

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes-Amended

Tuesday, September 17, 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 - Excused Early Departure 6:00 PM

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: 7:08 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 Carlucci - 2024-373

CM Clark-Murray - 2024-520 & 2024-521

Item/File No. Title History

- 1. [2022-0888](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (R.E. # 181767-0060) (12.95± Acres) – CGC to RPI – Steinemann San Pablo, LLC (Appl # L-5715-22C) (Dist. 13-Diamond) (Trout) (LUZ) (Rezoning 2022-889)
 12/13/22 CO Introduced: LUZ
 1/4/23 LUZ Read 2nd & Rerefer | 1/10/23 CO Read 2nd & Rerefer
 1/24/23 CO PH Addnt'l 2/14/23 | 2/14/23 CO PH Cont'd 2/28/23
 2/28/23 CO PH Cont'd 3/28/23 | 3/28/23 CO PH Cont'd 4/11/23
 4/11/23 CO PH Cont'd 5/9/23 | 5/9/23 CO PH Cont'd 5/23/23
 5/23/23 CO PH Cont'd 6/13/23 | 6/13/23 CO PH Cont'd 6/27/23
 6/27/23 CO PH Cont'd 7/25/23 | 7/25/23 CO PH Cont'd 8/8/23
 8/8/23 CO PH Cont'd 8/22/23 | 8/22/23 CO PH Cont'd 9/12/23
 9/12/23 CO PH Cont'd 9/26/23 | 9/26/23 CO PH Cont'd 10/10/23
 10/10/23 CO PH Cont'd 10/24/23 | 10/24/23 CO PH Cont'd 11/14/23
 11/14/23 CO PH Cont'd 11/28/23 | 11/28/23 CO PH Cont'd 1/9/24
 1/10/24 CO PH Cont'd 1/23/24 | 1/23/24 CO PH Cont'd 2/27/24
 2/27/24 CO PH Cont'd 3/26/24 | 3/26/24 CO PH Cont'd 4/23/24
 4/23/24 CO PH Cont'd 5/28/24 | 5/28/24 CO PH Cont'd 7/23/24
 7/23/24 CO PH Cont'd 8/13/24 | 8/13/24 CO PH Cont'd 9/10/24
 9/10/24 CO PH Cont'd 10/8/24
 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
 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

DEFER

Previously continued to 10/1/24

2. [2022-0889](#) ORD-Q Rezoning at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (12.95± Acres) – PUD (2008-653-E) to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the San Pablo Place II PUD – Steinemann San Pablo, LLC (R.E. # 181767-0060) (Appl # L-5715-22C) (Dist. 13-Diamond) (Lewis) (LUZ)
(Small Scale 2022-888)
12/13/22 CO Introduced: LUZ
1/4/23 LUZ Read 2nd & Rerefer | 1/10/23 CO Read 2nd & Rerefer
1/24/23 CO PH Addnt'l 2/14/23 | 2/14/23 CO PH Cont'd 2/28/23
2/28/23 CO PH Cont'd 3/28/23 | 3/28/23 CO PH Cont'd 4/11/23
4/11/23 CO PH Cont'd 5/9/23 | 5/9/23 CO PH Cont'd 5/23/23
5/23/23 CO PH Cont'd 6/13/23 | 6/13/23 CO PH Cont'd 6/27/23
6/27/23 CO PH Cont'd 7/25/23 | 7/25/23 CO PH Cont'd 8/8/23
8/8/23 CO PH Cont'd 8/22/23 | 8/22/23 CO PH Cont'd 9/12/23
9/12/23 CO PH Cont'd 9/26/23 | 9/26/23 CO PH Cont'd 10/10/23
10/10/23 CO PH Cont'd 10/24/23 | 10/24/23 CO PH Cont'd 11/14/23
11/14/23 CO PH Cont'd 11/28/23 | 11/28/23 CO PH Cont'd 1/9/24
1/10/24 CO PH Cont'd 1/23/24 | 1/23/24 CO PH Cont'd 2/27/24
2/27/24 CO PH Cont'd 3/26/24 | 3/26/24 CO PH Cont'd 4/23/24
4/23/24 CO PH Cont'd 5/28/24 | 5/28/24 CO PH Cont'd 7/23/24
7/23/24 CO PH Cont'd 8/13/24 | 8/13/24 CO PH Cont'd 9/10/24
9/10/24 CO PH Cont'd 10/8/24
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
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

DEFER**Previously continued to 10/1/24**

3. [2023-0325](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (39.31± Acres) - LDR to AGR - JMC Duval County Properties, LLC (R.E. # 000890-0100 (Portion)) (Appl #L-5797-23C) (Dist. 12-White) (Parola) (LUZ) (PD & PC Apv)
(Rezoning 2023-326)
5/23/23 CO Introduced: LUZ
6/6/23 LUZ Read 2nd & Rerefer | 6/13/23 CO Read 2nd & Rerefer
6/27/23 CO PH Addn'tl 7/25/23 | 7/25/23 CO PH Cont'd 8/8/23
8/8/23 CO PH Cont'd 8/22/23 | 8/22/23 CO PH Cont'd 9/12/23
9/12/23 CO PH Cont'd 10/10/23 | 10/10/23 CO PH Cont'd 11/14/23
11/14/23 CO PH Cont'd 12/12/23 | 12/12/23 CO PH Cont'd 1/9/24
1/10/24 CO PH Cont'd 1/23/24 | 1/23/24 CO PH Cont'd 2/13/24
2/13/24 CO PH Cont'd 2/27/24 | 2/27/24 CO PH Cont'd 3/12/24
3/12/24 CO PH Cont'd 3/26/24 | 3/26/24 CO PH Cont'd 4/23/24
4/23/24 CO PH Cont'd 5/14/24 | 5/14/24 CO PH Cont'd 5/28/24
5/28/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24
6/25/24 CO PH Cont'd 7/23/24 | 7/23/24 CO PH Cont'd 8/13/24
8/13/24 CO PH Cont'd 8/27/24 | 8/27/24 CO PH Cont'd 9/10/24
9/10/24 CO PH Cont'd 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
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

PH OPEN/CONT 10/1/24**No speakers**

- 4. [2023-0326](#) ORD-Q Rezoning at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (39.31± Acres) - PUD (2007-361-E) to PUD, to Permit Recreational Vehicle Park Uses, Single-Family Residential Uses, & Agriculture Uses, as Described in the Baldwin RV Park PUD - JMC Duval County Properties, LLC (R.E. # 000890-0100 (Portion)) (Appl # L-5797-23C) (Dist. 12-White) (Cox) (LUZ) (PD Amd/Apv) (PC Apv) (Small Scale 2023-325)
 5/23/23 CO Introduced: LUZ
 6/6/23 LUZ Read 2nd & Rerefer | 6/13/23 CO Read 2nd & Rerefer
 6/27/23 CO PH Addn'tl 7/25/23 | 7/25/23 CO PH Cont'd 8/8/23
 8/8/23 CO PH Cont'd 8/22/23 | 8/22/23 CO PH Cont'd 9/12/23
 9/12/23 CO PH Cont'd 10/10/23 | 10/10/23 CO PH Cont'd 11/14/23
 11/14/23 CO PH Cont'd 12/12/23 | 12/12/23 CO PH Cont'd 1/9/24
 1/10/24 CO PH Cont'd 1/23/24 | 1/23/24 CO PH Cont'd 2/13/24
 2/13/24 CO PH Cont'd 2/27/24 | 2/27/24 CO PH Cont'd 3/12/24
 3/12/24 CO PH Cont'd 3/26/24 | 3/26/24 CO PH Cont'd 4/23/24
 4/23/24 CO PH Cont'd 5/14/24 | 5/14/24 CO PH Cont'd 5/28/24
 5/28/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24
 6/25/24 CO PH Cont'd 7/23/24 | 7/23/24 CO PH Cont'd 8/13/24
 8/13/24 CO PH Cont'd 8/27/24 | 8/27/24 CO PH Cont'd 9/10/24
 9/10/24 CO PH Cont'd 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
 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

PH OPEN/CONT 10/1/24

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 Deny) (PC Apv) (Companions 2023-705 & 2023-706)
10/10/23 CO Introduced: LUZ
10/17/23 LUZ Read 2nd & Rerefer | 10/24/23 CO Read 2nd & Rerefer
11/14/23 CO PH Addn'tl 11/28/23 | 11/28/23 CO PH Cont'd 12/12/23
12/12/23 CO PH Cont'd 1/9/24 | 1/10/24 CO PH Cont'd 1/23/24
1/17/24 LUZ PH Approve 5-0 | 1/17/24 LUZ Reconsider/Defer
1/23/24 CO PH Cont'd 2/13/24 | 2/13/24 CO PH Cont'd 2/27/24
2/27/24 CO PH Cont'd 4/9/24 | 4/9/24 CO PH Cont'd 5/14/24
5/14/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24
6/25/24 CO PH Cont'd 7/23/24 | 7/23/24 CO PH Cont'd 8/13/24
8/6/24 LUZ PH Amend/Rerefer 7-0
8/13/24 CO PH Amend/Rerefer 18-0
LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 4/2/24, 5/7/24, 6/4/24, 6/18/24, 7/16/24, 8/6/24, & 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

DEFER**Public hearing 10/1/24**

6. [2023-0705](#) ORD-Q Rezoning at 0 St. Augustine Rd, btwn St. Augustine Rd & Lorimier Rd - (0.45± Acres) - RLD-60 to IBP - T20 Holdings LLC (R.E. # 130411-0110, 130411-0120 & 130411-0130) (Appl # L-5859-23C) (Dist. 5-J. Carlucci) (Williams) (LUZ) (PD Deny) (PC Apv) (Ex Parte: CMs Arias, Gaffney, Jr., J. Carlucci, Amaro & Carrico)
(Companions 2023-704 & 2023-706)
10/10/23 CO Introduced: LUZ
10/17/23 LUZ Read 2nd & Rerefer | 10/24/23 CO Read 2nd & Rerefer
11/14/23 CO PH Addn'tl 11/28/23 | 11/28/23 CO PH Cont'd 12/12/23
12/12/23 CO PH Cont'd 1/9/24 | 1/10/24 CO PH Cont'd 1/23/24
1/17/24 LUZ PH Approve 5-0 | 1/17/24 LUZ Reconsider/Defer
1/23/24 CO PH Cont'd 2/13/24 | 2/13/24 CO PH Cont'd 2/27/24
2/27/24 CO PH Cont'd 4/9/24 | 4/9/24 CO PH Cont'd 5/14/24
5/14/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24
6/25/24 CO PH Cont'd 7/23/24 | 7/23/24 CO PH Cont'd 8/13/24
8/6/24 LUZ PH Substitute/Rerefer 7-0
8/13/24 CO PH Substitute/Rerefer 18-0
LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 4/2/24, 5/7/24, 6/4/24, 6/18/24, 7/16/24, 8/6/24, & 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

DEFER**Public hearing 10/1/24**

7. [2024-0373](#) ORD-MC Amend Ch 656 (Zoning Code), Pt 3 (Schedule of District Regulations), Subpt F (Planned Unit Development), Sec 656.341 (Procedures), Ord Code, to Add a New Subparagraph (f) to Prohibit PUD Zoning Applications Which Allow Deviations From Zoning Overlays Unless Appvd by a 2/3 Vote of the Full Council; Prov Codification Instructions (Teal) (Introduced by CM Carlucci) (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
 LUZ PH - 6/18/24, 7/16/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

SUBSTITUTE/REREFER

Council Member Carlucci was in attendance to speak on this item.

There was discussion about the similarities and differences between overlays and neighborhood action plans.

Motion/2nd to approve the substitute: Arias/J. Carlucci

Motion/2nd to substitute and re-refer: Arias/J. Carlucci

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

Excused: 1 - Diamond

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)
 5/28/24 CO Introduced: LUZ
 6/4/24 LUZ Read 2nd & Rerefer
 6/11/24 CO Read 2nd & Rerefer
 6/25/24 CO PH Only
 LUZ PH - 7/16/24, 9/4/24, 10/1/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

DEFER

Previously continued to 10/1/24

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)
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
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

DEFER

Public hearing 10/1/24

10. [2024-0518](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Palm Lake Dr btwn Noah Rd & Eastport Rd - (23.70± Acres) - LI & BP to MDR - Palm Lake, LLC (R.E. # 109453-0015 & 109453-0040) (Appl # L-5946-24C) (Dist. 2-Gay) (Salley) (LUZ) (PD & PC Apv) (Rezoning 2024-519)
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
9/17/24 LUZ PH Withdraw 6-0
LUZ PH - 9/4/24, 9/17/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24, 9/24/24

PH WITHDRAW

Public hearing opened and closed.

Motion/2nd move to withdraw: Arias/Johnson

No speakers

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

Excused: 1 - Diamond

11. [2024-0519](#) ORD-Q Rezoning at 0 Palm Lake Dr btwn Noah Rd & Eastport Rd - (23.70± Acres) - IL & IBP to RMD-A & RMD-D - Palm Lake, LLC (R.E. # 109453-0015 & 109453-0040) (Appl # L-5946-24C) (Dist. 2-Gay) (Williams) (LUZ) (N CPAC Deny) (PD & PC Apv) (Small-Scale 2024-518)
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
9/17/24 LUZ PH Withdraw 6-0
LUZ PH - 9/4/24, 9/17/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24, 9/24/24

PH WITHDRAW

Public hearing opened and closed.

Motion/2nd move to withdraw: Arias/Johnson

Ex parte declaration: CM Carrico

No speakers

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

Excused: 1 - Diamond

12. [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
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

PH OPEN/CONT 10/1/24

This item was initially marked for action. There was discussion about how this property will be used.

The public hearing was opened and continued until 10/1/24.

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

13. [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: CM Johnson)
(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
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

PH OPEN/CONT 10/1/24

This item was initially marked for action. There was discussion about how this property will be used.

The public hearing was opened and continued until 10/1/24.

Ex parte declaration: CM Johnson

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

14. [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)
(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
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

DEFER

Previously continued to 10/1/24

15. [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)
(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
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

DEFER**Previously continued to 10/1/24**

16. [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
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

PH OPEN/CONT 10/1/24**No speakers**

17. [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
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

PH OPEN/CONT 10/1/24

No speakers

18. [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
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

PH OPEN/CONT 10/1/24

This item was initially marked for action. The public hearing was opened and continued to 10/1/24 to permit the applicant time to meet with the district council member and the community.

No speakers

19. [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
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

PH OPEN/CONT 10/1/24

This item was initially marked for action. The public hearing was opened and continued to 10/1/24 to permit the applicant time to meet with the district council member and the community.

No speakers

20. [2024-0533](#) ORD-Q Rezoning at 2656, 2702 & 2712 Dunn Ave, East of Lem Turner Rd - (11.96± Acres) - RR-Acre to PUD, to Permit Residential Uses, Including Duplexes, Townhomes & Villas, as Described in the Highland Terrace PUD - Laura L. Reinhardt (Life Estate) & Hassell Co. Int., LLC (R.E. # 020377-0000, 020379-0000 & 020378-0000) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny) (PD & PC Amd/Apv) (Ex Parte: CM Gaffney, Jr.)
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
9/17/24 LUZ PH Amend/Approve 6-0
LUZ PH - 9/4/24, 9/17/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

PH AMEND/APPROVE

Public hearing opened and closed.

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

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

Ex parte declaration: CM Gaffney Jr.

Speaker: Shalene Estes (support, questions only)

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

Excused: 1 - Diamond

AMENDMENT:**1. Attaches a Revised Exhibit 3, Written Description, dated August 14, 2024****2. Attaches a Revised Exhibit 4, Site Plan, dated August 28, 2024**

21. [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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

PH OPEN/CONT 10/1/24**No speakers**

22. [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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

PH OPEN/CONT 10/1/24**Speakers: Barbara Caruso (oppose), Neil Ambrus (oppose)**

23. [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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

DEFER**Previously continued to 10/1/24**

24. [2024-0604](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6612 & 6624 Picketville Rd, btwn I-295 & Kenny Rd - (1.25± Acres) - LDR to LI - J.B. Coxwell Contracting, Inc. (R.E. # 004357-0000 & 004357-0010 (Portion)) (Appl # L-5949-24C) (Dist. 10-Pittman) (Salley) (LUZ) (PD & PC Apv)
(Rezoning 2024-605)
8/13/24 CO Introduced: LUZ
8/20/24 LUZ Read 2nd & Rerefer
8/27/24 CO Read 2nd & Rerefer
LUZ PH - 9/17/24
9/10/24 CO PH Addnt'l 9/24/24
9/17/24 LUZ PH Approve 5-0
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/10/24 & 9/24/24

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

25. [2024-0605](#) ORD-Q Rezoning at 6612 & 6624 Picketville Rd, btwn I-295 & Kenny Rd - (1.25± Acres) - RLD-60 to IL - J.B. Coxwell Contracting, Inc. (R.E. # 004357-0000 & R.E. # 004357-0010 (Portion)) (Appl # L-5949-24C) (Dist. 10-Pittman) (Lewis) (LUZ) (PD & PC Apv)
(Small-Scale 2024-604)
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
9/17/24 LUZ PH Approve 5-0
LUZ PH - 9/17/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24 & 9/24/24

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

26. [2024-0606](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9997 103rd St, btwn Connie Jean Rd & Brighton Park Ln - (10.10± Acres) - LDR to MDR with FLUE Site Specific Policy 4.4.44; Adopting a New Site Specific Policy 4.4.44 in the FLUE - Westview Signature, LLC (R.E. # 012988-0000) (Appl # L-5931-24C) (Dist. 12-White) (Hinton) (LUZ) (PD & PC Apv)
(Rezoning 2024-607)
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
9/17/24 LUZ PH Approve 5-0
LUZ PH - 9/17/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/10/24 & 9/24/24

PH APPROVE

Public hearing opened and closed.

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

Speaker: Hayden Phillips (support)

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

Excused: 2 - Johnson and Diamond

- 27. [2024-0607](#) ORD-Q Rezoning at 9909 & 9997 103rd St, btwn Connie Jean Rd & Brighton Park Ln - (12.20± Acres) - RR-Acre & CN to PUD, to Permit Multi-Family Residential & Office & Commercial Uses, as Described in the Connie Jean PUD - Westview Signature, LLC & Blue Ribbon Realty, LLC (R.E. # 012988-0000 & 012990-0000) (Appl # L-5931-24C) (Dist. 12-White) (Cox) (LUZ) (PD & PC Amd/Apv)
 (Small-Scale 2024-606)
 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
 9/17/24 LUZ PH Amend/Approve 5-0 (w/Conds)
 LUZ PH - 9/17/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24 & 9/24/24

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

There was discussion related to the planting of trees and where the trees should be located on the property, leading to a revised site plan.

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

Motion/2nd move to amend to add condition about planting trees: Arias/Amaro (withdrawn)

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

Motion/2nd move to amend to add condition to require an uncomplementary buffer along the eastern property line of the Subject Property adjacent to the endcap of the two buildings: Arias/Amaro

Amendments rolled together.

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

Motion/2nd move to amend to attach a revised Exhibit 4, revised site plan dated 9/17/24: J.Carlucci/Arias

Amendments rolled together.

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

Speaker: Hayden Phillips (support), Daniel Henry (support)

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

Excused: 2 - Johnson and Diamond

AMENDMENT:

Attaches a Revised Exhibit 4, Site Plan, dated September 17, 2024

The PUD is approved subject to the following two conditions:

- 1) A Site Plan shall be submitted to the Development Services Division prior to site excavations, including for lakes, ponds, and stormwater retention.**
- 2) There shall be an uncomplementary buffer along the eastern property line of the Subject Property adjacent to the endcap of the two buildings where depicted on Revised Exhibit 4.**

28. [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
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

PH OPEN/CONT 10/1/24

No speakers

29. [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: CM Johnson)
(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
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

PH OPEN/CONT 10/1/24

No speakers.

Ex parte declaration: CM Johnson

- 30. [2024-0610](#) ORD-Q Rezoning at 0 & 13951 New Kings Rd & 0 Braddock Rd, btwn Dunn Ave & Lem Turner Rd - (280.55± Acres) - PUD (2024-15-E) to PUD, to Permit Single Family Residential & Associated Recreational Uses, as Described in the Braddock Road PUD - Southpoint Crossing, LLC, & Hart Resources, LLC (R.E. # 002472-0105, 002482-0100 & 002472-0210) (Dist. 8-Gaffney, Jr.) (Lewis) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CM Gaffney, Jr., Amaro, Arias & Carrico)
 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/Approve 5-0 (w/Cond)
 LUZ PH - 9/17/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24

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., Amaro, Arias, and Carrico

Speakers: Curtis Hart (support)

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

Excused: 2 - Johnson and Diamond

AMENDMENT:

PUD approved subject to the following condition:

- 1. A traffic study shall be provided at Civil Site Plan Review. Prior to commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of Traffic Engineering, the Chief of the Transportation Division, and the traffic reviewer from Development Services.

31. [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
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

PH OPEN/CONT 10/15/24

No speakers

32. [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)
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
LUZ PH - 9/17/24, 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24

PH OPEN/CONT 10/1/24

No speakers

33. [2024-0613](#) ORD-Q Rezoning at 10090 103rd St, btwn Piper Glen Blvd & Connie Jean Rd - (1.87± Acres) - CO to CCG-2 - Vanisea, LLC (R.E. # 015344-0000) (Dist. 12-White) (Read) (LUZ) (PD & PC Apv)
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 Approve 5-0
LUZ PH - 9/17/24
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/J. Carlucci

Speaker: Jean Bramlett (support)

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

Excused: 2 - Johnson and Diamond

- 34. [2024-0614](#) ORD-Q Apv Zoning Exception (Appl E-24-40) at 10663 Monaco Dr btwn Dunn Ave & Beckner Ave - 10663 Monaco Dr, LLC - Requesting an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption, for Centy Way, LLC (DBA) Centy Way, in CCG-1 (R.E. # 044148-0055) (Dist. 8-Gaffney, Jr.) (Read) (LUZ) (PD Apv) (Companion 2024-615)
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 Approve 5-0
LUZ PH - 9/17/24
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/J. Carlucci
Speaker: Lawrence Yancy (support)

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

Excused: 2 - Johnson and Diamond

- 35. [2024-0615](#) ORD-Q Granting Administrative Deviation (Appl AD-24-52) at 10663 Monaco Dr btwn Dunn Ave & Beckner Ave - 10663 Monaco Dr, LLC - Requesting to Reduce the Required Min Number of Off-Street Parking Spaces from 134 to 79 in CCG-1 (R.E. # 044148-0055) (Dist. 8-Gaffney, Jr.) (Read) (LUZ) (PD Apv) (Companion 2024-614)
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 Approve 5-0
LUZ PH - 9/17/24
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/J. Carlucci
Speaker: Lawrence Yancy (support)

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

Excused: 2 - Johnson and Diamond

36. [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
 LUZ PH - 9/17/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24

PH AMEND(DENY)/APPROVE

Public hearing opened and closed.

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

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

No speakers

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

Excused: 2 - Johnson and Diamond

AMENDMENT

Denies the sign waiver

37. [2024-0617](#) ORD Apv the Proposed 2024B Series Text Amendment to the FLUE of the 2045 Comp Plan of the City to Amend the Business Park (BP) & Light Industrial (LI) Plan Categories to Address Specific Uses in Both Categories, for Transmittal to the State of FL's Various Agencies for Review (Parola) (Introduced by CMs Salem & White) (PD & PC Apv)
 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
 9/17/24 LUZ PH Approve 5-0
 LUZ PH - 9/17/24
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/10/24 & 9/24/24

PH APPROVE

Public hearing opened and closed.

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

No speakers

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

Excused: 2 - Johnson and Diamond

38. [2024-0618](#) ORD-MC Amend Sec 656.322 (Light Industrial Category), Subpt D (Industrial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Modify the Bulk Storage Yard Use in the Industrial Light (IL) District; Prov for Severability (Reingold) (Introduced by CMs Salem & White) (PD & PC Apv)
 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
 9/17/24 LUZ PH Approve 5-0
 LUZ PH - 9/17/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24 & 9/24/24

PH APPROVE

Public hearing opened and closed.

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

No speakers

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

Excused: 2 - Johnson and Diamond

39. [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)
 8/13/24 CO Introduced: LUZ
 8/20/24 LUZ Read 2nd & Rerefer
 8/27/24 CO PH Read 2nd & Rerefer
 LUZ PH - 9/4/24, 9/17/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

DEFER

No PD Report

40. [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)
(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
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

DEFER

Public hearing next cycle 10/1/24

41. [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)
(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
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

DEFER

Public hearing next cycle 10/1/24

42. [2024-0662](#) ORD 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
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

DEFER**Public hearing next cycle 10/1/24**

43. [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)
(Rezoning 2024-664)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
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

DEFER**Public hearing next cycle 10/1/24**

44. [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) (Small-Scale 2024-663)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

DEFER**Public hearing next cycle 10/1/24**

45. [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) (Rezoning 2024-666)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
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

DEFER**Public hearing next cycle 10/1/24**

46. [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) (Small-Scale 2024-665)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

DEFER**Public hearing next cycle 10/1/24**

47. [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)
(Rezoning 2024-668)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
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

DEFER**Public hearing next cycle 10/1/24**

48. [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)
(Small-Scale 2024-667)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

DEFER**Public hearing next cycle 10/1/24**

49. [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)
(Rezoning 2024-670)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
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

DEFER**Public hearing next cycle 10/1/24**

50. [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) (Small-Scale 2024-669)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

DEFER**Public hearing next cycle 10/1/24**

51. [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) (Rezoning 2024-672)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
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

DEFER**Public hearing next cycle 10/1/24**

- 52. [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) (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
 LUZ PH - 10/1/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

DEFER

Public hearing next cycle 10/1/24

- 53. [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) (Rezoning 2024-674)
 8/27/24 CO Introduced: LUZ
 9/4/24 LUZ Read 2nd & Rerefer
 9/10/24 CO Read 2nd & Rerefer
 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

DEFER

Public hearing next cycle 10/1/24

54. [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) (Small-Scale 2024-673)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

DEFER**Public hearing next cycle 10/1/24**

55. [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) (Rezoning 2024-676)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
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

DEFER**Public hearing next cycle 10/1/24**

56. [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) (Small-Scale 2024-675)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

DEFER**Public hearing next cycle 10/1/24**

57. [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)
(Rezoning 2024-678)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
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

DEFER**Public hearing next cycle 10/1/24**

58. [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)
(Small-Scale 2024-677)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

DEFER**Public hearing next cycle 10/1/24**

59. [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
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

DEFER**Public hearing next cycle 10/1/24**

60. [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
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

DEFER**Public hearing next cycle 10/1/24**

61. [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)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

DEFER**Public hearing next cycle 10/1/24**

62. [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)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

DEFER**Public hearing next cycle 10/1/24**

63. [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)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

DEFER**Public hearing next cycle 10/1/24**

64. [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)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

DEFER**Public hearing next cycle 10/1/24**

65. [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)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

DEFER**Public hearing next cycle 10/1/24**

66. [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 (Renew Arlington Design Review (RADR) Team), Subpt S (Renew Arlington Zoning Overlay), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Utilize Consistent Terminology; Amend Sec 656.399.64 (RA/CRA Zoning Overlay Administrative Deviations), Subpt S (Renew Arlington Zoning Overlay), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Utilize Consistent Terminology (Lopera) (Introduced by CM Amaro)
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
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24

DEFER

Public hearing next cycle 10/1/24

67. [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
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

READ 2ND & REREFER

68. [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
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

READ 2ND & REREFER

69. [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
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24 & 10/22/24

READ 2ND & REREFER

70. [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
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

READ 2ND & REREFER

71. [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
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24 & 10/22/24

READ 2ND & REREFER

72. [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
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

READ 2ND & REREFER

73. [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
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24 & 10/22/24

READ 2ND & REREFER

74. [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
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

READ 2ND & REREFER

75. [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
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

READ 2ND & REREFER

76. [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
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

READ 2ND & REREFER

77. [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
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

READ 2ND & REREFER

78. [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
LUZ PH - 10/15/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

READ 2ND & REREFER

79. [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)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
LUZ PH - 10/1/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, October 1, 2024.

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

Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days notification to process; last minute requests will be accepted; but may not be possible to fulfill. Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.

Minutes: Colleen Hampsey, Council Research
CHampsey@coj.net 904.255.5151
Posted: 9.20.24 5:00 pm