item/File No. Title History

- 1. [2022-0888](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (R.E. # 181767-0060) (12.95± Acres) – CGC to RPI – Steinemann San Pablo, LLC (Appl # L-5715-22C) (Dist. 13-Diamond) (Trout) (LUZ) (Rezoning 2022-889)
 12/13/22 CO Introduced: LUZ
 1/4/23 LUZ Read 2nd & Rerefer |1/10/23 CO Read 2nd & Rerefer
 1/24/23 CO PH Addnt'l 2/14/23
 CO PH Cont'd on 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
 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, 10/1/24, 11/5/24
 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, 10/8/24

PH OPEN/CONT 11/5/24

No speakers

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
 CO PH Cont'd on 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
 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, 10/1/24, 11/5/24
 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, 10/8/24

PH OPEN/CONT 11/5/24**No speakers**

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
 CO PH Cont'd on 7/25/23, 8/8/23, 8/22/23, 9/12/23, 10/10/23, 11/14/23, 12/12/23, 1/9/24, 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, 9/10/24, 9/24/24
 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, 9/4/24, 9/17/24, 10/1/24, 10/15/24
 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, 9/10/24, 9/24/24 & 10/8/24

PH OPEN/CONT 10/15/24**No speakers**

4. [2023-0326](#) ORD-Q Rezoning at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (39.31± Acres) - PUD (2007-361-E) to PUD, to Permit Recreational Vehicle Park Uses, Single-Family Residential Uses, & Agriculture Uses, as Described in the Baldwin RV Park PUD - JMC Duval County Properties, LLC (R.E. # 000890-0100 (Portion)) (Appl # L-5797-23C) (Dist. 12-White) (Cox) (LUZ) (PD Amd/Apv) (PC Apv) (Small Scale 2023-325)
5/23/23 CO Introduced: LUZ
6/6/23 LUZ Read 2nd & Rerefer | 6/13/23 CO Read 2nd & Rerefer
6/27/23 CO PH Addn'tl 7/25/23
CO PH Cont'd on 7/25/23, 8/8/23, 8/22/23, 9/12/23, 10/10/23, 11/14/23, 12/12/23, 1/9/24, 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, 9/10/24, 9/24/24
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, 9/4/24, 9/17/24, 10/1/24, 10/15/24
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, 9/10/24, 9/24/24, 10/8/24

PH OPEN/CONT 10/15/24**No speakers**

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 CGC - T20 Holdings LLC (R.E. # 130411-0110, 130411-0120 & 130411-0130) (Appl # L-5859-23C) (Dist. 5-J. Carlucci) (Roberts) (LUZ) (PD & PC Apv) (Rezoning 2023-705)
 10/10/23 CO Introduced: LUZ
 10/17/23 LUZ Read 2nd & Rerefer | 10/24/23 CO Read 2nd & Rerefer
 11/14/23 CO PH Addn'tl 11/28/23 | 11/28/23 CO PH Cont'd 12/12/23
 12/12/23 CO PH Cont'd 1/9/24 | 1/10/24 CO PH Cont'd 1/23/24
 1/17/24 LUZ PH Approve 5-0 | 1/17/24 LUZ Reconsider/Defer
 CO PH Cont'd 2/13/24, 2/27/24, 4/9/24, 5/14/24, 6/11/24, 6/25/24, 7/23/24, 8/13/24
 9/24/24 CO PH Addn'tl 10/8/24
 8/6/24 LUZ PH Amend/Rerefer 7-0 | 8/13/24 CO PH Amend/Rerefer 18-0
 10/1/24 LUZ PH Approve 6-0
 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, & 10/1/24
 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, & 9/24/24 & 10/8/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speaker: Cyndy Trimmer (support)

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

Excused: 1 - Diamond

- 6. [2023-0705](#) ORD-Q Rezoning at 0 St. Augustine Rd, btwn St. Augustine Rd & Lorimier Rd - (0.45± Acres) - RLD-60 to PUD, to permit Commercial Uses & up to 6 townhomes as described in the Augustine Road PUD - T20 Holdings LLC (R.E. # 130411-0110, 130411-0120 & 130411-0130) (Appl # L-5859-23C) (Dist. 5-J. Carlucci) (Williams) (LUZ) (PD & PC Apv) (Ex Parte: CMs Arias, Gaffney, Jr., J. Carlucci, Amaro & Carrico) (Small Scale 2023-704)
 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
 CO PH Cont'd 2/13/24, 2/27/24, 4/9/24, 5/14/24, 6/11/24, 6/25/24, 7/23/24, 8/13/24
 9/24/24 CO PH Addn'tl 10/8/24
 8/6/24 LUZ PH Substitute/Rerefer 7-0 | 8/13/24 CO PH Substitute/Rerefer 18-0
 10/1/24 LUZ PH Approve 6-0
 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, & 10/1/24
 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, & 9/24/24 & 10/8/24

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: Arias/Johnson
Speaker: Cyndy Trimmer (support)

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

Excused: 1 - Diamond

7. [2024-0373](#) ORD-MC Creating A New Sec 656.130.1 (Amendments To The Zoning Code For Zoning Overlays), Subpart C (Procedures For Rezoning And Amendments to the Zoning Code), Part 1 (General Provisions), Ch 656 (Zoning Code), Ord Code, to Estab a Process For Creation of New Zoning Overlays; Amending Sec 656.341 (Procedures), Subpart F (Planned Unit Development), Part 3 (Schedule Of District Regulations), Ch 656 (Zoning Code), Ord Code, To Add a New Subparagraph (F) To Prohibit PUD Zoning Applications Which Allow Deviations From Zoning Overlays Unless Approved By a 2/3 Vote of Full Council; Prov Codification Instructions (Teal) (Introduced by CM Carlucci) (Co-Sponsor CM Peluso) (PD & PC Apv)
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
9/16/24 NCSPHS Substitute/Rerefer 7-0 | 9/16/24 R Substitute/Rerefer 7-0
9/17/24 LUZ Substitute/Rerefer 6-0 | 9/24/24 CO Substitute/Rerefer 17-0
LUZ PH - 6/18/24, 7/16/24, & 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24, & 10/8/24

DEFER

Public hearing 10/15/24

8. [2024-0414](#) 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) (PD & PC Amd/Apv) (Ex Parte: CM Amaro)
 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
 10/1/24 LUZ PH Amend /Approve (w/Conds) 6-0
 LUZ PH - 7/16/24, 9/4/24, 10/1/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

Motion/2nd move to approve as amended: Arias/Johnson

Ex parte declaration: CM Amaro

Speaker: Michael Sittner (support)

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

Excused: 1 - Diamond

AMENDMENT:

Rezoning is approved subject to three conditions:

(1) A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

(2) All site development habitable buildings and ancillary structures not exempt by school board interlocal agreements for charter schools shall comply with all applicable requirements of Chapter 656, Subpart S.

(3) Termination of the school charter by the governing body of the charter school or the Duval County School Board shall require removal of the portable buildings.

Revises acreage for the Subject Property from 9.64 acres to 6.64 acres and eliminates references to the removed parcel.

Attaches a Revised Exhibit 1 (revised Legal Description dated August 26, 2024)

Attaches a Revised Exhibit 2 (revised Map)

Attaches a Revised Exhibit 3 (revised Written Description dated August 14, 2024).

Attaches a Revised Exhibit 4 (revised Site Plan dated August 28, 2024).

9. [2024-0484](#) ORD-Q Rezoning at 9985 103rd St on the North Side of 103rd St, East of Connie Jean Rd - (3.73± Acres) - PUD (2008-714-E) to CCG-2- New Age Properties, LLC (R.E. # 012989-0020 (Portion)) (Dist. 12-White) (Cox) (LUZ) (PD & PC 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
 8/20/24 LUZ PH Substitute/Rerefer 6-0
 8/27/24 CO Substitute/Rerefer 18-0
 9/24/24 CO PH Only
 10/1/24 LUZ PH Approve 5-0
 LUZ PH - 8/20/24, & 10/1/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24, & 9/24/24

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/Johnson****Speaker: Mike Herzberg (support, questions only)****Aye:** 5 - Carrico, Arias, Johnson, Amaro and Gaffney Jr.**Excused:** 1 - Diamond

10. [2024-0520](#) 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) (PD & PC Apv) (Rezoning 2024-521)
 7/23/24 CO Introduced: LUZ
 8/6/24 LUZ Read 2nd & Rerefer
 8/13/24 CO Read 2nd & Rerefer
 8/27/24 CO PH Addnt'l 9/10/24
 9/10/24 CO PH Cont'd 9/24/24
 9/24/24 CO PH Cont'd 10/8/24
 10/1/24 LUZ PH Approve 5-1 (Johnson)
 LUZ PH - 9/4/24, 9/17/24, 10/1/24
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24, 9/24/24, 10/8/24

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/J. Carlucci****Speakers: Curtis Hart (support), Sallie Barnes (oppose), Cynthia Brown (oppose)**

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

Nay: 1 - Johnson

Excused: 1 - Diamond

- 11. [2024-0521](#) 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) (PD Deny) (PC Amd/Apv) (Ex Parte: CMs Johnson, J. Carlucci, Carrico, & Arias) (Small-Scale 2024-520)
 7/23/24 CO Introduced: LUZ
 8/6/24 LUZ Read 2nd & Rerefer
 8/13/24 CO Read 2nd & Rerefer
 8/27/24 CO PH Addnt'l 9/10/24
 9/10/24 CO PH Cont'd 9/24/24
 9/24/24 CO PH Cont'd 10/8/24
 10/1/24 LUZ PH Amend/Approve 5-0
 LUZ PH - 9/4/24, 9/17/24, 10/1/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24, 9/24/24, 10/8/24

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

Motion/2nd move to approve as amended: Arias/J. Carlucci

Ex parte declarations: CMs J. Carlucci, Carrico and Arias

Speakers: Curtis Hart (support), Sallie Barnes (oppose), Cynthia Brown (oppose)

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

Excused: 1 - Diamond

AMENDMENT:

- 1. Attaches a Revised Exhibit 3 (revised Written Description dated September 24, 2024)

12. [2024-0522](#) 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) (PD & PC Apv) (Rezoning 2024-523)
7/23/24 CO Introduced: LUZ
8/6/24 LUZ Read 2nd & Rerefer
8/13/24 CO Read 2nd & Rerefer
8/27/24 CO PH Addnt'l 9/10/24
9/10/24 CO PH Cont'd 10/8/24
10/1/24 LUZ PH Approve 6-0
LUZ PH - 9/4/24, 10/1/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24, 10/8/24

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

- 13. [2024-0523](#) 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) (PD & PC Amd/Apv) (Ex Parte: CM Gaffney, Jr.)
 (Small-Scale 2024-522)
 7/23/24 CO Introduced: LUZ
 8/6/24 LUZ Read 2nd & Rerefer
 8/13/24 CO Read 2nd & Rerefer
 8/27/24 CO PH Addnt'l 9/10/24
 9/10/24 CO PH Cont'd 10/8/24
 10/1/24 LUZ PH Amend/Approve 6-0
 LUZ PH - 9/4/24, 10/1/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24, 10/8/24

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

Motion/2nd move to approve as amended: Arias/Johnson

Ex parte declaration: CM Gaffney Jr.

Speaker: Joseph Mecca (questions only)

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

Excused: 1 - Diamond

AMENDMENT:

- 1. Attaches a Revised Exhibit 3 (revised Written Description dated September 11, 2024).

- 14. [2024-0524](#) 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
 8/27/24 CO PH Addnt'l 9/10/24
 9/10/24 CO PH Cont'd 9/24/24
 9/24/24 CO PH Cont'd 10/8/24
 LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24, 9/24/24, 10/8/24

PH OPEN/CONT 10/15/24

No speakers

- 15. [2024-0525](#) 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
 8/27/24 CO PH Addnt'l 9/10/24
 9/10/24 CO PH Cont'd 9/24/24
 9/24/24 CO PH Cont'd 10/8/24
 LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24, 9/24/24, 10/8/24

PH OPEN/CONT 10/15/24

No speakers

16. [2024-0529](#) 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) (PD & PC Apv) (Rezoning 2024-530)
7/23/24 CO Introduced: LUZ
8/6/24 LUZ Read 2nd & Rerefer
8/13/24 CO Read 2nd & Rerefer
8/27/24 CO PH Addnt'l 9/10/24
9/10/24 CO PH Cont'd 9/24/24
9/24/24 CO PH Cont'd 10/8/24
LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24, 9/24/24, 10/8/24

PH OPEN/CONT 10/15/24

No speakers

17. [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) (PD & PC Apv) (Small-Scale 2024-529)
7/23/24 CO Introduced: LUZ
8/6/24 LUZ Read 2nd & Rerefer
8/13/24 CO Read 2nd & Rerefer
8/27/24 CO PH Addnt'l 9/10/24
9/10/24 CO PH Cont'd 9/24/24
9/24/24 CO PH Cont'd 10/8/24
LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24, 9/24/24, 10/8/24

PH OPEN/CONT 10/15/24

No speakers

18. [2024-0535](#) 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
8/27/24 CO PH Only
LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

PH OPEN/CONT 10/15/24

No speakers

19. [2024-0536](#) 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
8/27/24 CO PH Only
LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

PH OPEN/CONT 10/15/24

No speakers

20. [2024-0539](#) 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) (PD & PC Apv)
7/23/24 CO Introduced: LUZ
8/6/24 LUZ Read 2nd & Rerefer
8/13/24 CO Read 2nd & Rerefer
8/27/24 CO PH Only
LUZ PH - 9/4/24, 10/1/24, 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

PH OPEN/CONT 10/15/24

Speaker: Scott Crawley (oppose)

21. [2024-0608](#) 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) (PD & PC Apv)
(Rezoning 2024-609)
8/13/24 CO Introduced: LUZ
8/20/24 LUZ Read 2nd & Rerefer
8/27/24 CO Read 2nd & Rerefer
9/10/24 CO PH Addnt'l 9/24/24
9/24/24 CO PH Cont'd 10/8/24
10/1/24 LUZ PH Approve 6-0
LUZ PH - 9/17/24, 10/1/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/10/24 & 9/24/24, 10/8/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speakers: Josh Cockrell (support), Barbara Woods (oppose), Michelle Boone (oppose), Ruben Torres (support, did not speak)

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

Excused: 1 - Diamond

22. [2024-0609](#) 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) (PD & PC Amd/Apv) (Ex Parte: CMs Johnson & Carrico)
 (Small-Scale 2024-608)
 8/13/24 CO Introduced: LUZ
 8/20/24 LUZ Read 2nd & Rerefer
 8/27/24 CO Read 2nd & Rerefer
 9/10/24 CO PH Addnt'l 9/24/24
 9/24/24 CO PH Cont'd 10/8/24
 10/1/24 LUZ PH Amend/Approve (w/Conds) 6-0
 LUZ PH - 9/17/24, 10/1/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24 & 9/24/24, 10/8/24

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

Motion/2nd move to amend the amendment to add conditions: Arias/Johnson (conditions:

There shall be no more than five cows on the Subject Property at a time; The property owner shall maintain enclosures in good repair)

Motion/2nd move to approve the amendment as amended: Arias/Johnson

Motion/2nd to approve as amended; Arias/Johnson

Ex parte declaration: CMs Johnson and Carrico

Speakers: Josh Cockrell (support), Michelle Boone (oppose, did not speak), Barbara Woods (oppose)

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

Excused: 1 - Diamond

AMENDMENT:

The rezoning is approved subject to two conditions:

- (1) There shall be no more than five cows on the Subject Property at a time.**
- (2) The property owner shall maintain enclosures in good repair."**

Attaches a Revised Exhibit 3 (revised PUD Written Description dated August 23, 2024).

Attaches a Revised Exhibit 4 (revised Site Plan dated June 21, 2024).

- 23. [2024-0611](#) 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
 8/20/24 LUZ Read 2nd & Rerefer
 8/27/24 CO Read 2nd & Rerefer
 9/10/24 CO PH Cont'd 9/24/24
 9/24/24 CO PH Cont'd 10/22/24
 LUZ PH - 9/17/24, 10/15/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24, 9/24/24, 10/22/24

DEFER

Public hearing previously continued to 10/15/24

- 24. [2024-0612](#) 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) (PD & PC Apv) (Ex Parte: CM Gaffney, Jr.)
 8/13/24 CO Introduced: LUZ
 8/20/24 LUZ Read 2nd & Rerefer
 8/27/24 CO Read 2nd & Rerefer
 9/10/24 CO PH Only
 10/1/24 LUZ PH Approve 5-0
 LUZ PH - 9/17/24, 10/1/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Amaro

Ex parte declaration: CM Gaffney Jr.

Speaker: Janis Fleet (support, did not speak)

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

Excused: 1 - Diamond

25. [2024-0616](#) 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) (GAB CPAC Deny) (PD Deny)
 8/13/24 CO Introduced: LUZ
 8/20/24 LUZ Read 2nd & Rerefer
 8/27/24 CO Read 2nd & Rerefer
 9/10/24 CO PH Only
 9/17/24 LUZ PH Amend (Deny)/Approve 5-0
 9/24/24 CO Rerefer to LUZ 18-0
 LUZ PH - 9/17/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24

DEFER**Previously re-referred by council, will be re-noticed and re-advertised**

26. [2024-0619](#) 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) (PD Apv)
 8/13/24 CO Introduced: LUZ
 8/20/24 LUZ Read 2nd & Rerefer
 8/27/24 CO PH Read 2nd & Rerefer
 10/1/24 LUZ Approve 5-0
 LUZ PH - 9/4/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

APPROVE

Laurie Santana, Chief of Transportation Planning, explained the bill.

Public participation: none

Motion/2nd move to approve: Arias/J. Carlucci

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

Excused: 1 - Diamond

27. [2024-0660](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Baymeadows Way W, btwn Baymeadows Way & I-95 - (2.93± Acres) - BP to HDR - Luxury Toy Vault, LLC (R.E. # 152578-2080) (Appl # L-5970-24C) (Dist. 11-Arias) (Parola) (LUZ) (PD & PC Apv) (Companions 2024-661 & 2024-662)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Addnt'l 10/8/24
LUZ PH - 10/1/24, 10/15/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/24/24 & 10/8/24

PH OPEN/CONT 10/15/24

No speakers

28. [2024-0661](#) ORD-Q Rezoning at 0 Baymeadows Way W, btwn Baymeadows Way & I-95 - (2.93± Acres) - PUD (1974-577-E) to PUD, to Permit Multi-Family Residential Dev, as Described in the Cypress Baymeadows PUD - Luxury Toy Vault, LLC (R.E. # 152578-2080) (Dist. 11-Arias) (Cox) (LUZ) (PD & PC Amd/Apv) (Companions 2024-660 & 2024-662)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Addnt'l 10/8/24
LUZ PH - 10/1/24, 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

PH OPEN/CONT 10/15/24

No speakers

29. [2024-0662](#) ORD-Q Amend Reso 74-690-243, as Amended, Which Appvd a Dev Order for Belfort Station (a/k/a Cypress Plaza), a Dev of Regional Impact (DRI), Pursuant to an Appl for Change to a Previously Appvd Dev of Regional Impact (the AFC) Filed by Luxury Toy Vault, LLC, & Dated 7/17/24, to Remove 2.93± Acres from the DRI; Finding That These Changes Are Consistent with the 2045 Comp Plan & the City Land Dev Regulations; Directing the Legislative Svcs Div to Forward Certified Copies of this Ord to Authorized Agents (R.E. # 152578-2080) (Reingold) (LUZ)
(Companions 2024-660 & 2024-661)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Addnt'l 10/8/24
LUZ PH - 10/1/24, 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

PH OPEN/CONT 10/15/24

No speakers

30. [2024-0663](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 7827 Jones Rd, on the SE Corner of Jones Rd & Garden St - (2.00± Acres) - AGR to CGC - David Wayne Estes (R.E. # 002893-0040) (Appl # L-5963-24C) (Dist. 12-White) (Salley) (LUZ) (PD & PC Apv)
(Rezoning 2024-664)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Addnt'l 10/8/24
LUZ PH - 10/1/24, 10/15/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/24/24 & 10/8/24

PH OPEN/CONT 10/15/24

No speakers

31. [2024-0664](#) ORD-Q Rezoning at 7827 Jones Rd, on the SE Corner of Jones Rd & Garden St - (2.00± Acres) - AGR to PUD, to Permit Outside Storage Uses, as Described in the Jones Rd RV & Boat Storage PUD - David Wayne Estes (R.E. # 002893-0040) (Appl # L-5963-24C) (Dist. 12-White) (Cox) (LUZ) (PD Amd/Apv) (PC Deny) (Small-Scale 2024-663)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Addnt'l 10/8/24
LUZ PH - 10/1/24, 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

PH OPEN/CONT 10/15/24

No speakers

32. [2024-0665](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Wilson Blvd, btwn Old Middleburg Rd & Fouraker Rd - (2.62± Acres) - RPI to BP & LI - Landen's Walk, LLC (R.E. # 012499-0000) (Appl # L-5953-24C) (Dist. 9-Clark-Murray) (Roberts) (LUZ) (PD & PC Apv) (Rezoning 2024-666)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Addnt'l 10/8/24
10/1/24 LUZ PH Approve 5-0
LUZ PH - 10/1/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/24/24 & 10/8/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/J. Carlucci

Speaker: Chris Hagan (support, questions only)

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

Excused: 1 - Diamond

33. [2024-0666](#) ORD-Q Rezoning at 0 Wilson Blvd, btwn Old Middleburg Rd & Fouraker Rd - (2.62± Acres) - CRO to PUD, to Permit Office & Warehouse Uses, as Described in the Wilson Boulevard Business Park PUD - Landen's Walk, LLC (R.E. # 012499-0000) (Appl # L-5953-24C) (Dist. 9-Clark-Murray) (Cox) (LUZ) (PD & PC Apv)
 (Small-Scale 2024-665)
 8/27/24 CO Introduced: LUZ
 9/4/24 LUZ Read 2nd & Rerefer
 9/10/24 CO Read 2nd & Rerefer
 9/24/24 CO PH Addnt'l 10/8/24
 10/1/24 LUZ PH Approve 5-0
 LUZ PH - 10/1/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/J. Carlucci

Speaker: Chris Hagan (support, questions only)

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

Excused: 1 - Diamond

34. [2024-0667](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Atlantic Blvd, btwn San Pablo Rd & the Intercoastal Waterway - (45.90± Acres) - AGR & CGC to CSV - Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (R.E. # 167140-0200) (Appl # L-5974-24C) (Dist. 13-Diamond) (Parola) (LUZ) (PD & PC Apv)
 (Rezoning 2024-668)
 8/27/24 CO Introduced: LUZ
 9/4/24 LUZ Read 2nd & Rerefer
 9/10/24 CO Read 2nd & Rerefer
 9/24/24 CO PH Addnt'l 10/8/24
 10/1/24 LUZ PH Amend/Approve 5-0
 LUZ PH - 10/1/24
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/24/24 & 10/8/24

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/J. Carlucci

Motion/2nd move to approve as amended: Arias/J. Carlucci

No speakers

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

Excused: 1 - Diamond

AMENDMENT:

- 1. Revise acreage for the Subject Property from 45.9 to 46.26**

35. [2024-0668](#) ORD-Q Rezoning at 0 Atlantic Blvd, btwn San Pablo Rd & the Intercoastal Waterway - (45.90± Acres) - RR-Acre & PUD to CSV - Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (R.E. # 167140-0200) (Appl # L-5974-24C) (Dist. 13-Diamond) (Lewis) (LUZ) (PD & PC Apv) (Ex Parte: CMs Boylan & Amaro)
(Small-Scale 2024-667)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Addnt'l 10/8/24
10/1/24 LUZ PH Amend/Approve 5-0
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/J. Carlucci

Motoin/2nd move to approve as amended: Arias/J. Carlucci

Ex parte declaration: CM Amaro

No speakers

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

Excused: 1 - Diamond

AMENDMENT:

- 1. Revise acreage for the Subject Property from 45.9 to 46.26**

- 36. [2024-0669](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 16485 & 16535 Main St N, btwn Pond Run Ln & Yellow Bluff Rd - (2.48± Acres) - RR to LDR - Vision Baptist Church, Inc. & Fla Trust Services, LLC as Trustee of Florida Land Trust (R.E. # 108194-0000 & 108098-0000) (Appl # L-5951-24C) (Dist. 8-Gaffney, Jr.) (Snyder) (LUZ) (PD & PC Apv) (Rezoning 2024-670)
 8/27/24 CO Introduced: LUZ
 9/4/24 LUZ Read 2nd & Rerefer
 9/10/24 CO Read 2nd & Rerefer
 9/24/24 CO PH Addnt'l 10/8/24
 10/1/24 LUZ PH Approve 6-0
 LUZ PH - 10/1/24
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/24/24 & 10/8/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/J. Carlucci

Speaker: Curtis Hart (support)

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

Excused: 1 - Diamond

37. [2024-0670](#) ORD-Q Rezoning at 0, 16485 & 16535 Main St N, btwn Pond Run Ln & Yellow Bluff Rd - (33.10± Acres) - RR-Acre & PUD (2022-198-E) to PUD, to Permit Single-Family Residential Uses, as Described in the North Main Street PUD - Joseph G, LLC, Sarah McNair, Vision Baptist Church, Inc., Fla Trust Services, LLC as Trustee of Florida Land Trust & Caren E. Felker, Paul J. Felker & Robert S. Felker, as Trustees of the Sessions Family Trust (R.E. # 108195-0000, 108194-0000, 108096-0000, 108098-0000 & 108415-0200) (Appl # L-5951-24C) (Dist. 8-Gaffney, Jr.) (Lewis) (LUZ) (N CPAC Deny) (PD & PC Amd/Apv) (Ex Parte: CMs Gaffney, Jr., Carrico, Arias & J. Carlucci) (Small-Scale 2024-669)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Addnt'l 10/8/24
10/1/24 LUZ PH Amend/Approve (w/Cond) 6-0
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

PH AMEND/APPROVE (W/CONDITION)

Public hearing opened and closed.

Motion/2nd move to amend: Arias/J. Carlucci

Motion/2nd move to approve as amended: Arias/J. Carlucci

Ex parte declarations: CMs Gaffney Jr., J. Carlucci, Carrico and Arias

Speaker: Curtis Hart (support)

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

Excused: 1 - Diamond

AMENDMENT:

Rezoning is approved subject to one condition:

- 1. The minimum roadway centerline radii shall be 80 feet.**

Revise ownership to remove Sarah McNair and add Clarence McNair, as Personal Representative of the John S. McCloud Estate.

38. [2024-0671](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 2109, 2123, 2230, 2241 & 2248 Ed Johnson Dr, East of Yellow Bluff Rd - (12.30± Acres) - RR to LDR - Donaldson Investments, LLC (R.E. # 106150-0940, 106150-0970, 106150-1000, 106151-0024 & 106151-0000 (Portion)) (Appl # L-5948-24C) (Dist. 2-Gay) (Salley) (LUZ) (PD & PC Apv) (Rezoning 2024-672)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Addnt'l 10/8/24
10/1/24 LUZ PH Approve 6-0
LUZ PH - 10/1/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/24/24 & 10/8/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speakers: Paul Harden (support), Max Andrews (support, questions only), Brian Small (support, questions only)

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

Excused: 1 - Diamond

39. [2024-0672](#) ORD-Q Rezoning at 1941, 1955, 1981, 1984, 2005, 2012, 2032, 2033, 2049, 2109, 2110, 2123, 2128, 2230, 2241 & 2248 Ed Johnson Dr & 0 Yellow Bluff Rd, 15719 Yellow Bluff Rd, East of Yellow Bluff Rd - (46.00± Acres) - RR-Acre & RLD-100A to RLD-50 - Donaldson Investments, LLC (R.E. # 106151-0011, 106151-0035, 106151-0018, 106151-0016, 106151-0015, 106151-0025, 106151-0013, 106151-0080, 106151-0012, 106151-0022, 106151-0000 (Portion), 106151-0014, 106154-0030, 106154-0020, # 106151-0035, 106150-0940, 106150-0970, 106150-1000 & 106151-0024) (Appl # L-5948-24C) (Dist. 2-Gay) (Corrigan) (LUZ) (N CPAC Deny) (PD & PC Apv) (Small-Scale 2024-671)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Amend/Rerefer 6-0
9/10/24 CO Amend/Rerefer 18-0
9/24/24 CO PH Addnt'l 10/8/24
10/1/24 LUZ PH Approve 6-0
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speakers: Paul Harden (support, questions only), Max Andrews (support, questions only), Brian Small (support, questions only)

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

Excused: 1 - Diamond

- 40. [2024-0673](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 735 Canal St, btwn Broadway Ave & McQuade St - (0.21± Acres) - MDR to BP - 4149 St. Augustine Road, LLC (R.E. # 077359-0000) (Appl # L-5964-24C) (Dist. 9-Clark-Murray) (Hinton) (LUZ) (PD & PC Apv) (Rezoning 2024-674)
 8/27/24 CO Introduced: LUZ
 9/4/24 LUZ Read 2nd & Rerefer
 9/10/24 CO Read 2nd & Rerefer
 9/24/24 CO PH Addnt'l 10/8/24
 10/1/24 LUZ PH Approve 6-0
 LUZ PH - 10/1/24
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/24/24 & 10/8/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speakers: Cyndy Trimmer (support), Sallie Barnes (oppose, did not speak), Cynthia Brown (oppose, did not speak), Brandon Petitti (oppose, did not speak)

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

Excused: 1 - Diamond

- 41. [2024-0674](#) ORD-Q Rezoning at 735 Canal St, btwn Broadway Ave & McQuade St - (0.21± Acres) - RMD-A to IBP - 4149 St. Augustine Road, LLC (R.E. # 077359-0000) (Appl # L-5964-24C) (Dist. 9-Clark-Murray) (Cox) (LUZ) (PD & PC Apv) (Small-Scale 2024-673)
 8/27/24 CO Introduced: LUZ
 9/4/24 LUZ Read 2nd & Rerefer
 9/10/24 CO Read 2nd & Rerefer
 9/24/24 CO PH Addnt'l 10/8/24
 10/1/24 LUZ PH Approve 6-0
 LUZ PH - 10/1/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speakers: Cyndy Trimmer (support, questions only), Sallie Barnes (oppose, did not speak), Cynthia Brown (oppose, did not speak), Brandon Petitti (oppose, did not speak)

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

Excused: 1 - Diamond

42. [2024-0675](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Garden St, at the NE Corner of Garden St & Imeson Rd - (14.17± Acres) - LI to LDR - Dawn D. Motes & Kelly Mike James as Co-Personal Representatives of the Estate of Regina Joan Darling James (R.E. # 003999-0500 & 003999-0600) (Appl # L-5965-24C) (Dist. 12-White) (Fogarty) (LUZ) (PD & PC Apv)
(Rezoning 2024-676)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Addnt'l 10/8/24
10/1/24 LUZ PH Approve 6-0
LUZ PH - 10/1/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/24/24 & 10/8/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/J. Carlucci

Speaker: Curtis Hart

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

Excused: 1 - Diamond

43. [2024-0676](#) ORD-Q Rezoning at 0 Garden St, at the NE Corner of Garden St & Imeson Rd - (14.17± Acres) - PUD (2010-256-E) to RLD-50 - Dawn D. Motes & Kelly Mike James as Co-Personal Representatives of the Estate of Regina Joan Darling James (R.E. 003999-0500 & 003999-0600) (Appl # L-5965-24C) (Dist. 12-White) (Williams) (LUZ) (PD & PC Apv) (Ex Parte: CMs Carrico, J. Carlucci & Arias)
(Small-Scale 2024-675)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Addnt'l 10/8/24
10/1/24 LUZ PH Approve 6-0
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/J. Carlucci

Ex parte declarations: CMs Carrico, J. Carlucci and Arias

Speaker: Curtis Hart (support, questions only)

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

Excused: 1 - Diamond

- 44. [2024-0677](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 14062, 14066 & 14080 Normandy Blvd, btwn Nathan Hale Rd & Bell Rd - (41.04± Acres) - AGR to MDR - Alvin L. Smith & Darlene A. Smith, Simon Hoek Spaans & Alina Gonzalez, Cynthia J. Roberts (Life Estate) & Cynthia J. Roberts, James W. Martin & Christy J. Martin (R.E. # 002258-0310, 002260-0010, 002261-0130 & 002261-0200) (Appl # L-5956-24C) (Dist. 12-White) (Salley) (LUZ) (PD & PC Apv) (Rezoning 2024-678)
 8/27/24 CO Introduced: LUZ
 9/4/24 LUZ Read 2nd & Rerefer
 9/10/24 CO Read 2nd & Rerefer
 9/24/24 CO PH Addnt'l 10/8/24
 10/1/24 LUZ PH Approve 6-0
 LUZ PH - 10/1/24
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/24/24 & 10/8/24

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: Arias/Johnson
Speaker: Hayden Phillips (support)

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

Excused: 1 - Diamond

45. [2024-0678](#) ORD-Q Rezoning at 0, 14062, 14066 & 14080 Normandy Blvd, btwn Nathan Hale Rd & Bell Rd - (41.04± Acres) - AGR to PUD, to Permit Townhomes & Single-Family Residential Uses, as Described in the Normandy Boulevard PUD - Alvin L. Smith & Darlene A. Smith, Simon Hoek Spaans & Alina Gonzalez, Cynthia J. Roberts (Life Estate) & Cynthia J. Roberts, James W. Martin & Christy J. Martin (R.E. # 002258-0310, 002260-0010, 002261-0130 & 002261-0200) (Appl # L-5956-24C) (Dist. 12-White) (Corrigan) (LUZ) (PD & PC Apv)
 (Small-Scale 2024-677)
 8/27/24 CO Introduced: LUZ
 9/4/24 LUZ Read 2nd & Rerefer
 9/10/24 CO Read 2nd & Rerefer
 9/24/24 CO PH Addnt'l 10/8/24
 10/1/24 LUZ PH Approve 6-0
 LUZ PH - 10/1/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speaker: Hayden Phillips (support, questions only)

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

Excused: 1 - Diamond

46. [2024-0679](#) ORD-Q Rezoning at 0, 7407 & 7447 Salisbury Rd, btwn Belfort Rd & Baymeadows Way - (71.70± Acres) - PUD (2007-512-E, 2020-605-E & 2023-594-E) to PUD, to Permit Multi-Family Residential Dwelling Units, as Described in the Butler Creek PUD - Butler Creek Owner, LLC & Orion Investments Enterprise, LLC (R.E. # 152577-0010, 152577-0020, 152577-0050 & R.E. # 152578-0010 (Portion)) (Dist. 11-Arias) (Lewis) (LUZ)
 8/27/24 CO Introduced: LUZ
 9/4/24 LUZ Read 2nd & Rerefer
 9/10/24 CO Read 2nd & Rerefer
 9/24/24 CO PH Only
 LUZ PH - 10/1/24, 10/15/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

PH OPEN/CONT 10/15/24

No speakers

47. [2024-0680](#) ORD-Q Rezoning at 0 & 7175 Justamere Rd, btwn Magnolia Hills Dr & 103rd St - (18.99± Acres) - RMD-A & PUD (2022-893-E) to PUD, to Permit 216 Townhomes, as Described in the Justamere PUD - Justamere Development, LLC (R.E. # 012966-0100 & 012970-0020) (Dist. 12-White) (Cox) (LUZ)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Only
LUZ PH - 10/1/24, 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

PH OPEN/CONT 10/15/24

Speakers: Cynthia Simpson (oppose), Albert Simpson (oppose)

48. [2024-0681](#) ORD-Q Rezoning at 7373 Old Kings Rd S, btwn Toledo Rd & Powers Ave - (10.25± Acres) - PBF-2 to RMD-D - Young Men's Christian Association of Florida's First Coast, Inc. (R.E. # 147998-1200) (Dist. 5-J. Carlucci) (Lewis) (LUZ) (PD & PC Apv) (Ex Parte: CMs Amaro, Arias, J. Carlucci, Gaffney, Jr. & Carrico)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Only
10/1/24 LUZ PH Amend/Approve 6-0
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

PH AMEND/APPROVE

Public hearing opened and closed.

There was discussion about how this property should be developed.

CM Joe Carlucci offered a floor amendment to change the zoning to RMD-A to permit townhomes or single family homes but not multi-family units.

Motion/2nd move to amend: J. Carlucci/Johnson

Motion/2nd move to approve as amended: J. Carlucci/Arias

Ex parte declarations: CMs Amaro, Arias, J. Carlucci, Gaffney Jr., and Carrico

Speakers: Zach Miller (support), Mike Herzberg (support), Marcus Plauche (oppose), Nick Stapleton (oppose), Bryan Tabler (oppose), Courtney Cockley (oppose, did not speak), Robin Young (oppose), Christine Bott (oppose), Albert Gibson (oppose), Alan Bott (oppose), Lloyd Hendry (oppose), Laura Backus (oppose), Wade Campbell (oppose), Amy Calfee (oppose), Jacqueline Buckley (oppose), Christi Cabrera (oppose), Leslie Maneul (oppose), Grady Pope (oppose), Karen Godley-Meenan, Ajay Govekar (oppose), Kyle Meenan (oppose)

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

Excused: 1 - Diamond

AMENDMENT:

- 1. Revised the request from “PBF-2 to RMD-D” to “PBF-2 to RMD-A”
Attaches a Revised Exhibit 2, Map to reflect the amended request**

- 49. [2024-0682](#) ORD-Q Apv Zoning Exception (Appl E-24-42) at 9940 Old Baymeadows Rd, btwn Southside Blvd & Baymeadows Rd - Deerwood Village Mall, L.C. - 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 in Conjunction with a Restaurant, Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, for OHJAX5, LLC, d/b/a Scramblers, in CN (R.E. # 148633-1000) (Dist. 11-Arias) (Read) (LUZ) (PD Apv) (Ex Parte: CM Arias)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Only
10/1/24 LUZ PH Approve 5-0
10/1/24 LUZ Reconsider/Amend/Approve 6-0
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: Arias/Johnson
Ex parte declaration: CM Arias
Speaker: Lawrence Yancy (support)

Aye: 5 - Carrico, Arias, Johnson, Amaro and Carlucci
Excused: 1 - Diamond

RECONSIDER/AMEND/APPROVE

Public hearing opened and closed.
Motion/2nd move to amend: Amaro/Arias
Motion/2nd move to approve as amended: Arias/Johnson

Aye: 6 - Carrico, Arias, Johnson, Amaro, Carlucci and Gaffney Jr.
Excused: 1 - Diamond

AMENDMENT:

- 1. Removes the reference to restricted outside sale and service**

50. [2024-0683](#) ORD-Q Apv Zoning Exception (Appl E-24-43) at 1500 University Blvd W, btwn San Jose Blvd & Duke Rd - General Property Support, Inc. as Trustee of Lakewood South Land Trust - 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 of Ch 656, Ord Code, for OHJAX5, LLC d/b/a Scramblers, in CCG-1 (R.E. # 147032-0000) (Dist. 5-J. Carlucci) (Williams) (LUZ) (PD Apv) (Ex Parte: CM Arias)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Only
10/1/24 LUZ PH Amend/Approve 6-0
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/J. Carlucci

Motion/2nd move to approve as amended: Arias/J. Carlucci

Ex parte declaration: CM Arias

Speaker: Lawrence Yancy (support)

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

Excused: 1 - Diamond

AMENDMENT:

- 1. Removes the reference to restricted outside sale and service**

51. [2024-0684](#) ORD-Q Apv Zoning Exception (Appl E-24-46) at 9551 Baymeadows Rd, Units 8, 9, 10 & 11, btwn Paseo Dr. E & Baymeadows Cir E - Elzbieta Kuzniar, as Trustee of the Elzbieta Kuzniar Trust, Dated 8/27/09 - 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 5th Element Indian Restaurant, in PUD (R.E. # 148521-0055) (Dist. 11-Arias) (Nagbe) (LUZ) (PD Apv)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Only
10/1/24 LUZ PH Approve 6-0
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/J. Carlucci****Speakers: Sridhal Sannaca (support), Alan Bott (support), Christine Bott (support)****Aye:** 6 - Carrico, Arias, Johnson, Amaro, Carlucci and Gaffney Jr.**Excused:** 1 - Diamond

52. [2024-0685](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-17) at 0 Paschal St, at the End of Paschal St - Ryrad Home Builders, Inc. - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 0 ft in RLD-60 (R.E. # 006130-0000) (Dist. 12-White) (Nagbe) (LUZ) (PD Apv)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Only
LUZ PH - 10/1/24, 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

PH OPEN/CONT 10/15/24**Speakers: John Horne (oppose, did not speak), Janis Fleet (support, did not speak)**

53. [2024-0699](#) ORD-MC Concerning the Renew Arlington Zoning Overlay; Amend Sec 656.399.57 (Applicability), Subpt S (Renew Arlington Zoning Overlay), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Clarify Certain Language; Amend Sec 656.399.59 (Definitions), Subpt S (Renew Arlington Zoning Overlay), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Revise & Add Certain Definitions; Amend Sec 656.399.62 (Character Areas), Subpt S (Renew Arlington Zoning Overlay), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Utilize Consistent Terminology; Amend Sec 656.399.63... (Lopera) (Introduced by CM Amaro) (PD & PC Apv)
 8/27/24 CO Introduced: NCSPHS, R, LUZ
 9/3/24 NCSPHS Read 2nd & Rerefer | 9/3/24 R Read 2nd & Rerefer
 9/4/24 LUZ Read 2nd & Rerefer | 9/10/24 CO Read 2nd & Rerefer
 9/24/24 CO PH Addnt'l 10/8/24
 9/30/24 NCSPHS Approve 6-0 | 9/30/24 R Approve 6-0
 10/1/24 LUZ PH Approve 6-0
 LUZ PH - 10/1/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

No speakers

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

Excused: 1 - Diamond

Scrivener's

Correct formatting

- **Amends the Renew Arlington Zoning Overlay within Ch. 656 (Zoning Code) to:**
 - Add new definitions for "Lot" and "Street" and update terminology throughout
 - Clarify language regarding bay door, fencing, and parking design guidelines within the five Character Areas
- **The Planning Commission recommended approval of this bill at their 9/19/24 meeting**

54. [2024-0715](#) 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 Baymeadows Rd, 0 Freedom Commerce Pkwy, 0, 8375, 8381 Dix Ellis Trl; 8900, 8928, 8935 Prominence Pkwy; 8875 Liberty Ridge Dr; 8880 Freedom Commerce Trl, btwn Baymeadows Rd, Philips Hwy & I-95 - (71.76± Acres) - MU Subject to FLUE Site Specific Policy 4.3.6 & CGC to RPI - DFH Prominence, LP (R.E. # 152683-0005, 152683-0280, 152683-0290, 152683-0580, 152683-0700, 152690-0092, 152690-0096, 152690-0280, 152690-0290, 152690-0600, 152690-0650, 152690-0700, 152690-0800, 152690-0900, & 152690-0950) (Appl # L-5967-24A) (Dist. 11-Arias) (Parola) (LUZ)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
LUZ PH - 10/15/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/8/24 & 10/22/24

DEFER**Public hearing next cycle 10/15/24**

55. [2024-0716](#) ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Pecan Park Rd & 0 Arnold Rd, btwn Arnold Rd & Jax International Airport - (229.01± Acres) - AGR & PBF to LI - Subema, LLC (R.E. # 019583-0000 & 019606-0000 (Portion)) (Appl # L-5872-23A) (Dist. 8-Gaffney, Jr.) (Parola) (LUZ) (JWC Apv) (Rezoning 2024-717)
9/10/24 CO Introduced: LUZ, JWC
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
LUZ PH - 10/15/24
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 10/8/24 & 10/22/24

DEFER**Public hearing next cycle 10/15/24**

56. [2024-0717](#) ORD-Q Rezoning at 0 Pecan Park Rd & 0 Arnold Rd, btwn Arnold Rd & Jax International Airport - (315.42± Acres) - PBF-2, PBF-3 & IL to PUD, to Permit Light Industrial Dev, as Described in the Arnold Road PUD - Subema, LLC (R.E. # 019583-0000 & 019606-0000) (Appl # L-5872-23C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)
(Large-Scale 2024-716)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24 & 10/22/24

DEFER**Public hearing next cycle 10/15/24**

57. [2024-0718](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 12810 Normandy Blvd & 3727, 3801 & 3821 Alcoy Rd, btwn Alcoy Rd & Sarroca Ln - (19.07± Acres) - RR to MDR - TD&MD Properties, LLC, Melvin J. Selasky, Karen Nicklaus Browning, Albert Paul Nicklaus, Jr., & John Moncrief (R.E. # 002183-0100, 002183-0050, 002215-0000 & 002215-0010) (Appl # L-5952-24C) (Dist. 12-White) (Salley) (LUZ)
(Rezoning 2024-719)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
LUZ PH - 10/15/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/8/24 & 10/22/24

DEFER**Public hearing next cycle 10/15/24**

58. [2024-0719](#) ORD-Q Rezoning at 12810 Normandy Blvd & 3727, 3801 & 3821 Alcoy Rd, btwn Alcoy Rd & Sarroca Ln - (19.07± Acres) - RR-Acre to PUD, to Permit Townhomes, as Described in the Alcoy Road PUD - TD&MD Properties, LLC, Melvin J. Selasky, Karen Nicklaus Browning, Albert Paul Nicklaus, Jr., & John Moncrief (R.E. # 002183-0100, 002183-0050, 002215-0000 & 002215-0010) (Appl # L-5952-24C) (Dist. 12-White) (Corrigan) (LUZ)
(Small-Scale 2024-718)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24 & 10/22/24

DEFER**Public hearing next cycle 10/15/24**

59. [2024-0720](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 & 8962 Magill Rd N & 8956 Magill Rd, btwn Magill Rd N, Magill Rd, Jones Rd & Pritchard Rd - (28.19± Acres) - AGR to LDR - Sharon Simms Bishop, Sheila Simms Kennedy, Tambra Kennedy Shurley & Donna Kay Simms Rodriguez & Ralph A. Rodriguez (R.E. # 003366-0050, 003366-0150, 003366-0210 & 003366-0220) (Appl # L-5954-24C) (Dist. 12-White) (Roberts) (LUZ)
(Rezoning 2024-721)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
LUZ PH - 10/15/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/8/24 & 10/22/24

DEFER**Public hearing next cycle 10/15/24**

60. [2024-0721](#) ORD-Q Rezoning at 0 & 8962 Magill Rd N & 8956 Magill Rd, btwn Magill Rd N, Magill Rd, Jones Rd & Pritchard Rd - (28.19± Acres) - AGR to PUD, to Permit Single-Family Residential Dwellings, as Described in the Jones-Magill PUD - Sharon Simms Bishop, Sheila Simms Kennedy, Tambra Kennedy Shurley & Donna Kay Simms Rodriguez & Ralph A. Rodriguez (R.E. # 003366-0050, 003366-0150, 003366-0210 & 003366-0220) (Appl # L-5954-24C) (Dist. 12-White) (Corrigan) (LUZ)
(Small-Scale 2024-720)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24 & 10/22/24

DEFER**Public hearing next cycle 10/15/24**

61. [2024-0722](#) ORD-Q Rezoning at 3257 & 3259 Stratton Rd, btwn Stratton Rd & Fox Creek Dr E - (11.40± Acres) - RR-Acre to PUD, to Permit Single Family Dwellings, as Described in the Stratton Oakmont PUD - Sandra Snowden (R.E. # 012872-0000 & 012872-0100) (Dist. 12-White) (Cox) (LUZ)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

DEFER**Public hearing next cycle 10/15/24**

62. [2024-0723](#) ORD-Q Rezoning at 0 & 7264 Jones Branch Cir, South of Pritchard Rd & West of I-295 - (11.87± Acres) - PUD (2022-855-E) to PUD, to Permit Outside Storage, Vehicle Deliveries & Wash in Addition to the Commercial Uses, Including Tractor Trailer Storage, as Described in the Jones Creek PUD - Jones Creek Commercial, Inc. (R.E. # 003388-0105, 003388-0130, 003388-0350, 003388-0120, & 003388-0300) (Dist. 12-White) (Williams) (LUZ)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

DEFER**Public hearing next cycle 10/15/24**

63. [2024-0724](#) ORD-Q Rezoning at 0, 207 & 216 6th Street W, btwn Pearl St N & Silver St - (0.70± Acres) - RMD-S to PUD, to Permit Multi-Family Dwellings, as Described in the 6th Street West PUD - Greater New Jerusalem Baptist Church Corp (R.E. # 071472-0000, 071473-0000 & 071191-0000) (Dist. 7-Peluso) (Lewis) (LUZ)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

DEFER

Public hearing next cycle 10/15/24

64. [2024-0725](#) ORD-Q Rezoning at 6039 Gilchrist Rd, btwn New Kings Rd & Sibbald Rd - (0.64± Acres) - RR-Acre to RLD-60 - LaGrace White (R.E. # 039963-0000) (Dist. 10-Pittman) (Williams) (LUZ)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

DEFER

Public hearing next cycle 10/15/24

65. [2024-0726](#) ORD-Q Rezoning at 6920 Camfield St, at the Corner of Camfield St & Camfield St North - (5.06± Acres) - RLD-60 to RLD-50 - Travis Moss (R.E. # 015656-0000) (Dist. 14-Johnson) (Corrigan) (LUZ)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

DEFER

Public hearing next cycle 10/15/24

66. [2024-0727](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-18) at 8617 Western Way, btwn Old Baymeadows Rd, Southside Blvd & I-95 - JEA - Requesting to Reduce the Min Road Frontage Requirements from 35 ft to 0 ft in IL (R.E. # 148632-0510) (Dist. 11-Arias) (Lewis) (LUZ) (PD Apv)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO PH Read 2nd & Rerefer
10/1/24 LUZ PH Approve 5-0
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Johnson/Arias

No speakers

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

Excused: 1 - Diamond

67. [2024-0759](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3707 Newcomb Rd, West of Lem Turner Rd - (5.24± Acres) - RR to MDR - William Leslie Howell & Minnie Lou Howell (Life Estate) (R.E. # 019488-0000) (Appl # L-5978-24C) (Dist. 8-Gaffney, Jr.) (Anderson) (LUZ) (Rezoning 2024-760)
9/24/24 CO Introduced: LUZ
10/1/24 LUZ Read 2nd & Rerefer
LUZ PH - 11/5/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/22/24 & 11/12/24

READ 2ND & REREFER

68. [2024-0760](#) ORD-Q Rezoning at 3707 Newcomb Rd, West of Lem Turner Rd - (5.24± Acres) - RR-Acre to RMD-A - William Leslie Howell & Minnie Lou Howell (Life Estate) (R.E. # 019488-0000) (Appl # L-5978-24C) (Dist. 8-Gaffney, Jr.) (Read) (LUZ) (Small-Scale 2024-759)
9/24/24 CO Introduced: LUZ
10/1/24 LUZ Read 2nd & Rerefer
LUZ PH - 11/5/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/22/24 & 11/12/24

READ 2ND & REREFER

69. [2024-0761](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-19) at 13330 Peaceful Rd, North of Peaceful Ct - Michael S. Logsdon - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 35 ft in RLD-100A (R.E. # 106384-0030 (Portion)) (Dist. 2-Gay) (Nagbe) (LUZ)
9/24/24 CO Introduced: LUZ
10/1/24 LUZ Read 2nd & Rerefer
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

READ 2ND & REREFER

70. [2024-0770](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Parcel at 538 S Ellis Rd, btwn Highway Ave & Cassidy Rd as a Local Landmark Site - Sons of Confederate Veterans, Kirby-Smith Camp 1209, Inc.; Identifying those Activities which Require the Issuance of a COA; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Site Desig, & to Record the Local Landmark Site Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Site Desig on the Zoning Atlas (R.E. # 060209-0100) (Dist. 9-Clark-Murray) (Lopera) (Req of JHPC)
9/24/24 CO Introduced: LUZ
10/1/24 LUZ Read 2nd & Rerefer
LUZ PH - 11/5/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/22/24

READ 2ND & REREFER

71. [2024-0771](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg at 801 N Jefferson St, btwn State St W & Union St W as a Local Landmark - Dorothy Thomas Whetstone, as Trustee of Walter Whetstone & Dorothy Thomas Whetstone Trust Under Agrmt Dated 1/23/17, & Restated on 5/11/22; Statement of Landmark Criteria Satisfied; Identifying those Activities which Require the Issuance of a COA; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas; (Dist. 7-Peluso) (R.E. # 074648-0000) (Lopera) (Req of JHPC)
9/24/24 CO Introduced: LUZ
10/1/24 LUZ Read 2nd & Rerefer
LUZ PH - 11/5/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/22/24

READ 2ND & REREFER

72. [2024-0772](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg at 821 N Jefferson St, btwn State Street W & Union Street W as a Local Landmark - Dorothy Thomas Whetstone, as Trustee of Walter Whetstone & Dorothy Thomas Whetstone Trust Under Agrmt Dated 1/23/17, & Restated on 5/11/22; Statement of Landmark Criteria Satisfied; Identifying those Activities which Require the Issuance of a COA; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas (Dist. 7-Peluso) (R.E. # 070602-0000) (Lopera) (Req of JHPC)
9/24/24 CO Introduced: LUZ
10/1/24 LUZ Read 2nd & Rerefer
LUZ PH - 11/5/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/22/24

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, October 15, 2024.

*******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: 10.4.24 5:00 pm