

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Meeting Minutes

Tuesday, December 3, 2024

5:00 PM

Council Chamber,  
1st Floor, City Hall

### Land Use & Zoning Committee

*Kevin Carrico, Chair*

*Raul Arias, Vice Chair - Excused Late Arrival 5:10 PM & Excused Early Departure 8:35 PM*

*Ken Amaro*

*Joe Carlucci*

*Rory Diamond*

*Reggie Gaffney, Jr.*

*Rahman Johnson - Excused Late Arrival 5:16 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: 9:17 PM

**Present:** 7 - Chair Kevin Carrico, Vice Chair Raul Arias, Rahman Johnson, Rory Diamond, Ken Amaro, Joe Carlucci and Reggie Gaffney Jr.

**Attendance:**  
CM Lahnen - 2024 828 & 2024-831

**Item/File No. Title History**

- 1. [2022-0888](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (R.E. # 181767-0060) (12.95± Acres) – CGC to RPI – Steinemann San Pablo, LLC (Appl # L-5715-22C) (Dist. 13-Diamond) (Trout) (LUZ) (Rezoning 2022-889)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer |1/10/23 CO Read 2nd & Rerefer  
1/24/23 CO PH Addnt'l 2/14/23  
CO PH Cont'd on 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 9/26/23, 10/10/23, 10/24/23, 11/14/23, 11/28/23, 1/10/24, 1/23/24, 2/27/24, 3/26/24, 4/23/24, 5/28/24, 7/23/24, 8/13/24, 9/10/24, 10/8/24, 12/10/24  
LUZ PH – 2/7/23, 2/22/23, 3/22/23, 4/4/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23, 9/19/23, 10/3/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24, 1/17/24, 2/21/24, 3/19/24, 4/16/24, 5/21/24, 7/16/24, 8/6/24, 9/4/24, 10/1/24, 11/6/24, 12/3/24, 1/7/25  
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, 11/12/24, 12/10/24

**PH OPEN/CONT 1/7/25**

**No speakers**

**\*Per Council Rules Section 3.106, this bill is scheduled to be administratively withdrawn at the 12/10/24 council meeting due to being on the agenda for two years.**

- 2. [2022-0889](#) ORD-Q Rezoning at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (12.95± Acres) – PUD (2008-653-E) to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the San Pablo Place II PUD – Steinemann San Pablo, LLC (R.E. # 181767-0060) (Appl # L-5715-22C) (Dist. 13-Diamond) (Lewis) (LUZ) (Small Scale 2022-888)  
 12/13/22 CO Introduced: LUZ  
 1/4/23 LUZ Read 2nd & Rerefer | 1/10/23 CO Read 2nd & Rerefer  
 1/24/23 CO PH Addnt'l 2/14/23  
 CO PH Cont'd on 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 9/26/23, 10/10/23, 10/24/23, 11/14/23, 11/28/23, 1/10/24, 1/23/24, 2/27/24, 3/26/24, 4/23/24, 5/28/24, 7/23/24, 8/13/24, 9/10/24, 10/8/24, 12/10/24  
 LUZ PH – 2/7/23, 2/22/23, 3/22/23, 4/4/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23, 9/19/23, 10/3/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24, 1/17/24, 2/21/24, 3/19/24, 4/16/24, 5/21/24, 7/16/24, 8/6/24, 9/4/24, 10/1/24, 11/6/24, 12/3/24, 1/7/25  
 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, 11/12/24, 12/10/24

**PH OPEN/CONT 1/7/25**

No speakers

**\*Per Council Rules Section 3.106, this bill is scheduled to be administratively withdrawn at the 12/10/24 council meeting due to being on the agenda for two years.**

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 - (33.95 ± Acres) - LDR to AGR - JMC Duval County Properties, LLC (R.E. # 000890-0100 (Portion)) (Appl #L-5797-23C) (Dist. 12-White) (Parola) (LUZ) (PD & PC Apv) (Rezoning 2023-326)  
5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer | 6/13/23 CO Read 2nd & Rerefer  
6/27/23 CO PH Addn'tl 7/25/23  
CO PH Cont'd on 7/25/23, 8/8/23, 8/22/23, 9/12/23, 10/10/23, 11/14/23, 12/12/23, 1/9/24, 1/23/24, 2/13/24, 2/27/24, 3/12/24, 3/26/24, 4/23/24, 5/14/24, 5/28/24, 6/11/24, 6/25/24, 7/23/24, 8/13/24, 8/27/24, 9/10/24, 9/24/24, 10/8/24  
10/15/24 LUZ PH Amend/Rerefer 5-0  
10/22/24 CO PH Amend/Rerefer 18-0  
LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/3/23, 11/7/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 3/5/24, 3/19/24, 4/16/24, 5/7/24, 5/21/24, 6/4/24, 6/18/24, 7/16/24, 8/6/24, 8/20/24, 9/4/24, 9/17/24, 10/1/24, 10/15/24, & 1/7/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/27/23 & 7/25/23, 8/8/23, 8/22/23, 9/12/23, 10/10/23, 11/14/23, 12/12/23, 1/10/24, 1/23/24, 2/13/24, 2/27/24, 3/12/24, 3/26/24, 4/23/24, 5/14/24, 5/28/24, 6/11/24, 6/25/24, 7/23/24, 8/13/24, 8/27/24, 9/10/24, 9/24/24 & 10/8/24, 10/22/24, & 12/10/24 & 1/14/25

**DEFER****Re-noticed and re-advertised public hearing 1/7/25**

- 4. [2023-0326](#) ORD-Q Rezoning at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (33.95± Acres) - PUD (2007-361-E) to PUD, to Permit Recreational Vehicle Park Uses, Single-Family Residential Uses, & Agriculture Uses, as Described in the Baldwin RV Park PUD - JMC Duval County Properties, LLC (R.E. # 000890-0100 (Portion)) (Appl # L-5797-23C) (Dist. 12-White) (Cox) (LUZ) (PD Amd/Apv) (PC Apv) (Small Scale 2023-325) 5/23/23 CO Introduced: LUZ  
 6/6/23 LUZ Read 2nd & Rerefer | 6/13/23 CO Read 2nd & Rerefer  
 6/27/23 CO PH Addn'tl 7/25/23  
 CO PH Cont'd on 7/25/23, 8/8/23, 8/22/23, 9/12/23, 10/10/23, 11/14/23, 12/12/23, 1/9/24, 1/23/24, 2/13/24, 2/27/24, 3/12/24, 3/26/24, 4/23/24, 5/14/24, 5/28/24, 6/11/24, 6/25/24, 7/23/24, 8/13/24, 8/27/24, 9/10/24, 9/24/24, 10/8/24 10/15/24 LUZ PH Amend/Rerefer 6-0  
 10/22/24 CO PH Amend/Rerefer 18-0  
 LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/3/23, 11/7/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 3/5/24, 3/19/24, 4/16/24, 5/7/24, 5/21/24, 6/4/24, 6/18/24, 7/16/24, 8/6/24, 8/20/24, 9/4/24, 9/17/24, 10/1/24, 10/15/24, & 1/7/25 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23 & 7/25/23, 8/8/23, 8/22/23, 9/12/23, 10/10/23, 11/14/23, 12/12/23, 1/10/24, 1/23/24, 2/13/24, 2/27/24, 3/12/24, 3/26/24, 4/23/24, 5/14/24, 5/28/24, 6/11/24, 6/25/24, 7/23/24, 8/13/24, 8/27/24, 9/10/24, 9/24/24, 10/8/24, 10/22/24, & 12/10/24 & 1/14/25

**DEFER**

**Re-noticed and re-advertised public hearing 1/7/25**

5. [2024-0524](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan, at 1404 Blair Rd - (4.8± Acres) - LDR to MDR - Franck Ventures Company (R.E. # 008913-0000) (Appl # 5937-24C) (Dist. 12-White) (Roberts) (LUZ)  
(Rezoning 2024-525)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
8/27/24 CO PH Addnt'l 9/10/24  
9/10/24 CO PH Cont'd 9/24/24  
9/24/24 CO PH Cont'd 10/8/24  
10/8/24 CO PH Cont'd 10/22/24  
10/22/24 CO PH Cont'd 11/12/24  
11/12/24 CO PH Cont'd 11/26/24  
11/26/24 CO PH Cont'd 12/10/24  
LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, 11/19/24, 12/3/24, 1/7/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24, 9/24/24, 10/8/24, 10/22/24, 11/12/24, 11/26/24, 12/10/24

**PH OPEN/CONT 1/7/25**

**No speakers**

6. [2024-0525](#) ORD-Q Rezoning at 1404 Blair Rd - (4.8± Acres) - AGR to PUD, to Permit Residential Uses, Including Townhomes, as Described in the Blair Road Townhomes PUD - Franck Ventures Company (R.E. # 008913-0000) (Appl # L-5937-24C) (Dist. 12-White) (Corrigan) (LUZ)  
(Small-Scale 2024-524)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
8/27/24 CO PH Addnt'l 9/10/24  
9/10/24 CO PH Cont'd 9/24/24  
9/24/24 CO PH Cont'd 10/8/24  
10/8/24 CO PH Cont'd 10/22/24  
10/22/24 CO PH Cont'd 11/12/24  
11/12/24 CO PH Cont'd 11/26/24  
11/26/24 CO PH Cont'd 12/10/24  
LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, 11/19/24, 12/3/24, 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24, 9/24/24, 10/8/24, 10/22/24, 11/12/24, 11/26/24, 12/10/24

**PH OPEN/CONT 1/7/25**

**No speakers**

- 7. [2024-0535](#) ORD-Q Rezoning at 8374 New Kings Rd, btwn Gilchrist Rd & Finch Ave - (2.6± Acres) - CCG-2 to PUD, to Permit Commercial Uses, as Described in the New Kings Road PUD - And Property, LLC (R.E. # 039967-0000) (Dist. 10-Pittman) (Cox) (LUZ)  
 7/23/24 CO Introduced: LUZ  
 8/6/24 LUZ Read 2nd & Rerefer  
 8/13/24 CO Read 2nd & Rerefer  
 8/27/24 CO PH Only  
 LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/19/24, 12/3/24, 1/7/25  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

**PH OPEN/CONT 1/7/25**

**No speakers**

- 8. [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) (PD & PC Amd/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  
 11/6/24 LUZ PH Amend/Approve 5-0  
 11/12/24 CO Rerefer to LUZ 16-0  
 12/3/24 LUZ PH Approve 5-0  
 LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, & 12/3/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

**PH APPROVE**

**Public hearing opened and closed.**

**Motion/2nd move to approve: Amaro/J. Carlucci**

**Speakers: Lewis Buzzell (oppose), Paul Harden (support)**

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

**Excused:** 2 - Arias and Johnson

9. [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) (Ex Parte: CM Johnson)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
8/27/24 CO PH Only  
LUZ PH - 9/4/24, 10/1/24, 10/15/24, 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

**DEFER****Previously continued to 1/22/25**

10. [2024-0611](#) ORD-Q Rezoning at 4218 & 4230 Ortega Blvd, btwn Manitou Ave & Corinthian Ave - (0.90± Acres) - CN to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the Ortega Carriage House PUD - Bulls Dixon Equity Partners, LLC (R.E. # 101598-0000 & 101599-0000) (Dist. 7-Peluso) (Cox) (LUZ)  
8/13/24 CO Introduced: LUZ  
8/20/24 LUZ Read 2nd & Rerefer  
8/27/24 CO Read 2nd & Rerefer  
9/10/24 CO PH Cont'd 9/24/24  
9/24/24 CO PH Cont'd 10/22/24  
10/22/24 CO PH Cont'd 11/12/24  
11/12/24 CO PH Cont'd 1/28/25  
LUZ PH - 9/17/24, 10/15/24, 11/19/24, 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24, 9/24/24, 10/22/24, 11/12/24, 1/28/25

**DEFER****Previously continued to 1/22/25**



11. [2024-0720](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 & 8962 Magill Rd N & 8956 Magill Rd, btwn Magill Rd N, Magill Rd, Jones Rd & Pritchard Rd - (28.19± Acres) - AGR to LDR - Sharon Simms Bishop, Sheila Simms Kennedy, Tambra Kennedy Shurley & Donna Kay Simms Rodriguez & Ralph A. Rodriguez (R.E. # 003366-0050, 003366-0150, 003366-0210 & 003366-0220) (Appl # L-5954-24C) (Dist. 12-White) (Roberts) (LUZ)  
(Rezoning 2024-721)  
9/10/24 CO Introduced: LUZ  
9/17/24 LUZ Read 2nd & Rerefer  
9/24/24 CO Read 2nd & Rerefer  
10/8/24 CO PH Addnt'l 10/22/24  
10/22/24 CO PH Cont'd 11/12/24  
11/12/24 CO PH Cont'd 11/26/24  
11/26/24 CO PH Cont'd 12/10/24  
LUZ PH - 10/15/24, 11/6/24, 11/19/24, 12/3/24, 1/7/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/8/24 & 10/22/24, 11/12/24, 11/26/24, 12/10/24

**PH OPEN/CONT 1/7/25****No speakers**

12. [2024-0721](#) ORD-Q Rezoning at 0 & 8962 Magill Rd N & 8956 Magill Rd, btwn Magill Rd N, Magill Rd, Jones Rd & Pritchard Rd - (28.19± Acres) - AGR to PUD, to Permit Single-Family Residential Dwellings, as Described in the Jones-Magill PUD - Sharon Simms Bishop, Sheila Simms Kennedy, Tambra Kennedy Shurley & Donna Kay Simms Rodriguez & Ralph A. Rodriguez (R.E. # 003366-0050, 003366-0150, 003366-0210 & 003366-0220) (Appl # L-5954-24C) (Dist. 12-White) (Corrigan) (LUZ)  
(Small-Scale 2024-720)  
9/10/24 CO Introduced: LUZ  
9/17/24 LUZ Read 2nd & Rerefer  
9/24/24 CO Read 2nd & Rerefer  
10/8/24 CO PH Addnt'l 10/22/24  
10/22/24 CO PH Cont'd 11/12/24  
11/12/24 CO PH Cont'd 11/26/24  
11/26/24 CO PH Cont'd 12/10/24  
LUZ PH - 10/15/24, 11/6/24, 11/19/24, 12/3/24, 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24 & 10/22/24, 11/12/24, 11/26/24, 12/10/24

**PH OPEN/CONT 1/7/25****No speakers**

- 13.     [2024-0724](#)     ORD-Q Rezoning at 0, 207 & 216 6th Street W, btwn Pearl St N & Silver St - (0.70± Acres) - RMD-S to PUD, to Permit Multi-Family Dwellings, as Described in the 6th Street West PUD - Greater New Jerusalem Baptist Church Corp (R.E. # 071472-0000, 071473-0000 & 071191-0000) (Dist. 7-Peluso) (Lewis) (LUZ)  
                   9/10/24 CO Introduced: LUZ  
                   9/17/24 LUZ Read 2nd & Rerefer  
                   9/24/24 CO Read 2nd & Rerefer  
                   10/8/24 PH Only  
                   LUZ PH - 10/15/24, 11/19/24, 12/3/24, 1/7/25  
                   Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

**PH OPEN/CONT 1/7/25**

**No speakers**

- 14.     [2024-0785](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Beach Blvd, btwn Palm Ln & Grove Park Blvd - (0.09± Acres) - LDR to CGC - Modwelling, LLC (R.E. # 136291-0000(Portion)) (Appl # L-5959-24C) (Dist. 4-Carrico) (Roberts) (LUZ) (JWC Apv) (PD & PC Apv) (Rezoning 2024-786)  
                   10/8/24 CO Introduced: LUZ, JWC  
                   10/15/24 LUZ Read 2nd & Rerefer  
                   10/22/24 CO Read 2nd & Rerefer  
                   11/12/24 CO PH Addnt'l 11/26/24  
                   11/26/24 CO PH Cont'd 12/10/24  
                   12/3/24 LUZ PH Approve 5-1 (Carrico)  
                   LUZ PH - 11/19/24, 12/3/24  
                   Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/12/24 & 11/26/24, 12/10/24

**PH APPROVE**

**Public hearing opened and closed.**  
**Motion/2nd move to approve: Arias/J. Carlucci**  
**Speaker: Mike Herzberg (support)**

- Aye:**           5 -    Arias, Diamond, Amaro, Carlucci and Gaffney Jr.
- Nay:**           1 -    Carrico
- Excused:**    1 -    Johnson

15. [2024-0786](#) ORD-Q Rezoning at 0 Beach Blvd, btwn Palm Ln & Grove Park Blvd - (1.37± Acres) - RLD-90 & CCG-1 to PUD, to Permit Multifamily Dwelling Units as Described in the Pottsburg Creek Apartments PUD - Modwelling, LLC (R.E. # 136291-0000 & 136380-0000) (Appl # L-5959-24C) (Dist. 4-Carrico) (Williams) (LUZ) (GAB CPAC Deny) (PD & PC Amd/Apv) (Ex Parte: CMs Amaro, Carrico, Diamond, Gaffney, Jr., & J. Carlucci) (Small-Scale 2024-785)  
 10/8/24 CO Introduced: LUZ  
 10/15/24 LUZ Read 2nd & Rerefer  
 10/22/24 CO Read 2nd & Rerefer  
 11/12/24 CO PH Addnt'l 11/26/24  
 11/26/24 CO PH Cont'd 12/10/24  
 12/3/24 LUZ PH Amend/Approve (w/Conds) 6-1 (Carrico)  
 LUZ PH - 11/19/24, 12/3/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24 & 11/26/24, 12/10/24

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

**Public hearing opened and closed.**

**Motion/2nd move to amend: Arias/Johnson**

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

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

**Speakers: Mike Herzberg (support), John Nooney (support)**

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

**Nay:** 1 - Carrico



**AMENDMENT:**

**Rezoning approved subject to 4 conditions:**

**(1) Development of structures and allowed permitted uses listed within the written description, may only occur in areas of the PUD which are designated as the CGC land use category.**

**(2) Preservation of Trees Outside of the Development Footprint. All protected, non-invasive, and healthy trees within the delineated wetland boundaries and outside the designated development footprint shall remain untouched and undisturbed throughout all phases of construction and post-construction activities, except in the following circumstances:**

**1. Public Safety Threats:**

Any tree that is deemed by a certified arborist or other qualified professional to pose an immediate threat to public safety due to instability, disease, or structural damage may be removed. Documentation of the threat, including an arborist's report and photographic evidence, shall be provided to the local governing authority prior to removal, unless emergency action is required.

**2. Obstruction of Navigable Waterways:**

Trees or vegetation that obstruct navigation or impede the flow of Pottsburg Creek or any other regulated waterway, as determined by a licensed professional and confirmed by the appropriate water management authority, may be removed or pruned to the extent necessary to restore safe passage.

**3. Utility Installation and Maintenance:**

Trees within easements for utility infrastructure (e.g., electrical, water, or sewer lines) that directly impede the safe installation, operation, or maintenance of essential utilities may be removed, subject to approval by the governing authority and adherence to best practices for minimizing environmental impact.

**4. Compliance with Regulatory Requirements:**

Trees that are required to be removed to comply with local, state, or federal regulations, including flood mitigation measures or other environmental mandates, may be removed. Written approval from the relevant regulatory body must be obtained and documented.

**5. Unavoidable Impacts Due to Approved Development Activities:**

In rare cases where a tree is located directly within the approved development footprint and no reasonable design modifications can avoid its removal, the developer may proceed with removal, provided that all mitigation measures outlined in the Jacksonville municipal code are followed.

**Mitigation Measures for Exceptions:**

For any tree removed under these exceptions, the developer shall implement the following mitigation strategies:

- Replanting native, non-invasive species at a ratio of 1:1 within the development site or nearby area, as approved by the governing authority.

- Contributing to an established tree preservation fund or land conservation program as an alternative to onsite replanting.

- Engaging an arborist to develop and execute a habitat restoration plan for impacted areas, ensuring the long-term health of the ecosystem.

None of the requirements set forth above shall be deemed as a waiver of any requirement under Part 12 of the Zoning Code. In the event of a conflict between these conditions and the requirements of Part 12 of the Zoning Code, the more restrictive requirement shall apply.

**(3) Parking Lot Green-Screen. The portion of the property designated as a parking lot and**

directly adjacent to Beach Blvd shall be screened from view to the greatest extent reasonably possible through some or all of the following measures:

**1. Greenery and Landscaping:**

○ Install a continuous row of native, evergreen shrubs along the perimeter of the parking lot facing Beach Blvd for both horizontal and vertical screening.

○ Use a mix of native ground cover and low-maintenance flowering plants to enhance the visual appeal and ecological benefits of the landscaping.

**2. Fencing and Trellises:**

○ If additional screening is required, install decorative fencing that complements the character of the area.

○ Incorporate green walls or trellises planted with climbing vines to provide additional coverage and aesthetic value.

**3. Landscape Berms:**

○ Where feasible, construct landscaped berms with gentle slopes and integrated plantings to elevate the screening effect and reduce visibility from Beach Blvd.

**Maintenance Commitment:**

To ensure long-term compliance, all plantings and screening structures shall be maintained in a healthy and attractive condition. Dead or damaged plants shall be replaced promptly, and irrigation systems will be installed and maintained to support healthy growth.

**(4) Removal of waterway obstructions.** During the construction of the seawall/bulkhead wall on the subject property, all existing piles, dock remnants, or other man-made obstructions within the project area that impede or block the safe navigation of Pottsburg Creek shall be removed.

**1. Assessment and Planning:**

○ Prior to construction, a detailed survey of the waterway adjacent to the property will be conducted to identify any navigational hazards, including deteriorated piles, broken dock components, or other debris.

○ A licensed marine contractor will be engaged to plan and execute the safe removal of these obstructions.

**2. Removal Process:**

○ All removal activities will be conducted in compliance with applicable local, state, and federal regulations, including those governed by the Florida Department of Environmental Protection (FDEP), the U.S. Army Corps of Engineers, and local water management authorities.

○ Best practices will be employed to minimize disturbances to the waterway and the surrounding environment.

**3. Post-Construction Verification:**

○ Upon completion of the seawall or bulkhead wall, a final inspection will be conducted to ensure that the waterway is free of obstructions and meets safe navigation standards.

Documentation of compliance will be provided to the appropriate regulatory authorities as required.

- 16. [2024-0787](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Moncrief Rd W & 6739 Utsey Rd, btwn Garden St, Imeson Rd, Utsey Rd & Moncrief Rd W - (38.47± Acres) - AGR to LI - Stone Mountain Industrial Park, Inc. & Topo Chico, LLC (R.E. # 002966-0000 & 002942-0000) (Appl # L-5971-24C) (Dist. 12-White) (Kelly) (LUZ) (PD & PC Apv) (Rezoning 2024-788)  
 10/8/24 CO Introduced: LUZ  
 10/15/24 LUZ Read 2nd & Rerefer  
 10/22/24 CO Read 2nd & Rerefer  
 11/12/24 CO PH Addnt'l 11/26/24  
 11/19/24 LUZ PH Approve 7-0  
 11/19/24 LUZ Reconsider/Defer  
 11/26/24 CO PH Cont'd 12/10/24  
 LUZ PH - 11/19/24, 12/3/24, 1/7/25  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/12/24 & 11/26/24, 12/10/24

**PH OPEN/CONT 1/7/25**

**No speakers**

- 17. [2024-0788](#) ORD-Q Rezoning at 0 Moncrief Rd W & 6739 Utsey Rd, btwn Garden St, Imeson Rd, Utsey Rd & Moncrief Rd W - (38.47± Acres) - AGR to PUD, to Permit Parking, Storage & Other Light Industrial Uses, as Described in the Westside Development PUD - Stone Mountain Industrial Park, Inc. & Topo Chico, LLC (R.E. # 002966-0000 & 002942-0000) (Appl # L-5971-24C) (Dist. 12-White) (Corrigan) (LUZ) (PD & PC Amd/Apv) (Small-Scale 2024-787)  
 10/8/24 CO Introduced: LUZ  
 10/15/24 LUZ Read 2nd & Rerefer  
 10/22/24 CO Read 2nd & Rerefer  
 11/12/24 CO PH Addnt'l 11/26/24  
 11/26/24 CO PH Cont'd 12/10/24  
 LUZ PH - 11/19/24, 12/3/24, 1/7/25  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24 & 11/26/24, 12/10/24

**PH OPEN/CONT 1/7/25**

**No speakers**

18. [2024-0819](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 1077 Odessa Dr N, btwn 1st St W & Commonwealth Ave - (1.00± Acre) - CGC to LI - PC Realty-Jax, LLC (R.E. # 048982-0000) (Appl # L-5968-24C) (Dist. 9-Clark-Murray) (Hinton) (LUZ) (PD & PC Apv)  
(Companions 2024-820 & 2024-821)  
10/22/24 CO Introduced: LUZ  
11/6/24 LUZ Read 2nd & Rerefer  
11/12/24 CO Read 2nd & Rerefer  
11/26/24 CO PH Addn'tl 12/10/24  
12/3/24 LUZ PH Approve 7-0  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/26/24 & 12/10/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Arias/J. Carlucci****Speaker: Matt Jackson (support)****Aye:** 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

19. [2024-0820](#) ORD-Q Rezoning at 1077 Odessa Dr N, btwn 1st St W & Commonwealth Ave - (1.00± Acre) - RLD-60 to IL - PC Realty-Jax, LLC (R.E. # 048982-0000) (Appl # L-5968-24C) (Dist. 9-Clark-Murray) (Read) (LUZ) (PD & PC Apv)  
(Companions 2024-819 & 2024-821)  
10/22/24 CO Introduced: LUZ  
11/6/24 LUZ Read 2nd & Rerefer  
11/12/24 CO Read 2nd & Rerefer  
11/26/24 CO PH Addn'tl 12/10/24  
12/3/24 LUZ PH Approve 7-0  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Arias/Johnson****Speaker: Matt Jackson (support, questions only)****Aye:** 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.



- 20.     [2024-0821](#)     ORD-Q Granting Administrative Deviation (Appl AD-24-71) at 1077 Odessa Dr N, btwn 1st St W & Commonwealth Ave - PC Realty-Jax, LLC - Requesting to Reduce the Area of Situational Compatibility Overlay Zone Buffer btwn a Proposed IL District from a RLD District from 150 ft to 15 ft (R.E. # 048982-0000) (Dist. 9-Clark-Murray) (Read) (LUZ) (PD & PC Apv) (Companions 2024-819 & 2024-820)  
 10/22/24 CO Introduced: LUZ  
 11/6/24 LUZ Read 2nd & Rerefer  
 11/12/24 CO Read 2nd & Rerefer  
 11/26/24 CO PH Addn'tl 12/10/24  
 12/3/24 LUZ PH Approve 7-0  
 LUZ PH - 12/3/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24

**PH APPROVE**

**Public hearing opened and closed.**  
**Motion/2nd move to approve: Arias/Johnson**  
**Speaker: Matt Jackson (support, questions only)**

**Aye:**             7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

- 21.     [2024-0822](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Owens Rd, btwn Fair Pine Ln & Ranch Rd - (4.62± Acres) - LI to MDR - USA Express, Inc. (R.E. # 019336-0100) (Appl # L-5975-24C) (Dist. 8-Gaffney, Jr.) (Hinton) (LUZ) (PD & PC Apv) (Rezoning 2024-823)  
 10/22/24 CO Introduced: LUZ  
 11/6/24 LUZ Read 2nd & Rerefer  
 11/12/24 CO Read 2nd & Rerefer  
 11/26/24 CO PH Addn'tl 12/10/24  
 12/3/24 LUZ PH Approve 5-0  
 LUZ PH - 12/3/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/26/24 & 12/10/24

**PH APPROVE**

**Public hearing opened and closed.**  
**Motion/2nd move to approve: Arias/Gaffney Jr.**  
**Speaker: Josh Cockrell (support)**

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

22. [2024-0823](#) ORD-Q Rezoning at 0 Owens Rd, btwn Fair Pine Ln & Ranch Rd - (4.62± Acres) - IL to PUD, to Permit Residential Uses, as Described in the Owens Point PUD - USA Express, Inc. (R.E. # 019336-0100) (Appl # L-5975-24C) (Dist. 8-Gaffney, Jr.) (Cox) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CMs Gaffney, Jr., Amaro, Diamond & Carrico)  
(Small-Scale 2024-822)  
10/22/24 CO Introduced: LUZ  
11/6/24 LUZ Read 2nd & Rerefer  
11/12/24 CO Read 2nd & Rerefer  
11/26/24 CO PH Addn'tl 12/10/24  
12/3/24 LUZ PH Amend/Approve (w/Cond) 5-0  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24

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

**Public hearing opened and closed.**

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

**Motion/2nd move to approve as amended: Arias/Amaro**

**Ex parte declarations: CMs Gaffney Jr., Amaro, Diamond, and Carrico**

**Speaker: Josh Cockrell (support)**

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

**AMENDMENT:**

**Rezoning approved subject to 1 condition:**

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

23. [2024-0824](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 5446 Old Middleburg Rd S, 5438 Old Middleburg Rd S, 5440 Old Middleburg Rd S, & 8944 103rd St, South of 103rd St & West of Old Middleburg Rd S - (7.38± Acres) - LDR & RPI to MDR - Kelly M. James & Gloria James & Dawn Motes & Kelly M. James as Co-Personal Representatives of the Estate of Regina Joan Darling James (R.E. # 015221-0010, 015224-0010, 015225-0010 & 015225-0200) (Appl # L-5979-24C) (Dist. 12-White) (Anderson) (LUZ) (PD & PC Apv) (Rezoning 2024-825)  
10/22/24 CO Introduced: LUZ  
11/6/24 LUZ Read 2nd & Rerefer  
11/12/24 CO Read 2nd & Rerefer  
11/26/24 CO PH Addn'tl 12/10/24  
12/3/24 LUZ PH Approve 5-0  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/26/24 & 12/10/24

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

24. [2024-0825](#) ORD-Q Rezoning at 5446 Old Middleburg Rd S, 5438 Old Middleburg Rd S, 5440 Old Middleburg Rd S, & 8944 103rd St, South of 103rd St & West of Old Middleburg Rd S - (7.38± Acres) - RR-Acre & CO to RMD-D - Kelly M. James & Gloria James & Dawn Motes & Kelly M. James as Co-Personal Representatives of the Estate of Regina Joan Darling James (R.E. # 015221-0010, 015224-0010, 015225-0010 & 015225-0200) (Appl # L-5979-24C) (Dist. 12-White) (Cox) (LUZ) (PD & PC Apv) (Small-Scale 2024-824)  
10/22/24 CO Introduced: LUZ  
11/6/24 LUZ Read 2nd & Rerefer  
11/12/24 CO Read 2nd & Rerefer  
11/26/24 CO PH Addn'tl 12/10/24  
12/3/24 LUZ PH Approve 5-0  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Arias/J. Carlucci****Speaker: Greg Matovina (support, questions only)**

**Aye:** 5 - Carrico, Arias, Diamond, Amaro and Carlucci

25. [2024-0826](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 6810, 6820 Greenland Ridge Ln N & 0 Greenland Rd, East of the I-295 & Philips Hwy Interchange - (10.6± Acres) - LDR to LI - Sharon Burnette, Linda Gilyard, Carolyn Gilyard, Soloman Odom, Bobbie Ann Odom & Torr Gilyard (R.E. # 167859-0500 (Portion), 167828-1010 (Portion), 167829-0030, 167829-0000, 167829-0046 & 167829-0040) (Appl # L-5966-24C) (Dist. 11-Arias) (Roberts) (LUZ)  
(Rezoning 2024-827)  
10/22/24 CO Introduced: LUZ  
11/6/24 LUZ Read 2nd & Rerefer  
11/12/24 CO Read 2nd & Rerefer  
11/26/24 CO PH Addn'tl 12/10/24  
LUZ PH - 12/3/24, 1/7/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/26/24 & 12/10/24

**PH OPEN/CONT 1/7/25**

**No speakers**

26. [2024-0827](#) ORD-Q Rezoning at 0, 6810, 6820 Greenland Ridge Ln N & 0 Greenland Rd, East of the I-295 & Philips Hwy Interchange - (10.6± Acres) - RLD-90 & RR-Acre to PUD, to Permit Industrial Uses, as Described in the Greenland Ridge PUD - Sharon Burnette, Linda Gilyard, Carolyn Gilyard, Soloman Odom, Bobbie Ann Odom & Torr Gilyard (R.E. # 167859-0500 (Portion) 167828-1010 (Portion), 167829-0030, 167829-0000, 167829-0046 & 167829-0040) (Appl # L-5966-24C) (Dist. 11-Arias) (Lewis) (LUZ)  
(Small-Scale 2024-826)  
10/22/24 CO Introduced: LUZ  
11/6/24 LUZ Read 2nd & Rerefer  
11/12/24 CO Read 2nd & Rerefer  
11/26/24 CO PH Addn'tl 12/10/24  
LUZ PH - 12/3/24, 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24

**PH OPEN/CONT 1/7/25**

**No speakers**

27. [2024-0828](#) ORD-Q Rezoning at 0 & 4920 San Pablo Rd S, at the SW Corner of the Intersection btwn J. Turner Butler Blvd & San Pablo Rd S - (29.77± Acres) - CO to PUD, to Permit Multi-Family Dwellings, Restaurants, Offices & Commercial Uses; as Described in the San Pablo Mixed-Use PUD - SP 1776, LLC (R.E. # 167766-0500 & 167766-0400) (Dist. 3-Lahnen) (Lewis) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CMs Lahnen, Amaro, Arias, J. Carlucci, Gaffney, Jr., Diamond, Carrico & Johnson)  
 10/22/24 CO Introduced: LUZ  
 11/6/24 LUZ Read 2nd & Rerefer  
 11/12/24 CO Read 2nd & Rerefer  
 11/26/24 CO PH Only  
 12/3/24 LUZ PH Amend (Deny)/Approve 7-0  
 LUZ PH - 12/3/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

### **PH AMEND(DENY)/APPROVE**

**Public hearing opened and closed.**

**Motion/2nd move to amend: Arias/Johnson**

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

**There was discussion on this bill related to traffic, density, privacy, wildlife preservation, and compatibility with the surrounding neighborhoods.**

**Motion/2nd to reconsider the amendment: Arias/Johnson**

**Motion/2nd move to amend: Diamond/Johnson (failed 0-7)**

**Motion/2nd move to amend to deny: Diamond/Johnson**

**Motion/2nd to move as amended: Diamond/Johnson**

**Speakers: Steve Diebenow (support), Michael Monaghan (oppose, did not speak), Zhihao Wang (oppose, did not speak), Bruni McLaughlin (oppose, did not speak), David Rybak (oppose, did not speak), David Amiraian (oppose, did not speak), Lisa O'Steen (oppose, did not speak), Craig Ivey (oppose, did not speak), Joe Khoury (oppose, did not speak), Leith Oatman (oppose, did not speak), Michael Wood (oppose, did not speak), Nancy Spadaro (oppose, did not speak), Joseph Spadaro (oppose, did not speak), Elana Dietz (oppose, did not speak), Frank Watson (oppose, did not speak), David Kulik (oppose, did not speak), Steven Prieser (oppose, did not speak), Carl Dietz (oppose, did not speak), Michal Greene (oppose, did not speak), Edward Fernandez (oppose, did not speak), Franklin Stephens (oppose, did not speak), Louann Stephens (oppose, did not speak), Linda Richelson (oppose, did not speak), Deb Geisher (oppose, did not speak), Courtland Eyrick (oppose, did not speak), James Birr (oppose, did not speak), Nadine Rubin (oppose, did not speak), Farley Grainger (oppose, did not speak), Sally Lutz (oppose, did not speak), Albert Lutz (oppose, did not speak), Chung-Hae Casleb (oppose, did not speak), Krystle DeGraide (oppose, did not speak), Adam DeGraide (oppose, did not speak), Evelyn Forman (oppose, did not speak), Helen Short (oppose, did not speak), Mary Pat Kulik (oppose, did not**

speaking), **Dominique Landry (oppose), Mike Geisler (oppose), John Casler (oppose), Jonathan Errico (support), Daycha Cheanvechai (oppose), Philipp Aldano (oppose), Renee Mackaness (oppose), John Collins (oppose), Charlie Tamm (oppose), Folks Huxford (support), Lisa March (oppose), John Faella (oppose), Paul Harden (oppose), Mark O'Steen (oppose), Robert Forman (oppose), Stefano Portigliatti (oppose), Ricj Peters (oppose), Patrick Kerns (oppose), Larry Kurz (oppose)**

**Aye:** 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

**AMENDMENT:**

**Amends the Ordinance to deny the application.**

- 28. [2024-0829](#) ORD-Q Rezoning at 0 Philips Hwy, btwn Wells Creek Pkwy & SR9B Expressway N - (31.20± Acres) - PUD (2022-854-E) to PUD, to Permit Residential & Commercial Uses, as Described in the Ellis Cove PUD - Tri Lake Investments, LLC (R.E. # 168090-0040) (Dist. 11-Arias) (Lewis) (LUZ) (PD & PC Apv) (Ex Parte: CM Arias)  
 10/22/24 CO Introduced: LUZ  
 11/6/24 LUZ Read 2nd & Rerefer  
 11/12/24 CO Read 2nd & Rerefer  
 11/26/24 CO PH Only  
 12/3/24 LUZ PH Approve 6-0  
 LUZ PH - 12/3/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

**PH APPROVE**

**Public hearing opened and closed.**

**Motion/2nd move to approve: Arias/Johnson**

**Ex parte declaration: CM Arias**

**Speaker: Emily Pierce (support, questions only)**

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

29. [2024-0830](#) ORD-Q Rezoning at 5570 118th St & 0, 6601, 6621, & 6627 Seaboard Ave, btwn 118th St, Seaboard Ave, Vista Verde St & Dor Mil Ct - (22.91± Acres) - RR-Acre to RLD-40 - Ronald Hartley & John M. Hamilton, Jr. (R.E. # 103511-1000, 103511-0100, 103512-0000, 103504-0000 & 103512-1000) (Dist. 14-Johnson) (Corrigan) (LUZ) (PD & PC Apv) (Ex Parte: CM Johnson)  
10/22/24 CO Introduced: LUZ  
11/6/24 LUZ Read 2nd & Rerefer  
11/12/24 CO Read 2nd & Rerefer  
11/26/24 CO PH Only  
12/3/24 LUZ PH Approve 5-1 (Johnson)  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Johnson****Ex parte declaration: CM Johnson****Speakers: Steven O'Hara (oppose), Richard Tipping (oppose), Joseph Tipping (oppose), Rodney Leonard (oppose), Billie Parker (oppose), Robert Vestel (oppose), Brenda Reinhart (oppose, did not speak), Cyndy Trimmer (support)****Aye:** 5 - Carrico, Diamond, Amaro, Carlucci and Gaffney Jr.**Nay:** 1 - Johnson**Excused:** 1 - Arias

30. [2024-0831](#) ORD-Q Rezoning at 1709, 1719 & 1739 Girvin Rd, btwn Mt. Pleasant Rd & Premium Rd - (2.68± Acres) - RR-Acre to RLD-70 - Chris Hionedes (R.E. # 160915-0000, 160916-0000 & 160918-0000) (Dist. 3-Lahnen) (Read) (LUZ) (PD & PC Apv) (Ex Parte: CM Lahnen)  
10/22/24 CO Introduced: LUZ  
11/6/24 LUZ Read 2nd & Rerefer  
11/12/24 CO Read 2nd & Rerefer  
11/26/24 CO PH Only  
12/3/24 LUZ PH Approve 5-0  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Amaro/Gaffney Jr.****Ex parte declaration: CM Lahnen****Speaker: Cyndy Trimmer (support)****Aye:** 5 - Carrico, Diamond, Amaro, Carlucci and Gaffney Jr.

**Excused:** 1 - Arias

31. [2024-0832](#) ORD-Q Rezoning at 3625 Townsend Blvd, at the SE Corner of the Intersection of Townsend Blvd & Ft Caroline Rd - (1.39± Acres) - RMD-D to CN - Abdo Yazigi (R.E. # 111493-1000) (Dist. 1-Amaro) (Read) (LUZ) (PD & PC Apv) (Ex Parte: CM Amaro)  
 10/22/24 CO Introduced: LUZ  
 11/6/24 LUZ Read 2nd & Rerefer  
 11/12/24 CO Read 2nd & Rerefer  
 11/26/24 CO PH Only  
 12/3/24 LUZ PH Approve 5-0  
 LUZ PH - 12/3/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

### PH APPROVE

**Public hearing opened and closed.**

**Motion/2nd move to approve: Amaro/J.Carlucci**

**Ex parte declaration: CM Amaro**

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

**Excused:** 1 - Arias

32. [2024-0835](#) ORD Adopt a Modification to the City's 2045 Comp Plan for the Purpose of Amend the Capital Improvement Element Schedule of Projs to Include the 301 Villages Water, Wastewater & Reuse Water Facilities & Updating the 2045 Mobility System Schedule of Projs within the Capital Improvements Element to Include Braddock Rd from Lem Turner Rd to Dunn Ave & Acree Rd Extension from New Kings Rd to Old Kings Rd as Mobility System Projs in the Corridor Mode to Mobility Zone 4 (Reingold) (Req of Mayor) (PD & PC Apv)  
 10/22/24 CO Introduced: F, LUZ  
 11/6/24 F Read 2nd & Rerefer  
 11/6/24 LUZ Read 2nd & Rerefer  
 11/12/24 CO PH Read 2nd & Rerefer  
 12/3/24 F Amend/Approve 6-0  
 12/3/24 LUZ Amend/Approve 5-0  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

### AMEND/APROVE

**Motion/2nd move to amend: Diamond/Amaro**

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

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

**Excused:** 1 - Arias



**AMENDMENT:**

**1. Attach Revised Exhibits 1 and 2 (2045 Comprehensive Plan Schedules) to correct scrivener's and Mobility Zones**

**2. Reflect that Plan amendment will impact Mobility Zones 4 and 5**

33. [2024-0851](#) ORD-MC Etab the Northeast Development Review Board; Identifying Legislative Purpose & Intent; Amend Sec 30.204 (Functions), Pt 2 (Planning Commission), Ch 30 (Planning & Development Department), Ord Code, to Provide that the Northeast Dev Review Brd Shall Review & Provide a Recommendation to the City Council Re Certain Rezoning Applications within the Northeast Development Area; Creating a New Pt 9 (Northeast Development Review Board), Ch 30 (Planning & Development Department), Ord Code, to Etab the Northeast Dev Review Brd...(Teal) (Introduced by CM Gay)  
 10/22/24 CO Introduced: NCSPHS, R, LUZ  
 11/4/24 NCSPHS Read 2nd & Rerefer  
 11/4/24 R Read 2nd & Rerefer  
 11/6/24 LUZ Read 2nd & Rerefer  
 11/12/24 CO PH Read 2nd & Rerefer  
 LUZ PH - 1/7/25  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

**DEFER**

**Public hearing next cycle 1/7/25**

34. [2024-0859](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Lane Ave, btwn Normandy Blvd & Lenox Ave - (12.0± Acres) - CGC to MDR - IPS Enterprises, Inc. (R.E. # 011778-0055 (Portion)) (Appl # L-5972-24C) (Dist. 9-Clark-Murray) (Kelly) (LUZ)  
 (Rezoning 2024-860)  
 11/12/24 CO Introduced: LUZ  
 11/19/24 LUZ Read 2nd & Rerefer  
 11/26/24 CO Read 2nd & Rerefer  
 LUZ PH - 1/7/25  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/10/24 & 1/14/25

**DEFER**

**Public hearing next cycle 1/7/25**

35. [2024-0860](#) ORD-Q Rezoning at 0 Lane Ave, btwn Normandy Blvd & Lenox Ave - (14.0± Acres) - RMD-D & CCG-1 to PUD, to Permit a Residential Subdivision, as Described in the Cedar River Station PUD - IPS Enterprises, Inc. (R.E. # 011778-0055) (Appl # L-5972-24C) (Dist. 9-Clark-Murray) (Lewis) (LUZ) (Small-Scale 2024-859)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25

**DEFER****Public hearing next cycle 1/7/25**

36. [2024-0861](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3701, 3697, & 3731 Hemlock St, West of Lem Turner Rd - (9.8± Acres) - RR to MDR - Drew Donovan Hood, Terri L. Hood & David D. Hood (R.E. # 019466-0170, 019466-0020, 019466-0180, & 019466-0030) (Appl # L-5960-24C) (Dist. 8-Gaffney, Jr.) (Roberts) (LUZ) (Rezoning 2024-862)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/10/24 & 1/14/25

**DEFER****Public hearing next cycle 1/7/25**

37. [2024-0862](#) ORD-Q Rezoning at 3701, 3697, & 3731 Hemlock St, West of Lem Turner Rd - (9.8± Acres) - RR-Acre to RMD-A - Drew Donovan Hood, Terri L. Hood & David D. Hood (R.E. # 019466-0170, 019466-0020, 019466-0180, & 019466-0030) (Appl # L-5960-24C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny) (Small-Scale 2024-861)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25

**DEFER****Public hearing next cycle 1/7/25**

38. [2024-0863](#) ORD-Q Rezoning at 5800 San Juan Ave, btwn Hyde Park Rd & Niblick Dr - (0.5± Acres) -CCG-1 to CCG-2 - Shakilla Ahmad & Noor Ahmad (R.E. # 068540-0000) (Dist. 9-Clark-Murray) (Read) (LUZ)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

**DEFER****Public hearing next cycle 1/7/25**

39. [2024-0864](#) ORD-Q Rezoning at 3046 Capper Rd, btwn Maidstone Cove Dr & Lem Turner Rd - (0.9± Acres) - CCG-1 to PUD, to Permit Outdoor Storage & Parking, Light Manufacturing & Office & Commercial Uses, as Described in the Capper Rd PUD - Spa Smiley Trucking, Inc. (R.E. # 020394-0000) (Dist. 8-Gaffney, Jr.) (Lewis) (LUZ)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

**DEFER****Public hearing next cycle 1/7/25**

40. [2024-0865](#) ORD-Q Rezoning at 0, 1465 & 1515 N Old Middleburg Rd & 0 Chickasaw Ave, btwn Memorial Park Rd & Lenox Ave - (10.15± Acres) - RMD-B to RMD-D - Donald Ray Taylor (Life Estate) (R.E. # 011657-0000, 011648-0000, 011649-0000, 011650-0010 & 011659-0010) (Dist. 9-Clark-Murray) (Cox) (LUZ)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

**DEFER****Public hearing next cycle 1/7/25**

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41. [2024-0866](#) ORD-Q Rezoning at 0 Zoo Pkwy, btwn Dunn Creek & I-295 - (34.03± Acres) - PUD to IH - CK Investments Financing, LLC (R.E. # 108758-0200) (Dist. 2-Gay) (Nagbe) (LUZ)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

**DEFER****Public hearing next cycle 1/7/25**

42. [2024-0867](#) ORD-Q Rezoning at 11000 Beach Blvd, btwn Providence Dr & St Johns Bluff Rd S - (11.01± Acres) - CCG-2 & PUD (2007-1243-E) to PUD, to Permit Multi-Family & Commercial Uses, as Described in the 11000 Beach Boulevard PUD - Pamela Equities Corp. (R.E. # 165412-2000 (Portion)) (Dist. 4-Carrico) (Corrigan) (LUZ)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

**DEFER****Public hearing next cycle 1/7/25**

43. [2024-0868](#) ORD Apv the Proposed 2024B Series Text Amendment to the FLUE of the 2045 Comp Plan of the City to Amend the Operative Provisions & the Low Density Residential (LDR) & Medium Density Residential (MDR) Categories Relating to Duplexes, Tri-plexes & Quad-plexes & Density in the Missing Middle & Adopting the Missing Middle Overlay Map, for Transmittal to the State of FL's Various Agencies for Review (Reingold) (Introduced by CM Diamond)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/10/24 & 1/14/25

**DEFER****Public hearing next cycle 1/7/25**

44. [2024-0869](#) ORD-MC Amend Secs 656.305 (Low Density Residential Category) & 656.306 (Medium Density Residential Category), Subpt B (Residential Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Provide for Duplexes, Tri-plexes & Quad-plexes as Permitted Uses in Certain Districts & Dev Areas; & Amend Secs 656.604 (Number of Off-Street Parking Spaces) & 656.607 (Design Standards for Off-Street, On-Street Parking & Loading Facilities), Subpt A (Off-Street Parking, On-Street Parking & Loading for Motor Vehicles), Pt 6 (Off-Street Parking, On-Street Parking & Loading Regulations), Ch 656 (Zoning Code), Ord Code, to Provide Parking Standards for Duplexes, Tri-plexes & Quad-plexes (Reingold) (Introduced by CM Diamond)  
11/12/24 CO Introduced: R, LUZ  
11/18/24 R Read 2nd & Rerefer  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25

**DEFER****Public hearing next cycle 1/7/25**

45. [2024-0870](#) ORD-MC Amend Sec 656.306 (Medium Density Residential Category), Subpt B (Residential Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Sec 656.403 (Accessory Uses & Structures; Accessory Dwelling Units), Subpt B (Misc Regulations), Sec 656.432 (Applicability), Subpt C (Architectural & Aesthetic Regulations For Single-Family Dwellings), Pt 4 (Supplementary Regulations), & Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Revise Various Regulations Related to Cottages & Accessory Dwelling Units; Prov for Codification Instructions; (Reingold) (CM Diamond)  
11/12/24 CO Introduced: R, LUZ  
11/18/24 R Read 2nd & Rerefer  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25

**DEFER****Public hearing next cycle 1/7/25**

46. [2024-0880](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Institutional Bldg at 1221 E 16th St, btwn Franklin St & MLK Jr Pkwy, as a Local Landmark - Jack Sun Villas, LLC; Statement of Landmark Criteria Satisfied; Identifying those Activities which Require the Issuance of a COA; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas (R.E. # 113567-0010) (Dist. 7-Peluso) (Lopera) (Req of JHPC)  
11/12/24 CO Introduced: LUZ  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

**DEFER****Public hearing next cycle 1/7/25**

47. [2024-0902](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 17th St E & 1221 16th St E, btwn Phoenix Ave & MLK Jr Pkwy - (2.40± Acres) - PBF to CGC - Jack Sun Villas, LLC (R.E. # 113566-0500 & 113567-0010) (Appl # L-5942-24C) (Dist. 7-Peluso) (Hinton) (LUZ) (Rezoning 2024-903)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25

**READ 2ND & REREFER**

48. [2024-0903](#) ORD-Q Rezoning at 0 17th St E & 1221 16th St E, btwn Phoenix Ave & MLK Jr Pkwy - (2.40± Acres) - PBF-1 to PUD, to Permit a Hotel, Commercial & Residential Uses & Personal Property Self-Storage, as Described in the 1221 East 16th Street PUD - Jack Sun Villas, LLC (R.E. # 113566-0500 & 113567-0010) (Appl # L-5942-24C) (Dist. 7-Peluso) (Cox) (LUZ) (Small-Scale 2024-902)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25

**READ 2ND & REREFER**

49. [2024-0906](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 7777 & 7845 Plummer Rd, West of Old Kings Rd - (34.89± Acres) - RR to LDR - Hoose D, LLC & Mitchell Bennett, Heather Pafford & Lori Bennett (R.E. # 002601-0550 & 002594-0000) (Appl # L-5987-24C) (Dist. 8-Gaffney, Jr.) (Kelly) (LUZ)  
(Rezoning 2024-907)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25

**READ 2ND & REREFER**

50. [2024-0907](#) ORD-Q Rezoning at 7777 & 7845 Plummer Rd, West of Old Kings Rd - (34.89± Acres) - RR-Acre to RLD-40 - Hoose D, LLC & Mitchell Bennett, Heather Pafford & Lori Bennett (R.E. # 002601-0550 & 002594-0000) (Appl # L-5987-24C) (Dist. 8-Gaffney, Jr.) (Nagbe) (LUZ)  
(Small-Scale 2024-906)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25

**READ 2ND & REREFER**

51. [2024-0908](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Newton Rd & 0 Cargal St, South of Beach Blvd & West of Southside Blvd - (8.95± Acres) - LDR to MDR - Anthony Grissett, Angela J. Darling, & Choice Plus, LLC (R.E. # 136163-0000 & 136257-0000) (Appl # L-5984-24C) (Dist. 4-Carrico) (Anderson) (LUZ)  
(Rezoning 2024-909)  
11/26/24 CO Introduced: LUZ, JWC  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25

**READ 2ND & REREFER**

52. [2024-0909](#) ORD-Q Rezoning at 0 Newton Rd & 0 Cargal St, South of Beach Blvd & West of Southside Blvd - (8.95± Acres) - RR-Acre to RMD-D - Anthony Grissett, Angela J. Darling, & Choice Plus, LLC (R.E. # 136163-0000 & 136257-0000) (Appl # L-5984-24C) (Dist. 4-Carrico) (Read) (LUZ) (Small-Scale 2024-908)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25

**READ 2ND & REREFER**

53. [2024-0910](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 State Rd A1A, btwn Montreal St & Beach Preserve Way - (7.12± Acres) - MDR to CGC - Carriere Family Limited Partnership (R.E. # 168374-0000) (Appl # L-5981-24C) (Dist. 13-Diamond) (Kelly) (LUZ) (Rezoning 2024-911)  
11/26/24 CO Introduced: LUZ, JWC  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25

**READ 2ND & REREFER**

54. [2024-0911](#) ORD-Q Rezoning at 0 State Rd A1A, btwn Montreal St & Beach Preserve Way - (7.12± Acres) - RMD-C to PUD, to Generally Permit Garage, Storage & Washing Uses, as Described in the Mayport Luxury Storage PUD - Carriere Family Limited Partnership (R.E. # 168374-0000) (Appl # L-5981-24C) (Dist. 13-Diamond) (Corrigan) (LUZ) (Small-Scale 2024-910)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25

**READ 2ND & REREFER**



55. [2024-0912](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6686 Cisco Gardens Rd, at the NW Corner of the Intersection of Cisco Gardens Rd S & Cisco Gardens Rd - (4.5± Acres) - AGR to RR - Terry White (R.E. # 002892-0532) (Appl # L-5982-24C) (Dist. 12-White) (Kelly) (LUZ) (Rezoning 2024-913)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25

**READ 2ND & REREFER**

56. [2024-0913](#) ORD-Q Rezoning at 6686 Cisco Gardens Rd, at the NW Corner of the Intersection of Cisco Gardens Rd S & Cisco Gardens Rd - (4.5± Acres) - AGR to RR-Acre - Terry White (R.E. # 002892-0532) (Appl # L-5982-24C) (Dist. 12-White) (Corrigan) (LUZ) (Small-Scale 2024-912)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25

**READ 2ND & REREFER**

57. [2024-0914](#) ORD Adopting a Small-Scale Amendmnt to the FLUE Series of the 2045 Comp Plan at 901, 937, & 940 Main St N, btwn State St E & Phelps St - (5.16± Acres) - CGC, HDR, ROS, & PBF to RC with FLUE Site Specific Policy 4.4.45 - Ocean Hart, LLC, Dozier Prestige Worldwide, LLC & Ollivanders Downtown, LLC; Adopting a New Site Specific Policy 4.4.45 in the FLUE (R.E. # 074367-0000, 074378-0000, & 074386-0000) (Appl # L-5945-24C) (Dist. 7-Peluso) (Hinton) (LUZ) (Rezoning 2024-915)  
11/26/24 CO Introduced: LUZ, JWC  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/14/25 & 1/28/25

**READ 2ND & REREFER**

58. [2024-0915](#) ORD-Q Rezoning at 901, 937, & 940 Main St N, btwn State Street E & Phelps St - (5.16± Acres) - PBF-1 & PUD (2005-1151-E & 2017-484-E) to PUD, to Permit Schools, Multifamily Residential Dwellings, & Various Commercial Uses, Including the Sale & Svc of All Alcoholic Beverages, Including Liquor, Beer & Wine, for On-Premises Consumption & Off-Premises Consumption on Property Located Less than 1,500 ft from a Church without the Requirement to Obtain a Waiver of Min Distance for a Liquor License Location Pursuant to Sec 656.805, Ord Code, as Described in the Main Street Mixed-Use PUD; Finding that there is Competent, Substantial Evidence in the Record to Support the Need for Relief from the Requirement for a Waiver of Min Distance for Liquor License Location - Ocean Hart, LLC, Dozier Prestige Worldwide, LLC & Ollivanders Downtown, LLC (R.E. # 074367-0000, 074378-0000, & 074386-0000) (Appl # L-5945-24C) (Dist. 7-Peluso) (Corrigan) (LUZ) (Small-Scale 2024-914)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25

**READ 2ND & REREFER**

59. [2024-0916](#) ORD Adopting the 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 (Parola) (LUZ)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25 & 1/28/25

**READ 2ND & REREFER**

60. [2024-0917](#) ORD-Q Rezoning at 6826 Richardson Rd, at the Northern Corner of the Intersection of New Kings Rd & Richardson Rd - (3.36± Acres) - PUD (2005-120-E) to PUD, to Permit a Max of 40 Townhomes, as Described in the Residences at Richardson Road PUD - Pepaj Properties, LLC (R.E. # 041512-0000) (Dist. 10-Pittman) (Hetzl) (LUZ)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

**READ 2ND & REREFER**

61. [2024-0918](#) ORD-Q Rezoning at 5311 Brannon Ave, 8215, 8225, 8249, & 8275 103rd St, & 8226 Firetower Rd, btwn Brannon Ave & Old Middleburg Rd N - (2.74± Acres) - CO & CGC-2 to PUD, to Permit Commercial & Office Uses, as Described in the 103rd Street Commercial Redevelopment PUD - Stoney Brook Trail, LLC, One Touch Heating & Cooling, Inc., Signature Realty & Management, Inc., & Clint Durrence (R.E. # 013490-0000, 013486-0000, 013489-0015, 013493-0000, 013498-0000, & 013499-0000) (Dist. 9-Clark-Murray) (Lewis) (LUZ)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

**READ 2ND & REREFER**

62. [2024-0919](#) ORD-Q Rezoning at 1639 & 1677 Southside Blvd, & 0, 9731, 9724 & 9738 Arnold Rd, btwn Bradley Rd & Atlantic Blvd - (5.91± Acres) - CRO, CGC-2 & RLD-60 to PUD, to Permit a Church, Day Care Center, Schools, Single Family Dwellings & Offices, as Described in the Restoration Church Jacksonville PUD - Restoration Church Jacksonville, Inc. (R.E. # 123063-0000, 123064-0000, 123066-0000, 123066-0500, 123088-0000, & 123089-0000) (Dist. 4-Carrico) (Lewis) (LUZ)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

**READ 2ND & REREFER**

63. [2024-0920](#) ORD-Q Rezoning at 2115 Forest Blvd, btwn Leahy Rd & Live Oak Dr - (15.96± Acres) - RLD-60 to PUD, to Permit 86 Townhomes, as Described in the Forest Trails PUD - Holstar, LLC (R.E. # 123468-0010) (Dist. 4-Carrico) (Cox) (LUZ)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

**READ 2ND & REREFER**

64. [2024-0921](#) ORD-Q Rezoning at 142 & 154 McCargo St N, btwn Driggers St & Oklahoma St - (1.28± Acres) - CCG-1 to PUD, to Permit Outside Retail Sales & Storage of Artificial Turf, Restaurant & Other Commercial Uses, as Described in the McCargo Street PUD - Jax Turf, LLC (R.E. # 005503-0000 & 005499-0000) (Dist. 12-White) (Cox) (LUZ)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

**READ 2ND & REREFER**

65. [2024-0922](#) ORD-Q Rezoning at 0 Townsend Blvd, at the SW Corner of the Intersection of Townsend Blvd & Ft Caroline Rd - (3.3± Acres) - CO & RLD-60 to RMD-B - Townsend Road, LLC (R.E. # 111359-0000) (Dist. 1-Amaro) (Nagbe) (LUZ)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

**READ 2ND & REREFER**

66. [2024-0923](#) ORD-Q Rezoning at 5569 118th St, btwn Seaboard Ave & Catoma St - (17.08± Acres) - RR-Acre to RLD-40 - Jacob Garrett Eagerton (R.E. # 103390-0000) (Dist. 14-Johnson) (Abney) (LUZ)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

**READ 2ND & REREFER**

67. [2024-0924](#) ORD-Q Rezoning at 9105 103rd St, btwn Monroe Smith Rd & Lambing Rd - (0.9± Acres) - CCG-1 to CCG-2 - Jax Progressive Investments, LLC (R.E. # 013014-0000) (Dist. 12-White) (Read) (LUZ)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

**READ 2ND & REREFER**

68. [2024-0925](#) ORD-Q Apv Zoning Exception (Appl E-24-54) at 2002 San Marco Blvd, btwn Balis Pl & Sorrento Rd - Marcove, 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 Matthew Medure, in CCG-1 (R.E. # 081245-0000) (Dist. 5-J. Carlucci) (Read) (LUZ) (Companion 2024-926)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

**READ 2ND & REREFER**

69. [2024-0926](#) ORD-Q Granting Administrative Deviation (Appl AD-24-73) at 2002 San Marco Blvd, btwn Balis Pl & Sorrento Rd - Marcore, LLC - Requesting to Reduce the Required Min Number of Off-Street Parking Spaces from 2 to 0 in CCG-1 (R.E. # 081245-0000) (Dist. 5-J. Carlucci) (Read) (LUZ)  
(Companion 2024-925)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

**READ 2ND & REREFER**

70. [2024-0940](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Church Bldg at 740 Van Buren St, btwn E Union St & Oakley St, as a Local Landmark - Power House Miracle Center; Statement of Landmark Criteria Satisfied; Identifying those Activities which Require the Issuance of a COA; Directing the Chief of Legislative Svcs to Notify the Applicant, the Propty Owner, & the Propty Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas (R.E. # 122459-0000) (Dist. 7-Peluso) (Lopera) (LUZ)  
11/26/24 CO Introduced: LUZ  
12/3/24 LUZ Read 2nd & Rerefer  
LUZ PH - 1/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

**READ 2ND & REREFER**

**NOTE: The next regular meeting will be held Tuesday, January 7, 2025.**

**\*\*\*\*\*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: 12.6.24 5:00 pm