

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Meeting Minutes - Amended

Tuesday, October 17, 2023

5:00 PM

Council Chamber  
1st Floor, City Hall

## Land Use & Zoning Committee

*Kevin Carrico, Chair*

*Reggie Gaffney, Jr., Vice Chair*

*Ken Amaro - Early Excusal 6:48 p.m.*

*Raul Arias*

*Joe Carlucci*

*Rory Diamond - Excused Absence*

*Rahman Johnson - Departed 6:49 p.m. - 7:22 p.m.*

*Legislative Assistant: Maritza Sanchez*

*Legislative Assistant: Steven Libby*

*Council Research: Colleen Hampsey*

*Office of General Counsel: Mary Staffopoulos, Deputy*

*Planning Dept.: Kristen Reed*

*Planning Dept.: Bruce Lewis*

*Planning Dept.: Erin Abney*

Meeting Convened: 5:01 P.M.

Meeting Adjourned: 10:42 P.M.

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

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

**Attendance:**

**CM Pittman: 2023-533 & 2023-534**

**CM Clark-Murray: 2023-598**

**Item/File No. Title History**

- 1. [2022-0393](#) ORD-Q Rezoning at 5711 Richard St, btwn Richard St & Cagle Rd - (1.01± Acres) – CCG-1 to PUD; to Permit Commercial Uses, as Described in the 5711 Richard St PUD – Southside Euro LLC - (R.E. # 153067-0100) (Dist. 5–J. Carlucci) (Lewis) (LUZ) (PD & PC Deny) (Ex Parte: CMs Arias, J. Carlucci & Carrico)  
 5/24/22 CO Introduced: LUZ  
 6/7/22 LUZ Read 2nd & Rerefer  
 6/14/22 CO Read 2nd & Rerefer: LUZ  
 6/28/22 CO PH Only  
 10/17/23 LUZ PH Amend/Approve 5-0  
 LUZ PH – 7/19/22, 8/2/22, 8/16/22, 9/20/22, 10/18/22, 11/15/22, 12/6/22, 1/4/23, 2/7/23, 2/22/23, 3/22/23, 4/18/23, 5/2/23, 5/17/23, 6/21/23, 7/18/23, 8/1/23, 9/6/23, 10/3/23, 10/17/23  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22

**PH AMEND/APPROVE**

**Public hearing opened and closed.**

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

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

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

**Speakers: Zach Miller (support); Hunter Gaskins (support); David Szueda (support);**

**Michael Hotaling (support); Wyman Duggan (oppose); Mike Herzberg (oppose)**

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

**Excused:** 2 - Amaro and Diamond

**AMENDMENT:**

- 1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated October 17, 2023).
- 2. Attaches a Revised Exhibit 4 (revised PUD Site Plan dated August 9, 2023).
- 3. Update references throughout the bill to the 2045 Comprehensive Plan.

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

**PH OPEN/CONT 11/7/23**

**No speakers**

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

### **PH OPEN/CONT 11/7/23**

#### **No speakers**

4. [2023-0231](#) ORD-Q Rezoning at 2563 County Dock Rd, & 2573 & 2629 Loretto Rd, btwn Loretto Rd & County Dock Rd - (10.34± Acres) - RR-Acre to RLD-70 - RCBF Properties, LLC (R.E. # 105634-0010, 105634-0050 & 105635-0005) (Dist. 6 - Boylan) (Williams) (LUZ) (SE CPAC Deny)  
4/11/23 CO Introduced: LUZ  
4/18/23 LUZ Read 2nd & Rerefer  
4/25/23 CO Read 2nd & Rerefer  
5/9/23 CO PH Only  
LUZ PH - 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, 9/6/23, 9/19/23, 10/3/23, 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

### **DEFER**

#### **Public hearing previously continued to 11/7/23**

5. [2023-0257](#) ORD Transmitting to the State of FL's Various Agencies for Review, a Proposed Large-Scale Revision to the FLUM Series of the 2045 Comp Plan at 0 Garden St, btwn Paxton Rd & Imeson Rd - (101.87± Acres) - AGR-III to LI - Edward Elias & Rima Elias (R.E. # 003999-0800) (Appl # L-5803-23A) (Dist. 12-White) (Hinton) (LUZ) (PD Apv) (PC Deny)  
4/25/23 CO Introduced: LUZ  
5/2/23 LUZ Read 2nd & Rerefer  
5/9/23 CO Read 2nd & Rerefer  
5/23/23 CO PH Addn'tl 6/13/23 | 6/13/23 CO PH Cont'd 6/27/23  
6/27/23 CO PH Cont'd 7/25/23 | 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 10/24/23  
LUZ PH - 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/17/23, 11/21/23  
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 5/23/23 & 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 10/24/23

### **PH OPEN/CONT 11/21/23**

**Speakers: Jeff Woodruff (oppose, did not speak); Michelle Nance (oppose, did not speak); William Nance (oppose, did not speak); Alfredo Alman (oppose, did not speak); Barbra Woodruff (oppose, did not speak); Shelley Knox (oppose, did not speak); Leah Israel (oppose, did not speak); William Rodriguez (oppose, did not speak); Carmen Rodriguez (oppose, did not speak); Harry Webster (oppose, did not speak); Fay Sharpe (oppose, did not speak); Ronald Sharpe (oppose, did not speak); Fadia McGhee (oppose, did not speak); Kristine Taylor (oppose, did not speak); David Tyrell (oppose); Eunice Barnum (oppose, did not speak); George Ruiz (oppose)**

6. [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  
LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/3/23, 11/7/23  
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

**DEFER****Public hearing previously continued to 11/7/23**

7. [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  
LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/3/23, 11/7/23  
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

**DEFER****Public hearing previously continued to 11/7/23**

8. [2023-0328](#) ORD-Q Rezoning at 0 Merrill Rd, btwn Merrill Rd & Westwick Ln - (43.34± Acres) - PBF-2 to RMD-A - Lakefront Church Property LLC (R.E. # 120735-0050) (Dist. 1-Amaro) (Fulton) (LUZ) (GAB CPAC Deny) (WRF 2023-329)  
5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer  
6/13/23 CO Read 2nd & Rerefer  
6/27/23 PH Only  
LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 9/19/23, 10/17/23, 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

**PH OPEN/CONT 11/7/23**

**No speakers**

9. [2023-0329](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-07), at 0 Merrill Rd, btwn Merrill Rd & Westwick Ln - Lakefront Church Property LLC - Requesting to Reduce the Min Road Frontage Requirements from 64 ft to 0 ft in PBF-2 (R.E. # 120735-0050) (Dist. 1-Amaro) (Fulton) (LUZ) (GAB CPAC Deny) (PD Apv) (Rezoning 2023-328)  
5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer  
6/13/23 CO Read 2nd & Rerefer  
6/21/23 LUZ Amend/Rerefer 6-0  
6/27/23 CO Amend/Rerefer 18-0  
8/8/23 CO PH Only  
LUZ PH - 7/18/23, 8/1/23, & 8/15/23, 9/6/23, 9/19/23, 10/17/23, 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23, & 8/8/23

**PH OPEN/CONT 11/7/23**

**No speakers**

- 10. [2023-0359](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0, 10050, 10061, 10144 Noroad, 0 103rd St & 0 Connie Jean Rd, btwn 103rd St & Noroad - (37.86± Acres) - CGC, MDR & LDR to ROS - Noroad Development, LLC, Melvin R. Barbour & Vicky Barbour (R.E. # 012955-0010, 012956-0000, 012960-0000, 012961-0100, 012970-0100, 012971-0100 & 012974-0055) (Appl #L-5807-23C) (Dist. 12-White) (Parola) (LUZ) (PD Deny) (PC Apv) (Rezoning 2023-360)  
 6/13/23 CO Introduced: LUZ  
 6/21/23 LUZ Read 2nd & Rerefer  
 6/27/23 CO Read 2nd & Rerefer | 7/25/23 CO PH Addn'tl 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 10/24/23  
 10/17/23 LUZ PH Approve 5-0  
 LUZ PH - 8/1/23, 8/15/23, 9/6/23, 10/17/23  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -7/25/23 & 8/8/23, 8/22/23, 9/12/23, 10/24/23

**PH APPROVE**

**Public hearing opened and closed.**

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

**Speakers: Mike Herzberg (support); Joe Holton (support); Stephen Starke (support, did not speak); Heather Nolan (oppose); Keith Cooner (oppose); Troy Cooner (oppose, did not speak)**

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

**Excused:** 2 - Amaro and Diamond



11. [2023-0360](#) ORD-Q Rezoning at 0, 10050, 10061, 10144 Noroad, 0 103rd St & 0 Connie Jean Rd, btwn 103rd St & Noroad - (37.86± Acres) - RR-Acre, RMD-A, CCG-2 & CN to PUD, to Permit a Recreational Vehicle Park Uses, as Described in the Noroad Motorhome Resort PUD - Noroad Development, LLC, Melvin R. Barbour & Vicky Barbour (R.E. # 012955-0010, 012956-0000, 012960-0000, 012961-0100, 012970-0100, 012971-0100 & 012974-0055) (Appl # L-5807-23C) (Dist. 12-White) (Fulton) (LUZ) (PD Deny) (PC Amd/Apv) (Ex Parte: CMs Arias, Johnson, J. Carlucci, Gaffney, Jr. & Carrico) (Small Scale 2023-359)  
 6/13/23 CO Introduced: LUZ  
 6/21/23 LUZ Read 2nd & Rerefer  
 6/27/23 CO Read 2nd & Rerefer | 7/25/23 CO PH Addn'tl 8/8/23  
 8/8/23 CO PH Cont'd 8/22/23 | 8/22/23 CO PH Cont'd 9/12/23  
 9/6/23 LUZ PH Substitute/Rerefer 6-0 | 9/12/23 CO PH Substitute/Rerefer 16-0  
 10/10/23 CO PH Addn'tl 10/24/23  
 10/17/23 LUZ PH Amend/Approve (w/Cond) 5-0  
 LUZ PH - 8/1/23, 8/15/23, 9/6/23, & 10/17/23  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23 & 8/8/23, 8/22/23, 9/12/23, & 10/10/23 & 10/24/23

#### **PH AMEND/APPROVE (W/CONDITION)**

**Public hearing opened and closed.**

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

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

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

**Speakers: Mike Herzberg (support); Joe Holton (support); Stephen Starke (support); Heather Nolan (oppose); Keith Cooner (oppose); Troy Cooner (oppose, did not speak)**

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

**Excused:** 2 - Amaro and Diamond

#### **AMENDMENT:**

1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated August 28, 2023).
2. Correct scrivener's errors.
3. Rezoning approved subject to 1 condition:
  - a) 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 the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services.

12. [2023-0407](#) 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, Including a Revision to the Development Areas Map at 0 Yellow Water Road, btwn Bell Estates Rd & Yellow Water Lane - (37.33± Acres) - AGR in the Rural Dev Area to LDR in the Suburban Dev Area- John Benton, as Trustee of the Yellow Water Land Trust Under the Provisions of a Trust Agrmt Dated 6/10/95 (R.E. # 002272-0030) (Appl # L-5717-22A) (Dist. 12-White) (Parola) (LUZ)  
07/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
8/22/23 CO PH Addn'tl 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  
LUZ PH - 9/6/23, 9/19/23, 10/3/23, 10/17/23, 11/7/23  
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23, 9/26/23, 10/10/23, 10/24/23

**PH OPEN/CONT 11/7/23**

**No speakers**

13. [2023-0415](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 911 Halsema Rd S, btwn Rosetta Rd & Turkey Rd - (29.06± Acres) - LDR to ROS - William M. Lloyd, III & Jenny L. Lloyd (R.E. # 001927-0004) (Appl #L-5819-23C) (Dist. 12-White) (Lukacovic) (LUZ)  
(Rezoning 2023-416)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
8/22/23 CO PH Addn'tl 9/12/23  
9/12/23 CO PH Cont'd 9/26/23  
9/26/23 CO PH Cont'd 10/24/23  
LUZ PH - 9/6/23, 9/19/23, 10/17/23, 11/7/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23, 9/26/23, 10/24/23

**PH OPEN/CONT 11/7/23**

**No speakers**

14. [2023-0416](#) ORD-Q Rezoning at 911 Halsema Rd S, btwn Rosetta Rd & Turkey Rd - (29.06± Acres) - RLD-100A, RLD-90 & RR-Acre to PUD, to Permit Recreational Vehicle Park Uses, as Described in the Halsema Road PUD - William M. Lloyd, III & Jenny L. Lloyd (R.E. # 001927-0004) (Appl # L-5819-23C) (Dist. 12-White) (Lewis) (LUZ) (SW CPAC Deny) (Small Scale 2023-415)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
8/22/23 CO PH Addn'tl 9/12/23  
9/12/23 CO PH Cont'd 9/26/23  
9/26/23 CO PH Cont'd 10/24/23  
LUZ PH - 9/6/23, 9/19/23, 10/17/23, 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23 & 9/12/23, 9/26/23, 10/24/23

**PH OPEN/CONT 11/7/23**

**No speakers**

15. [2023-0422](#) ORD-Q Rezoning at 6242 Old Soutel Ct, btwn Soutel Dr & Picket Dr - (1.43± Acres) - PUD (2021-42-E) to PUD, to Permit Recreational Vehicle Parking Uses, as Described in the Camp Allen, LLC PUD - Camp Allen, LLC (R.E. # 030087-0000) (Dist. 10-Pittman) (Lewis) (LUZ)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
8/22/23 CO PH Only  
LUZ PH - 9/6/23, 10/17/23, 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**PH OPEN/CONT 11/7/23**

**No speakers**

- 16. [2023-0425](#) ORD-Q Rezoning at 0 Dames Point Crossing Blvd, btwn Merrill Rd & Dames Point Crossing Blvd N - (0.52± Acres) - PUD (2003-192-E) to PUD, to Permit Commercial Retail Sales & Svcs & Warehousing Uses, as Described in the Dames Point Crossing Auto PUD - Autozim LLC (R.E. # 112897-1545) (Dist. 1-Amaro) (Cox) (LUZ)  
 7/25/23 CO Introduced: LUZ  
 8/1/23 LUZ Read 2nd & Rerefer  
 8/8/23 CO Read 2nd & Rerefer  
 8/22/23 CO PH Only  
 LUZ PH - 9/6/23, 9/19/23, 10/17/23, 11/7/23  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**PH OPEN/CONT 11/7/23**

**No speakers**

- 17. [2023-0533](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 6826 Richardson Rd, btwn New Kings Rd & Richardson Rd - (3.08± Acres) - RPI to CGC - Park & Go Truck Storage, LLC (R.E. # 041512-0000) (Appl # L-5823-23C) (Dist. 10-Pittman) (Parola) (LUZ) (PD Apv) (PC Deny) (Rezoning 2023-534)  
 8/22/23 CO Introduced: LUZ  
 9/6/23 LUZ Read 2nd & Rerefer  
 9/12/23 CO Read 2nd & Rerefer  
 9/26/23 CO PH Addn'tl 10/10/23  
 10/10/23 CO PH Cont'd 10/24/23  
 10/17/23 LUZ PH Amend (Deny)/Approve 5-0  
 LUZ PH - 10/3/23, 10/17/23  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/26/23 & 10/10/23, 10/24/23

**PH AMEND (DENY)/APPROVE**

**Public hearing opened and closed.**

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

**Motion/2nd move as amended: Gaffney Jr./Arias**

**CM Pittman in attendance for this bill.**

**Speakers: Keith Wards (oppose, did not speak); Katrina Cook (oppose, did not speak); Markello Spivey (oppose); Joseph Mims (oppose); Sarah Carter (oppose); Janene Worth (oppose); Lyudmyla Kolyesnik (support); Vanessa Cullins Hopkins (oppose)**

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

**Excused:** 2 - Amaro and Diamond

- 18. [2023-0534](#) ORD-Q Rezoning at 6826 Richardson Rd, btwn New Kings Rd & Richardson Rd - (3.08± Acres) - PUD (2005-120-E) to PUD, to Permit an Automobile Svc Station & Recreational Vehicle & Self-Storage Uses, as Described in the Richardson Rd PUD - Park & Go Truck Storage, LLC (R.E. # 041512-0000) (Appl # L-5823-23C) (Dist. 10-Pittman) (Lewis) (LUZ) (NW CPAC Deny) (PD Amd/Apv) (PC Deny) (Ex Parte: CM Johnson) (Small Scale 2023-533)  
 8/22/23 CO Introduced: LUZ  
 9/6/23 LUZ Read 2nd & Rerefer  
 9/12/23 CO Read 2nd & Rerefer  
 9/26/23 CO PH Addn'tl 10/10/23  
 10/10/23 CO PH Cont'd 10/24/23  
 10/17/23 LUZ PH Amend (Deny)/Approve 5-0  
 LUZ PH - 10/3/23, 10/17/23  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 10/10/23, 10/24/23

**PH AMEND (DENY)/APPROVE**

**Public hearing opened and closed.**

**Motion/2nd amend to deny: Gaffney Jr./Arias**

**Motion/2nd move as amended: Gaffney Jr./Johnson**

**Ex parte declarations: CM Johnson**

**Speakers (did not speak): Sarah Carter (oppose); Janene Worth (oppose); Vanessa Cullins Hopkins (oppose); Markello Spivey (oppose); Keith Wards (oppose); Katrina Cook (oppose); Joseph Mims (oppose)**

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

**Excused:** 2 - Amaro and Diamond

- 19. [2023-0535](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 10939 Biscayne Blvd, btwn Mar Vic Ln & Yelford Cir - (0.97± Acres) - LDR to MDR - Dunn Avenue Holdings, LLC (R.E. # 044176-0050) (Appl # L-5831-23C) (Dist. 8-Gaffney, Jr.) (Fogarty) (LUZ) (PD & PC Apv) (Rezoning 2023-536)  
 8/22/23 CO Introduced: LUZ  
 9/6/23 LUZ Read 2nd & Rerefer  
 9/12/23 CO Read 2nd & Rerefer  
 9/26/23 CO PH Addn'tl 10/10/23  
 10/10/23 CO PH Cont'd 10/24/23  
 LUZ PH - 10/3/23, 10/17/23, 11/7/23  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/26/23 & 10/10/23, 10/24/23

**PH OPEN/CONT 11/7/23**

**No speakers**

20. [2023-0536](#) ORD-Q Rezoning at 10939 Biscayne Blvd, btwn Mar Vic Ln & Yelford Cir - (0.97± Acres) - RLD-100A to RMD-C - Dunn Avenue Holdings, LLC (R.E. # 044176-0050) (Appl # L-5831-23C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny) (PD & PC Apv)  
(Small Scale 2023-535)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
9/26/23 CO PH Addn'tl 10/10/23  
10/10/23 CO PH Cont'd 10/24/23  
LUZ PH - 10/3/23, 10/17/23, 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 10/10/23, 10/24/23

### PH OPEN/CONT 11/7/23

#### No speakers

21. [2023-0537](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 & 1010 Mill Creek Rd, btwn Regency Square Blvd N & Libby Rd S - (4.24± Acres) - CGC to MDR - 1010 Mill Creek, LLC (R.E. # 120877-0010 & 121150-0100) (Appl # L-5838-23C) (Dist. 1-Amaro) (Lukacovic) (LUZ) (JWC Apv) (PD & PC Apv)  
(Rezoning 2023-538)  
8/22/23 CO Introduced: LUZ, JWC  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
9/26/23 CO PH Addn'tl 10/10/23  
10/10/23 CO PH Cont'd 10/24/23  
10/17/23 LUZ PH Approve 5-0  
LUZ PH - 10/3/23, 10/17/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/26/23 & 10/10/23, 10/24/23

### PH APPROVE

#### Public hearing opened and closed.

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

**Speaker: Wyman Duggan (support, questions only)**

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

**Absent:** 2 - Amaro and Diamond

22. [2023-0538](#) ORD-Q Rezoning at 0 & 1010 Mill Creek Rd, btwn Regency Square Blvd N & Libby Rd S - (4.24± Acres) - CRO & CO to RMD-C - 1010 Mill Creek, LLC (R.E. # 120877-0010 & 121150-0100) (Appl # L-5838-23C) (Dist. 1-Amaro) (Fulton) (LUZ) (PD & PC Apv) (Small Scale 2023-537)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
9/26/23 CO PH Addn'tl 10/10/23  
10/10/23 CO PH Cont'd 10/24/23  
10/17/23 LUZ PH Approve 5-0  
LUZ PH - 10/3/23, 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 10/10/23, 10/24/23

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

23. [2023-0539](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 1005 Pecan Park Rd, btwn International Airport Blvd & I-95 - (1.19± Acres) - AGR to LDR - William Alexander Mercer (R.E. # 108119-0000) (Appl # L-5856-23C) (Dist. 8-Gaffney, Jr.) (Salley) (LUZ) (PD & PC Apv) (Rezoning 2023-540)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
9/26/23 CO PH Addn'tl 10/10/23  
10/10/23 CO PH Cont'd 10/24/23  
10/17/23 LUZ PH Approve 5-0  
LUZ PH - 10/3/23, 10/17/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/26/23 & 10/10/23, 10/24/23

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

**Excused:** 2 - Amaro and Diamond

24. [2023-0540](#) ORD-Q Rezoning at 1005 Pecan Park Rd, btwn International Airport Blvd & I-95- (1.19± Acres) - AGR to RLD-60 - William Alexander Mercer (R.E. # 108119-0000) (Appl # L-5856-23C) (Dist. 8-Gaffney, Jr.) (Williams) (LUZ) ) (PD & PC Apv)  
(Small Scale 2023-539)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
9/26/23 CO PH Addn'tl 10/10/23  
10/10/23 CO PH Cont'd 10/24/23  
10/17/23 LUZ PH Approve 5-0  
LUZ PH - 10/3/23, 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 10/10/23, 10/24/23

#### **PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: William Mercer (support, questions only)**

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

**Excused:** 2 - Amaro and Diamond

25. [2023-0541](#) ORD-Q Rezoning at 0, 12441, 12447, 12453, 12459, 12465, & 12471 Tierra Chase Way, btwn Mt. Pleasant Rd & Mt. Pleasant Woods Dr - (3.13± Acres) - RR-Acre to PUD, to Permit Single Family Residential Uses, as Described in the Tierra Chase PUD - Century Communities of Florida, LLC (R.E. # 160903-0150 (Portion), 160903-0215 (Portion), 160903-0220 (Portion), 160903-0225 (Portion), 160903-0230 (Portion), 160903-0235 (Portion) & 160903-0240 (Portion)) (Dist. 2-Gay) (Nutt) (LUZ) ) (PD & PC Apv)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
9/26/23 CO PH Only  
10/17/23 LUZ PH Approve 5-0  
LUZ PH - 10/3/23, 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

#### **PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: Brian Small (support, questions only)**



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

**Excused:** 2 - Amaro and Diamond

26. [2023-0542](#) ORD-Q Rezoning at 617 E 3rd St, btwn Palmetto St & Spearing St - (0.14± Acres) - RMD-A to RMD-B - Tieska Jumbo (R.E. # 114549-0000) (Dist. 7-Peluso) (Fulton) (LUZ) ) (PD & PC Apv)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
9/26/23 CO PH Only  
10/17/23 LUZ PH Approve 5-0  
LUZ PH - 10/3/23, 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

### **PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: Joseph Campbell (support, questions only)**

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

**Excused:** 2 - Amaro and Diamond

27. [2023-0548](#) ORD-Q Apv Zoning Exception (Appl E-23-51), at 2695 Post St, btwn King St & Acosta St - Brewzstead 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 the CoLab Cafe Limited Liability Company, in CCG-1 (R.E. # 064199-0010) (Dist 7-Peluso) (Corrigan) (LUZ)  
(Companion 2023-549)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
9/26/23 CO PH Only  
LUZ PH - 10/3/23, 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

### **DEFER**

**Public hearing previously continued to 11/7/23**

28.     [2023-0549](#)     ORD-Q Apv the Waiver of Min Distance Requirements for Liquor License Location (Appl WLD-23-13), at 2695 Post St, btwn King St & Acosta St - Brewzstead LLC - Requesting to Reduce the Min Distance for a Liquor License Location from a Church or School from 1,500 ft to 900 ft for the CoLab Cafe Limited Liability Company, in CCG-1 (R.E. # 064199-0010) (Dist. 7-Peluso) (Corrigan) (LUZ)  
(Companion 2023-548)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
9/26/23 CO PH Only  
10/3/23 LUZ PH Amend/Rerefer 6-0  
10/10/23 CO Amend/Rerefer 16-0  
LUZ PH - 10/3/23 & 11/21/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 11/14/23

**DEFER****New public hearing 11/21/23**

- 29. [2023-0591](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 Old Saint Augustine Rd, btwn Lake Gardens Dr & Whitmore Rd - (1.10± Acres) - LDR to PBF - American Legion Mandarin “Fallen Heroes” Post 372 Inc. (R.E. # 158290-0020) (Appl #L-5836-23C) (Dist. 6-Boylan) (Salley) (LUZ) (PD Deny) (PC Apv) (Rezoning 2023-592) 9/12/23 CO Introduced: LUZ 9/19/23 LUZ Read 2nd & Rerefer 9/26/23 CO Read 2nd & Rerefer 10/10/23 CO PH Addn'tl 10/24/23 10/17/23 LUZ PH Approve 6-0 LUZ PH - 10/17/23 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/10/23 & 10/24/23

**PH APPROVE**

**Public hearing opened and closed.  
Motion/2nd move to approve: Gaffney Jr./Arias**

**The committee members asked a series of questions about traffic, noise on the patio, alcohol sales, food service, operating hours and parking.**

**Speakers: Lynn LaFrance (oppose); Marilyn Painter (support); Allan Painter (support); Nicole Squair (support); Mark Wilbanks (support); William Decker (support); Tasha Decker (support) Edward Wojciak (support); Timothy Bailey (support); Michael Montonera (support); Lisa Dickey (support); Charles Dickey (support); Linda Montonera (support); Robert Dorrajadi (oppose); Craig Bernat (support); Robert Berlandi (support); Bob Sossan (support); Justin Keatley (support); Michael Herzberg (support); Wyman Duggan (support); Joe Maltese (support) Daniel Taszarek (support, did not speak); Jimmy Stewart (support, did not speak); Sandra Shelton (support, did not speak); Sandra Smith (support, did not speak); Reed Bailey (support, did not speak); Steve Sullivan (support, did not speak); Malou Sullivan (support, did not speak); Robin Maltese (support, did not speak); Catherine Rickert (support, did not speak); Brian Rickert (support, did not speak); Joseph Salomane (support, did not speak); Mark Shelton (support, did not speak); Paul Arambula (support, did not speak); Joseph Bailey (support, did not speak); Grace Arambula (support, did not speak); Donald Severn (support, did not speak); Bernadette Montera (support, did not speak); Allane Strude (support, did not speak); Karen Tracy (support, did not speak); Len Doerler (support, did not speak)**

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

**Excused: 1 - Diamond**

30. [2023-0592](#) ORD-Q Rezoning at 0 Old Saint Augustine Rd, btwn Lake Gardens Dr & Whitmore Rd - (1.10± Acres) - RLD-60 to PUD, to Permit Dev of an American Legion Post Private Club & Related Amenities, with Sales & Svc of All Alcoholic Beverages, Including Liquor, Beer & Wine, For On-Premises Consumption, as Described in the American Legion Mandarin Post 372 PUD - American Legion Mandarin "Fallen Heroes" Post 372 Inc. (R.E. # 158290-0020) (Appl #L-5836-23C) (Dist. 6-Boylan) (Lewis) (LUZ) (PD Deny) (PC Apv) (Ex Parte: CMs Boylan, Arias, Johnson, Gaffney, Jr., Amaro, Carrico & J. Carlucci) (Small Scale 2023-591)  
 9/12/23 CO Introduced: LUZ  
 9/19/23 LUZ Read 2nd & Rerefer  
 9/26/23 CO Read 2nd & Rerefer  
 10/10/23 CO PH Addn'tl 10/24/23  
 10/17/23 LUZ PH Amend/Approve (w/Conds) 6-0  
 LUZ PH - 10/17/23  
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601- 10/10/23 & 10/24/23

#### **PH AMEND/APPROVE (W/CONDITIONS)**

**Public hearing opened and closed.**

**The committee discussed various conditions for this rezoning, and they talked about which conditions may be appropriate and which may be overreach.**

**Motion/2nd move to amend with conditions (no parking in the public rights-of-way, limits on music on the patio after 8 pm, limits on motorcycle club events on premises before 9 am and after 6 pm Monday through Sunday, prohibitions on food trucks and large commercial trucks except short term transitory delivery vehicles): failed 3-3 hand vote (Carrico, Johnson and Gaffney Jr. in opposition).**

**Hand vote on each condition: no parking on the public rights-of-way passed 6-0; prohibitions on food trucks and large commercial trucks except short term transitory delivery vehicles failed 3-3 (Carrico, Johnson and Gaffney Jr. in opposition); limits on motorcycle clubs on premises before 9 am and after 6 pm failed 3-3 (Carrico, Johnson and Gaffney Jr. in opposition); decibel limits on music on the patio after 8 pm passed 5-1 (Johnson in opposition)**

**Motion/2nd to amend with 2 conditions (no parking in the public rights-of-way, limits on music on the patio after 8 pm): Gaffney Jr./Arias**

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

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

**Speakers: Lynn LaFrance (oppose); Marilyn Painter (support); Allan Painter (support); Nicole Squair (support); Mark Wilbanks (support); William Decker (support); Tasha Decker (support) Edward Wojciak (support); Timothy Bailey (support); Michael Montonera (support); Lisa Dickey (support); Charles Dickey (support); Linda Montonera**

(support); Robert Dorrajadi (oppose); Craig Bernat (support); Robert Berlandi (support); Bob Sossan (support); Justin Keatley (support); Michael Herzberg (support); Wyman Duggan (support); Joe Maltese (support); Daniel Taszarek (support, did not speak); Jimmy Stewart (support, did not speak); Sandra Shelton (support, did not speak); Sandra Smith (support, did not speak); Reed Bailey (support, did not speak); Steve Sullivan (support, did not speak); Malou Sullivan (support, did not speak); Robin Maltese (support, did not speak); Catherine Rickert (support, did not speak); Brian Rickert (support, did not speak); Joseph Salomane (support, did not speak); Mark Shelton (support, did not speak); Paul Arambula (support, did not speak); Joseph Bailey (support, did not speak); Grace Arambula (support, did not speak); Donald Severn (support, did not speak); Bernadette Montera (support, did not speak); Allane Strude (support); Karen Tracy (support, did not speak); Len Doerler (support, did not speak)

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

**Excused:** 1 - Diamond

31. [2023-0593](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 & 7447 Salisbury Rd, btwn Salisbury Rd & Baymeadows Cir W - (39.21± Acres) - LI to MDR & CSV - Cypress Plaza Properties, Inc. & Allstate Electrical Contractors, Inc. (R.E. # 152578-0000 & 152578-0010) (Appl #L-5844-23C) (Dist. 11-Arias) (Hinton) (LUZ) (PD & PC Apv) (Rezoning 2023-594)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
9/26/23 CO Read 2nd & Rerefer  
10/10/23 CO PH Addn'tl 10/24/23  
10/17/23 LUZ PH Approve 5-0  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/10/23 & 10/24/23

#### **PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: Wyman Duggan (support, questions only)**

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

**Excused:** 2 - Amaro and Diamond

32. [2023-0594](#) ORD-Q Rezoning at 0 & 7447 Salisbury Rd, btwn Salisbury Rd & Baymeadows Cir W - (39.21± Acres) - IL to PUD, to Permit Multi-Family Residential with Associated Recreational Uses, as Described in the Belfort Creek PUD - Cypress Plaza Properties, Inc. & Allstate Electrical Contractors, Inc. (R.E. # 152578-0000 & 152578-0010) (Appl #L-5844-23C) (Dist. 11-Arias) (Lewis) (LUZ) (PD Amd/Apv) (PC Apv) (Ex Parte: CM Arias) (Small Scale 2023-593)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
9/26/23 CO Read 2nd & Rerefer  
10/10/23 CO PH Addn'tl 10/24/23  
10/17/23 LUZ PH Approve 5-0  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23 & 10/24/23

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

33. [2023-0595](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 6410 Jones Rd, btwn Cisco Dr & Bee Balm Blvd - (32.32± Acres) - AGR to LDR - Ralph Wayne Davis & Emily Gail Davis (R.E. # 002896-0220 (Portion)) (Appl #L-5857-23C) (Dist. 12-White) (Parola) (LUZ) (PD & PC Apv) (Rezoning 2023-596)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
9/26/23 CO Read 2nd & Rerefer  
10/10/23 CO PH Addn'tl 10/24/23  
10/17/23 LUZ PH Approve 5-0  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/10/23 & 10/24/23

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

34. [2023-0596](#) ORD-Q Rezoning at 6410 Jones Rd, btwn Cisco Dr & Bee Balm Blvd - (32.32± Acres) - AGR to PUD, to Permit Single-Family Residential & Townhome Uses, as Described in the Jones Rd Phase 2 PUD - Ralph Wayne Davis & Emily Gail Davis (R.E. # 002896-0220 (Portion)) (Appl #L-5857-23C) (Dist. 12-White) (Nutt) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CMs Carrico, Gaffney, Jr., Arias, J. Carlucci & Johnson)  
 (Small Scale 2023-595)  
 9/12/23 CO Introduced: LUZ  
 9/19/23 LUZ Read 2nd & Rerefer  
 9/26/23 CO Read 2nd & Rerefer  
 10/10/23 CO PH Addn'tl 10/24/23  
 10/17/23 LUZ PH Amend/Approve (w/Conds) 5-0  
 LUZ PH - 10/17/23  
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23 & 10/24/23

**PH AMEND/APPROVE (W/CONDITION)**

**Public hearing opened and closed.**

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

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

**Speaker: T.R. Hainline (support, questions only)**

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

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

**Excused:** 2 - Amaro and Diamond

**AMENDMENT:**

**1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated October 5, 2023).**

**2. Attaches a Revised Exhibit 4 (revised PUD Site Plan dated October 4, 2023).**

**3. Rezoning approved subject to 1 condition:**

**a) 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 the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services.**

- 35. [2023-0597](#) ORD-Q Rezoning at 2825 Mayport Rd, btwn Mayport Rd & Pioneer Dr - (0.70± Acres) - PUD (1995-1158-E) to PUD, to Permit Commercial Uses, Including Outdoor Storage Yards Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4 (Supplementary Regulations), Ch 656 (Zoning Code), Ord Code, as Described in the 2825 Mayport PUD - 2825 Mayport Rd LLC (R.E. # 168365-0000 (Portion)) (Dist. 13-Diamond) (Lewis) (LUZ) (PD & PC Amd/Apv)  
 9/12/23 CO Introduced: LUZ  
 9/19/23 LUZ Read 2nd & Rerefer  
 9/26/23 CO Read 2nd & Rerefer  
 10/10/23 CO PH Only  
 10/17/23 LUZ PH Amend/Approve (w/Cond) 5-0  
 LUZ PH - 10/17/23  
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23

**PH AMEND/APPROVE (W/CONDITION)**

**Public hearing opened and closed.**

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

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

**Speaker: Michael Sitner (support, questions only)**

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

**Excused:** 2 - Amaro and Diamond

**AMENDMENT:**

- 1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated October 17, 2023).
- 2. Rezoning approved subject to 1 condition:
  - a) Employee parking shall meet the standards provided in Section 656.607 of the Zoning Code.



36. [2023-0598](#) ORD-Q Rezoning at 0 & 5800 Ramona Blvd, 0 Lane Blvd & 0 Lane Ave S, btwn Lane Ave S & Ramona Blvd - (25.66± Acres) - CCG-2 & PUD (1998-903-E) to PUD, to Permit Commercial Uses & Up to 400 Townhomes, as Described in the Lane Avenue PUD - Grace & Company, Incorporated (R.E. # 007468-0100, 007468-0200, 007470-0100 & 007471-0000) (Dist. 9-Clark-Murray) (Cox) (LUZ) (PD Amd/Apv) (PC Apv) (Ex Parte: CM Clark-Murray)  
 9/12/23 CO Introduced: LUZ  
 9/19/23 LUZ Read 2nd & Rerefer  
 9/26/23 CO Read 2nd & Rerefer  
 10/10/23 CO PH Only  
 10/17/23 LUZ PH Amend/Approve (w/Conds) 5-0  
 LUZ PH - 10/17/23  
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23

### PH AMEND/APPROVE (W/CONDITIONS)

**Public hearing opened and closed.**

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

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

**Speaker: Cyndy Trimmer (support)**

**Ex parte declaration: CM Clark-Murray**

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

**Excused:** 2 - Amaro and Diamond

### AMENDMENT:

1. **Revise the Ordinance to reflect that the PUD will permit commercial and multi-family residential uses and delete references to townhomes.**
2. **Attaches a Revised Exhibit 3 (revised PUD Written Description dated October 17, 2023) to reflect that alcohol sales will be permissible by exception.**
3. **Rezoning approved subject to 2 conditions:**
  - a) **Dancing entertainment establishments, with or without the service of alcohol, shall not be permitted.**
  - b) **A traffic study shall be permitted 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 the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services. Driveways on Ramona Boulevard shall be located to prevent conflicts with existing driveways on the north side of the road and will be discussed in the methodology meeting.**

37. [2023-0599](#) ORD-Q Rezoning at 2360 Saint Johns Bluff Rd, btwn Alden Rd & Bradley Rd - (16.11± Acres) - PUD (1996-958-E) to PUD, to Permit Education Institution & Recreational Uses, as Described in the Cornerstone Classical Academy PUD - Cornerstone Classical Academy, Inc. (R.E. # 163755-0020) (Dist. 4-Carrico) (Corrigan) (LUZ) (PD & PC Amd/Apv)  
 9/12/23 CO Introduced: LUZ  
 9/19/23 LUZ Read 2nd & Rerefer  
 9/26/23 CO Read 2nd & Rerefer  
 10/10/23 CO PH Only  
 LUZ PH - 10/17/23, 11/21/23  
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23

**PH OPEN/CONT 11/21/23**

**Speakers: Don Waters (oppose, did not speak); Jean McKee (oppose); Michael McKee (oppose, did not speak); Brennan Hinch (oppose); Laurie Santana, Chief of Transportation Planning, spoke about traffic backing up onto St. Johns Bluff Rd. during school pickup and drop off times.**

38. [2023-0600](#) ORD-Q Rezoning at 3301 Kennedy Ln, 0 Old Fairbanks Rd, 3318 Fairbanks Rd, & 3323 Loretto Rd, btwn Loretto Rd & Gwynford Ln - (23.60± Acres) -PUD (2022-250-E) to PUD, to Permit Single-Family Residential Uses, as Described in the Preserve at Loretto PUD - Southbelt Park LTD., IGS Diamond S Inc. & Irving G. Snyder, Jr. (R.E. # 156120-0000, 156326-0000, 156327-0000 & 158109-0000) (Dist. 6-Boylan) (Cox) (LUZ) ) (PD & PC Apv)  
 9/12/23 CO Introduced: LUZ  
 9/19/23 LUZ Read 2nd & Rerefer  
 9/26/23 CO Read 2nd & Rerefer  
 10/10/23 CO PH Only  
 10/17/23 LUZ PH Amend/Approve 4-0  
 LUZ PH - 10/17/23  
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23

**PH AMEND/APPROVE**

**Public hearing opened and closed.**

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

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

**Speaker: Cyndy Trimmer (support, questions only)**

**Aye:** 4 - Carrico, Gaffney Jr., Arias and Carlucci

**Excused:** 2 - Amaro and Diamond

**AMENDMENT:**

- 1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated October 16, 2023).**

39. [2023-0601](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl# WRF-23-17), at 0 Bunion Dr, btwn Bunion Dr & Camfield St - American Classic Homes, LLC - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 72.52 ft for 2 Proposed Lots in RLD-100B (R.E. # 016183-0010) (Dist. 14-Johnson) (Corrigan) (LUZ) (PD Apv)  
(Companion 2023-602)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
9/26/23 CO Read 2nd & Rerefer  
10/10/23 CO PH Only  
10/17/23 LUZ PH Approve 5-0  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23

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

40. [2023-0602](#) ORD-Q Granting Administrative Deviation (Appl# AD-23-23), at 0 Bunion Dr, btwn Bunion Dr & Camfield St - American Classic Homes, LLC - Requesting to Reduce the Min Lot Area From 14,000 sq ft to 9,720 sq ft & to Reduce the Min Lot Width From 100 ft to 72 ft for 2 Proposed Lots in RLD-100B (RE# 016183-0010) (Dist. 14-Johnson) (Corrigan) (LUZ) (PD Apv)  
(Companion 2023-601)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
9/26/23 CO Read 2nd & Rerefer  
10/10/23 CO PH Only  
10/17/23 LUZ PH Approve 5-0  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23

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

41. [2023-0615](#) ORD-MC Amend Various Secs of Ch 652 (Floodplain Management), Ord Code, to Incorporate the FL State Floodplain Management Office's Recommendations for the City to Maintain Current Ratings with the National Flood Insurance Prog Community Rating System; Directing that the Local Technical Amends to the FL Bldg Code Previously Accomplished in Sec 321.109 (Elevation Requirements), Ch 321 (Adoption of Bldg Code), Ord Code, Now be Prov in the Land Dev Procedures Manual by the Dev Svcs Div of the Planning & Dev Dept to Enable the Public to Have Easy Access to Those Amends; Repealing Sec 321.109 (Elevation Requirements), Ch 321 (Adoption of Bldg Code), Ord Code, in its Entirety; Creating a New Sec 321.109 (Elevation Requirements), Ch 321 (Adoption of Bldg Code), Ord Code, So That the Local Tech Amends Made to the FL Bldg Code Read Correctly Both On-Line & In Printed Form... (Grandin & Sample) (Req of Mayor) (JWC Apv) (PD & PC Apv)  
 9/12/23 CO Introduced: NCSPHS, R, TEU, LUZ, JWC  
 9/18/23 NCSPHS Read 2nd & Rerefer | 9/18/23 R Read 2nd & Rerefer  
 9/19/23 TEU Read 2nd & Rerefer | 9/19/23 LUZ Read 2nd & Rerefer  
 9/26/23 CO PH Read 2nd & Rerefer  
 10/16/23 NCSPHS Amend/Approve 5-0 | 10/16/23 R Amend/Approve 6-0  
 10/17/23 TEU Amend/Approve 6-0 | 10/17/23 LUZ Amend/Approve 5-0  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

#### AMEND/APPROVE

**Public hearing opened and closed.**

**Susan Grandin, OGC, and Geoffrey Sample, Development Services, explained the bill.**

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

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

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

**Excused:** 2 - Amaro and Diamond

#### NCSPHS AMENDMENT:

1. Attach Revised Exhibit 1 (Municipal Code) to correctly present existing language in the Code
2. Correct scrivener's errors.

• Amends Chapters 321 (Adoption of Building Code), 652 (Floodplain Management), and 654 (Code of Subdivision Regulations) to:

- Direct that the local technical amendments to the Florida Building Code will now be provided in the Planning and Development Department's Land Development Procedures Manual,
  - Update the effective date of the Flood Insurance Rate Maps,
  - Provide for variances for certain non-elevated accessory structures in a Special Flood Hazard Area, and
  - Modify the finished floor elevation requirements in flood areas
- Approved by the Planning Commission on 10/5/23

42. [2023-0649](#) 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, Including a Revision to the Development Areas Map, at 0 Coconut Palm Pkwy, 0 J. Turner Butler Blvd, 0 Kiwi Palm Ct, 4950 20 Mile Rd N, 0 & 14931 Philips Hwy, 0 Rosewater Ln, 0 San Pablo Rd & 6586 San Pablo Rd S, btwn I-295 & the Duval County/St. Johns County Line - (11,047.38± Acres) - AGR in the Rural Dev Area to MU in the Suburban Dev Area Subj to FLUE Site Specific Policy 4.3.23- Adding FLUE Site Specific Policy 4.3.23- BJD Timberlands, LLC & Estuary, LLC (R.E. # 167752-0200, 167755-0020, 167763-0020, 167764-0010, 167764-1100, 167769-0015, 167774-0000, 167775-0010, 167778-0320, 167876-0020, 167877-0000, 167886-0000, 167887-0000, 168158-0000, 168159-0000, 168160-0000 & 168177-0120) (Appl # L-5861-23A) (Dist. 11-Arias) (Parola) (LUZ) (JWC Apv)  
9/26/23 CO Introduced: LUZ, JWC  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code -10/24/23 & 11/14/23

**DEFER****Public hearing next cycle 11/7/23**

43. [2023-0650](#) ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Roosevelt Blvd, 4811 & 4837 Collins Rd, btwn Roosevelt Blvd & Ortega Bluff Pkwy - (115.73± Acres) - LI & MDR to RPI - Edward L. Toney & Joan M. Toney, as Co-Trustees of the Joan M. Toney Revocable Trust Dated 7/28/17, & Jemset LLC (R.E. # 098422-0000, 099140-0000, 099140-0020, 099151-0000 (Portion) & 105562-0010) (Appl # L-5778-22A) (Dist. 14-Johnson) (Fogarty) (LUZ)  
(Rezoning 2023-651)  
9/26/23 CO Introduced: LUZ  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code -10/24/23 & 11/14/23

**DEFER****Public hearing next cycle 11/7/23**

44. [2023-0651](#) ORD-Q Rezoning at 0 Roosevelt Blvd, 4811 & 4837 Collins Rd, btwn Roosevelt Blvd & Ortega Bluff Pkwy - (139.35± Acres) - IL, IBP, CO, PBF-1, RMD-A & RMD-B to PUD, to Permit Single-Family & Multi-Family Residential & Commercial Uses, as Described in the Collins Rd PUD - Edward L. Toney & Joan M. Toney, as Co-Trustees of the Joan M. Toney Revocable Trust Dated 7/28/17, & Jemset LLC (R.E. # 098422-0000, 099140-0000, 099140-0020, 099151-0000 & 105562-0010) (Appl #L-5778-22A) (Dist. 14-Johnson) (Corrigan) (LUZ) (SW CPAC Deny) (Large-Scale 2023-650)  
9/26/23 CO Introduced: LUZ  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 -10/24/23 & 11/14/23

**DEFER****Public hearing next cycle 11/7/23**

45. [2023-0652](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 Albert St, 0 Georgia St, 0 & 1150 Grant St, 0 Spratt St & 0 Van Buren St, btwn Grant St & Albert St - (3.61± Acres) - MDR to CGC - COJ (Appl #L-5846-23C) (Dist. 7-Peluso) (Parola) (LUZ) (Rezoning 2023-653)  
9/26/23 CO Introduced: LUZ  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/24/23 & 11/14/23

**DEFER****Public hearing next cycle 11/7/23**

46. [2023-0653](#) ORD-Q Rezoning at 0 & 665 A. Philip Randolph Blvd, 0, 1021, 1033, 1034, 1068 & 1105 Albert St, 0 Georgia St, 0, 1030 & 1150 Grant St, 0 Spratt St & 0 Van Buren St, btwn Arlington Expwy & Grant St - (7.58± Acres) - PBF-1 & CCG-2 to PUD, to Permit Commercial, Offices & Multi-Family Residential Uses, Including a Soccer Entertainment Complex, as Described in the Soccer Entertainment Complex PUD - COJ & SLG Investment Partnership, LLLP (Appl #L-5846-23C) (Dist. 7-Peluso) (Fulton) (LUZ)  
(Small Scale 2023-652)  
9/26/23 CO Introduced: LUZ  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23 & 11/14/23

**DEFER****Public hearing next cycle 11/7/23**

47. [2023-0654](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 8533 Malaga Ave & 3700 Collins Rd, btwn Collins Rd & Carmona St - (3.94± Acres) - LDR to ROS - The Rudder Club of Jacksonville, Inc. (R.E. # 100396-0000 & 100397-0000) (Appl #L-5849-23C) (Dist. 14-Johnson) (Hinton) (LUZ) (JWC Apv)  
(Rezoning 2023-655)  
9/26/23 CO Introduced: LUZ, JWC  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/24/23 & 11/14/23

**DEFER****Public hearing next cycle 11/7/23**

48. [2023-0655](#) ORD-Q Rezoning at 8533 Malaga Ave & 3700 Collins Rd, btwn Collins Rd & Carmona St - (3.94± Acres) - RLD-60 to ROS - The Rudder Club of Jacksonville, Inc. (R.E. # 100396-0000 & 100397-0000) (Appl #L-5849-23C) (Dist. 14-Johnson) (Corrigan) (LUZ) (Small Scale 2023-654)  
9/26/23 CO Introduced: LUZ  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23 & 11/14/23

**DEFER**

**Public hearing next cycle 11/7/23**

49. [2023-0656](#) ORD Adopt a Modification to the COJ 2045 Comp Plan for the Purpose of Updating the 5-Yr Capital Improvements Schedule of Projs Within the Capital Improvements Element to Reformat the List of Projs Into List By “Mode” Rather than By Mobility Zone, & to Add Braddock Rd E as a Mobility System Proj in the Corridor Mode to Mobility Zone 4 (Grandin) (Req of Mayor) (Companions 2023-657 & 2023-658)  
9/26/23 CO Introduced: TEU, LUZ  
10/3/23 TEU Read 2nd & Rerefer  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

**DEFER**

**Public hearing next cycle 11/7/23**



50. [2023-0657](#) ORD Apv a Mobility Fee & Credit Contract btwn the City & Eisenhower Property Group, LLC, to Auth Mobility Fee Credits in Exchange for the Conveyance, at No Cost to the City & With No Further Council Action, of Land for a R/W Corridor Referred to as “Braddock Road East” Located Within Mobility Zone 4 & Council Dist 8, from the Intersection of Braddock Rd & Lem Turner Rd to the NE Including Any Land Along Existing Braddock Rd that May Be Needed for Intersection Improvements at Lem Turner Rd, & for the Memorialization of the Mobility Fee Required for Future Dev of the Property Known as the Braddock Family Parcel PUD; Auth the Mayor & Corp Sec to Execute & Deliver the Agrmt & All Closing Docs Relating Thereto, & Otherwise Take All Necessary Actions to Effectuate the Purposes of the Agrmt in Accord with Sec 655.507, Ord Code; Prov for Oversight by the Planning & Dev Dept re the Mobility Fee Credit & Mobility Fees, & the Real Estate Div of the Public Works Dept for the Acquisition/Acceptance of Conveyance(s), & Prov Oversight by the R/W Stormwater Maintenance Div of the Public Works Dept Thereafter (Grandin) (Req of Mayor)  
(Companions 2023-656 & 2023-658)  
9/26/23 CO Introduced: F, TEU, LUZ  
10/3/23 F Read 2nd & Rerefer  
10/3/23 TEU Read 2nd & Rerefer  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

**DEFER****Public hearing next cycle 11/7/23**

51. [2023-0658](#) ORD-Q Rezoning at 0 & 14400 Braddock Rd, 0 & 15170 Lem Turner Rd, 0 Parete Rd S, 0 Younis Rd W, & 0 Gerald Rd, btwn Parete Rd S & Conifer Cove Trail - (2,235± Acres) - AGR to PUD, to Permit Mixed Use Dev Pursuant to Site Specific Policy 4.3.18 of the FLUE of the 2045 Comp Plan, as Described in the Braddock Family Parcel PUD, Pursuant to FLUMS Large-Scale Amend Appl L-5610-21A Adopted by Ord 2022-747-E; Adopting Sign Posting Plan Pursuant to Sec 656.124, Ord Code - William R. Braddock, et al. (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny)  
(Companions 2023-656 & 2023-657)  
9/26/23 CO Introduced: LUZ  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

**DEFER****Public hearing next cycle 11/7/23**

52. [2023-0659](#) ORD-Q Rezoning at 7932 Morse Ave, btwn Morse Ave & Quail Cove Ln - (3.73± Acres) - RR-Acre to PUD, to Permit Single-Family & Townhome Residential Uses, as Described in the Morse Avenue PUD - 7932 Morse Ave LLC (R.E. # 015791-0005) (Dist. 14-Johnson) (Williams) (LUZ)  
9/26/23 CO Introduced: LUZ  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

**DEFER****Public hearing next cycle 11/7/23**

53. [2023-0660](#) ORD-Q Rezoning at 0, 2700, 2835 & 2840 Stratton Rd, btwn Goble Rd & Stratton Rd - (31.56± Acres) - RLD-50 & PUD (2022-17-E) to PUD, to Permit Single-Family & Townhome Residential Uses, as Described in the Allier Residential PUD - Miller Landing LLC (R.E. # 012839-0030, 012860-0000, 012865-0110 & 012867-0000) (Dist. 12-White) (Cox) (LUZ)  
9/26/23 CO Introduced: LUZ  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

**DEFER****Public hearing next cycle 11/7/23**

54. [2023-0661](#) ORD-Q Rezoning at 2152 & 2156 Mayport Rd, btwn Dutton Island Rd W & Fairway Villas Dr - (1.56± Acres) - PUD (2018-617-E) to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the Bosco Enterprises, LLC PUD - Bosco Enterprises, LLC (R.E. # 169410-0000 & 164910-0010) (Dist. 13-Diamond) (Corrigan) (LUZ)  
9/26/23 CO Introduced: LUZ  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

**DEFER****Public hearing next cycle 11/7/23**

55. [2023-0662](#) ORD-Q Apv Zoning Exception (Appl E-23-56), at 1518 Hendricks Ave, btwn Cedar St & Lasalle St - Good Guys Property, LLC - Requesting: (1) an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages, Including Liquor, Beer or Wine, for On-Premises and Off Premises Consumption, (2) Permanent Outside Sale & Svc of All Alcoholic Beverages Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, & (3) Outside Sale & Svc of Food Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, for Kravegan LLC “Where Food Is Love” D/B/A Kravegan LLC Restaurant, in CCG-1 (R.E. # 080523-0000) (Dist 5-J. Carlucci) (Corrigan) (LUZ)  
(Companion 2023-663)  
9/26/23 CO Introduced: LUZ  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

**DEFER****Public hearing next cycle 11/7/23**

56. [2023-0663](#) ORD-Q Apv the Waiver of Min Distance Requirements for Liquor License Location (Appl WLD-23-16), at 1518 Hendricks Ave, btwn Cedar St & Lasalle St - Good Guys Property, LLC - Requesting to Reduce the Min Distance for a Liquor License Location from a Church or School from 500 ft to 320 ft for Kravegan LLC “Where Food Is Love” D/B/A Kravegan LLC Restaurant, in CCG-1 (R.E. # 080523-0000) (Dist. 5-J. Carlucci) (Corrigan) (LUZ)  
(Companion 2023-662)  
9/26/23 CO Introduced: LUZ  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

**DEFER****Public hearing next cycle 11/7/23**

57. [2023-0664](#) ORD-Q Apv Zoning Exception (Appl E-23-60), at 6178 Townsend Rd, btwn Blanding Blvd & Jammes Rd - Nader Khazaal - Requesting an Establishment or Facility Which Includes the Retail Sale of Beer or Wine for On-Premises Consumption, for Imperial Market Inc., in PUD (1999-807-E) (R.E. # 098923-0000) (Dist 14-Johnson) (Fulton) (LUZ)  
9/26/23 CO Introduced: LUZ  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

**DEFER****Public hearing next cycle 11/7/23**

58. [2023-0665](#) ORD-Q Apv Zoning Exception (Appl E-23-64), at 11148 San Jose Blvd, btwn San Jose Blvd & Old River Rd - Kan-Ki, Inc. - 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 Royal Jacksonville, LLC, in CCG-1 (R.E. # 156084-0010) (Dist 6-Boylan) (Lewis) (LUZ)  
9/26/23 CO Introduced: LUZ  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

**DEFER****Public hearing next cycle 11/7/23**

59. [2023-0666](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-15), at 0 Gracy Rd, btwn Normandy Blvd & Stratton Rd - Justen M. Kelley - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 012886-0015) (Dist. 12-Wite) (Cox) (LUZ)  
9/26/23 CO Introduced: LUZ  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

**DEFER****Public hearing next cycle 11/7/23**

60. [2023-0667](#) ORD-Q Apv Sign Waiver (Appl SW-23-07), for Sign at 1566 Dunn Ave, btwn Dunn Ave & Leonid Rd- William A. Watson, Jr., Trustee of the Revocable Living Trust of William A. Watson, Jr. Dated 10/3/79 - Requesting to Reduce the Min Setback btwn Signs from 200 ft to 160 ft & to Reduce the Min Setback from the R/W from 10 ft to 2 ft - CCG-1 (R.E. # 044211-0025) (Dist. 8-Gaffney, Jr.) (Lewis) (LUZ)  
9/26/23 CO Introduced: LUZ  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
LUZ PH - 11/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

**DEFER****Public hearing next cycle 11/7/23**

61. [2023-0670](#) ORD of the City Council of the City of Jax Auth the Planning & Dev Dept to Prov a Written Response to the State Land Planning Agency on Behalf of the City Concerning the 2023 Assessment Report for the 2045 Comp Plan, which Includes a List of the Modifications to the 2045 Comp Plan Required in Response to Changes in State Law or Changes in Local Conds; Stating the Intent of the City Council to Amend the 2045 Comp Plan to Implement the Recommendations Contained in the 2023 Assessment Report (Teal) (Req of Mayor)  
9/26/23 CO Introduced: R, LUZ  
10/2/23 R Read 2nd & Rerefer  
10/3/23 LUZ Read 2nd & Rerefer  
10/10/23 CO Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/24/23

**DEFER****Public hearing next cycle 11/7/23**

62. [2023-0700](#) ORD re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Residential Bldg Located at 3239 Dellwood Ave, btwn Owen Ave & Day Ave, as a Local Landmark - Artur Nistra & Jessica Rampton as Trustees of the Rampton & Nistra Living Trust; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Designation, & to Record the Local Landmark Designation in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Designation on the Zoning Atlas (R.E. # 061026-0000) (Dist 7-Peluso) (Req of JHPC)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer  
LUZ PH - 11/21/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601- 11/14/23

**READ 2ND & REREFER**

63. [2023-0701](#) ORD re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg Located at 930 N University Blvd, btwn Arlington Expwy & Los Santos Way, as a Local Landmark - TDC Jax, LLC; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Designation, & to Record the Local Landmark Designation in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Designation on the Zoning Atlas (R.E. # 129300-0000) (Dist 1-Amaro) (Req of JHPC)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer  
LUZ PH - 11/21/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601- 11/14/23

**READ 2ND & REREFER**

64. [2023-0702](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 14255 Duval Rd, btwn Higate Rd & Duval Pl W - (2.56± Acres) - LDR to BP - MDH Jax, Inc. (R.E. # 019365-0000) (Appl # L-5855-23C) (Dist. 8-Gaffney, Jr.) (Hinton) (LUZ)  
(Rezoning 2023-703)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer  
LUZ PH - 11/21/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/14/23 & 11/28/23

**READ 2ND & REREFER**

65. [2023-0703](#) ORD-Q Rezoning at 14255 Duval Rd, btwn Higate Rd & Duval Pl W - (2.56± Acres) - RR-Acre to PUD, to Permit Industrial Uses, as Described in the 14255 Duval Road Office Warehouse PUD - MDH Jax, Inc. (R.E. # 019365-0000) (Appl # L-5855-23C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny) (Small Scale 2023-702)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer  
LUZ PH - 11/21/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23 & 11/28/23

**READ 2ND & REREFER**

66. [2023-0704](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 St. Augustine Rd, btwn St. Augustine Rd & Lorimier Rd - (0.45± Acres) - LDR to BP - T20 Holdings LLC (R.E. # 130411-0110, 130411-0120 & 130411-0130) (Appl # L-5859-23C) (Dist. 5-J. Carlucci) (Roberts) (LUZ) (Companions 2023-705 & 2023-706)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer  
LUZ PH - 11/21/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/14/23 & 11/28/23

**READ 2ND & REREFER**

67. [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) (Companions 2023-704 & 2023-706)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer  
LUZ PH - 11/21/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23 & 11/28/23

**READ 2ND & REREFER**

68. [2023-0706](#) ORD-Q Granting Administrative Deviation (Appl# AD-23-84), at 0 St. Augustine Rd, btwn St. Augustine Rd & Lorimier Rd - T20 Holdings LLC - Requesting to: (1) Decrease the Min Number of Loading Spaces from 1 to 0, (2) Reduce the Perimeter Landscape Buffer btwn Vehicle Use Area & Abutting Property Along the South Boundary from 5 ft to 2 ft, (3) Decrease the Min Width of Driveway Access from St. Augustine Rd from 24 ft to 13 ft, & (4) Reduce the Uncomplimentary Land-Use Buffer Width from 10 ft to 5 ft Along the North Property Boundary from 10 ft to 5 ft Along the East Property Boundary & from 10 ft to 2 ft Along the South Property Boundary in RLD-60 (RE # 130411-0110, 130411-0120 & 130411-0130) (Dist. 5-J. Carlucci) (Williams) (LUZ)  
(Companions 2023-704 & 2023-705)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer  
LUZ PH - 11/21/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/14/23 & 11/28/23

**READ 2ND & REREFER**

69. [2023-0707](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 Atlantic Blvd, btwn Sutton Lakes Blvd & Kernan Blvd - (3.42± Acres) - LDR to CGC - Property Management Support, Inc., as Trustee of Atlantic North Land Trust, U/T/A Dated 8/13/08 (R.E. # 165263-8310) (Appl # L-5848-23C) (Dist. 3-Lahnen) (Fogarty) (LUZ)  
(Rezoning 2023-708)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer  
LUZ PH - 11/21/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/14/23 & 11/28/23

**READ 2ND & REREFER**

70. [2023-0708](#) ORD-Q Rezoning at 0 Atlantic Blvd, btwn Sutton Lakes Blvd & Kernan Blvd - (3.42± Acres) - PUD (1994-704-652-E) & RR-Acre to CCG-1 - Property Management Support, Inc., as Trustee of Atlantic North Land Trust, U/T/A Dated 8/13/08 (R.E. # 165263-8310) (Appl # L-5848-23C) (Dist. 3-Lahnen) (Cox) (LUZ)  
(Small Scale 2023-707)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer  
LUZ PH - 11/21/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23 & 11/28/23

**READ 2ND & REREFER**



71. [2023-0709](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 Halsema Rd S, btwn Cecil Commerce Center Pkwy & Chaffee Rd S - (1.00± Acres) - BP to RR - CTB3, LLC (R.E. # 001932-0010) (Appl # L-5852-23C) (Dist. 12-White) (Salley) (LUZ)  
(Rezoning 2023-710)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer  
LUZ PH - 11/21/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/14/23 & 11/28/23

**READ 2ND & REREFER**

72. [2023-0710](#) ORD-Q Rezoning at 0 Halsema Rd S, btwn Cecil Commerce Center Pkwy & Chaffee Rd S - (1.00± Acres) - PUD (2010-620-E) to RR-Acre - CTB3, LLC (R.E. # 001932-0010 (Portion)) (Appl # L-5852-23C) (Dist. 12-White) (Williams) (LUZ)  
(Small Scale 2023-709)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer  
LUZ PH - 11/21/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23 & 11/28/23

**READ 2ND & REREFER**

73. [2023-0711](#) ORD-Q Apv Zoning Exception (Appl E-23-61), at 8635 Blanding Blvd, btwn Youngerman Cir & Argyle Forest Blvd - Orange Park, 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 Green Papaya of Orange Park Inc., D/B/A Green Papaya Thai & Sushi Cuisine, in CCG-1 (R.E. # 099094-0150) (Dist 14-Johnson) (Cox) (LUZ)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer  
LUZ PH - 11/21/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23

**READ 2ND & REREFER**

74. [2023-0712](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-18), at 0 Dinsmore Dairy Rd, btwn Dunn Ave & Braddock Rd - Russell L. Rathfon & Theresa A. Rathfon - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 003796-1800) (Dist. 8-Gaffney, Jr.) (Lewis) (LUZ)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer  
LUZ PH - 11/21/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23

**READ 2ND & REREFER**

75. [2023-0713](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-19), at 12751 Shims Rd, btwn Scarwin Ln & Sapp Rd - Kerry William Penn - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 106929-0110) (Dist. 2-Gay) (Cox) (LUZ)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer  
LUZ PH - 11/21/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23

**READ 2ND & REREFER**

76. [2023-0714](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-20), at 0 Spring Forest Ave, btwn Creetown Dr & Spring Forest Cir - James B. Osborne & Mary G. Osborne - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 0 ft in RLD-60 (R.E. # 138675-0210) (Dist. 4-Carrico) (Corrigan) (LUZ)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer  
LUZ PH - 11/21/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23

**READ 2ND & REREFER**

**NOTE: The next regular meeting will be held Tuesday, November 7, 2023.**

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

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

Amended Minutes: Colleen Hampsey, Council Research  
CHampsey@coj.net 904.255.5151  
Posted: 10.23.23 5:00 pm