

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Wednesday, November 6, 2024

5:00 PM

**Council Chamber,
1st Floor, City Hall**

Land Use & Zoning Committee

Kevin Carrico, Chair

Raul Arias, Vice Chair

Ken Amaro - Excused

Joe Carlucci

Rory Diamond - Excused

Reggie Gaffney, Jr.

Rahman Johnson

Legislative Assistant: Maritza Sanchez

Legislative Assistant: Steven Libby

Council Research: Colleen Hampsey

Office of General Counsel: Dylan Reingold, Deputy GC

Planning Dept.: Helena Parola

Planning Dept.: Arimus Wells

Planning Dept.: Erin Abney

Meeting Convened: 5:00 PM

Meeting Adjourned: 6:23 PM

Present: 5 - Chair Kevin Carrico, Vice Chair Raul Arias, Rahman Johnson, Joe Carlucci and Reggie Gaffney Jr.

Excused: 2 - Rory Diamond and Ken Amaro

Attendance:

CP White - 2024-663 & 2024-664

CM Clark-Murray - 2024-770

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
 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
 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

PH OPEN/CONT 12/3/24

No speakers

2. [2022-0889](#) ORD-Q Rezoning at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (12.95± Acres) – PUD (2008-653-E) to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the San Pablo Place II PUD – Steinemann San Pablo, LLC (R.E. # 181767-0060) (Appl # L-5715-22C) (Dist. 13-Diamond) (Lewis) (LUZ) (Small Scale 2022-888)
12/13/22 CO Introduced: LUZ
1/4/23 LUZ Read 2nd & Rerefer | 1/10/23 CO Read 2nd & Rerefer
1/24/23 CO PH Addnt'l 2/14/23
CO PH Cont'd on 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 9/26/23, 10/10/23, 10/24/23, 11/14/23, 11/28/23, 1/10/24, 1/23/24, 2/27/24, 3/26/24, 4/23/24, 5/28/24, 7/23/24, 8/13/24, 9/10/24, 10/8/24
LUZ PH – 2/7/23, 2/22/23, 3/22/23, 4/4/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23, 9/19/23, 10/3/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24, 1/17/24, 2/21/24, 3/19/24, 4/16/24, 5/21/24, 7/16/24, 8/6/24, 9/4/24, 10/1/24, 11/6/24, 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 9/26/23, 10/10/23, 10/24/23, 11/14/23, 11/28/23, 1/10/24, 1/23/24, 2/27/24, 3/26/24, 4/23/24, 5/28/24, 7/23/24, 8/13/24, 9/10/24, 10/8/24, 11/12/24

PH OPEN/CONT 12/3/24**No speakers**

3. [2023-0325](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (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

DEFER

Previously amended and re-referred by Council

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

DEFER**Previously amended and re-referred by Council**

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
LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, 11/19/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24, 9/24/24, 10/8/24, 10/22/24, 11/12/24

PH OPEN/CONT 11/19/24**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
LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, 11/19/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24, 9/24/24, 10/8/24, 10/22/24, 11/12/24

PH OPEN/CONT 11/19/24

No speakers

7. [2024-0529](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Jammes Rd btwn Hannah Stables Dr & 118th St - (9.29± Acres) - LDR to MDR - Shan Ramalingam (R.E. # 014498-0000) (Dist. 14-Johnson) (Roberts) (LUZ) (PD & PC Apv)
(Rezoning 2024-530)
7/23/24 CO Introduced: LUZ
8/6/24 LUZ Read 2nd & Rerefer
8/13/24 CO Read 2nd & Rerefer
8/27/24 CO PH Addnt'l 9/10/24
9/10/24 CO PH Cont'd 9/24/24
9/24/24 CO PH Cont'd 10/8/24
10/8/24 CO PH Cont'd 10/22/24
10/22/24 CO PH Cont'd 11/12/24
LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, 11/19/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24, 9/24/24, 10/8/24, 10/22/24, 11/12/24

PH OPEN/CONT 11/19/24

No speakers

- 8. [2024-0530](#) ORD-Q Rezoning at 0 Jammes Rd btwn Hannah Stables Dr & 118th St - (9.29± Acres) - RR-Acre to RMD-D - Shan Ramalingam (R.E. # 014498-0000) (Appl # L-5932-24C) (Dist. 14-Johnson) (Williams) (LUZ) (PD & PC Apv) (Small-Scale 2024-529)
 7/23/24 CO Introduced: LUZ
 8/6/24 LUZ Read 2nd & Rerefer
 8/13/24 CO Read 2nd & Rerefer
 8/27/24 CO PH Addnt'l 9/10/24
 9/10/24 CO PH Cont'd 9/24/24
 9/24/24 CO PH Cont'd 10/8/24
 10/8/24 CO PH Cont'd 10/22/24
 10/22/24 CO PH Cont'd 11/12/24
 LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, 11/19/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24, 9/24/24, 10/8/24, 10/22/24, 11/12/24

PH OPEN/CONT 11/19/24

No speakers

- 9. [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
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

PH OPEN/CONT 11/19/24

No speakers

- 10. [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
 LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

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

No speakers

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

Excused: 2 - Diamond and Amaro

AMENDMENT:

Attaches a Revised Exhibit 3 (revised PUD Written Description dated September 16, 2024).

Attaches a Revised Exhibit 4 (revised PUD Site Plan dated September 11, 2024).

- 11. [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

12. [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
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

PH OPEN/CONT 1/22/25**No speakers**

13. [2024-0616](#) ORD-Q Apv Sign Waiver (Appl SW-24-07) for a Sign Located at 0 & 3044 San Pablo Rd, btwn Van Zile Ave & Courtney Woods Ln - Rivertown Church, Inc. - Requesting to Reduce the Min Setback from 25 ft to 1 ft & Increase the Max Size of a Sign from 24 sq ft to 30 sq ft in RR-Acre (R.E. # 167080-0000 & 167077-0100) (Dist. 13-Diamond) (Corrigan) (LUZ) (GAB CPAC Deny) (PD Deny)
8/13/24 CO Introduced: LUZ
8/20/24 LUZ Read 2nd & Rerefer
8/27/24 CO Read 2nd & Rerefer
9/10/24 CO PH Only
9/17/24 LUZ PH Amend (Deny)/Approve 5-0
9/24/24 CO Rerefer to LUZ 18-0
LUZ PH - 9/17/24, & 11/19/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24

DEFER**New public hearing 11/19/24**

- 14. [2024-0663](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 7827 Jones Rd, on the SE Corner of Jones Rd & Garden St - (2.00± Acres) - AGR to CGC - David Wayne Estes (R.E. # 002893-0040) (Appl # L-5963-24C) (Dist. 12-White) (Salley) (LUZ) (PD & PC Apv) (Rezoning 2024-664)
 8/27/24 CO Introduced: LUZ
 9/4/24 LUZ Read 2nd & Rerefer
 9/10/24 CO Read 2nd & Rerefer
 9/24/24 CO PH Addnt'l 10/8/24
 10/8/24 CO PH Cont'd 10/22/24
 10/22/24 CO PH Cont'd 11/12/24
 11/6/24 LUZ PH Amend (Deny)/Approve 5-0
 LUZ PH - 10/1/24, 10/15/24, 11/6/24
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/24/24 & 10/8/24, 10/22/24, 11/12/24

PH AMEND(DENY)/APPROVE

Public hearing opened and closed.

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

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

Speakers: Rodney Evans (oppose), Leroy Strickland (oppose), James Dix (oppose), Pete Almazan (oppose, did not speak), Harry Webster (oppose, did not speak)

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

Excused: 2 - Diamond and Amaro

AMENDMENT

Amends the Ordinance to deny the application.

- 15. [2024-0664](#) ORD-Q Rezoning at 7827 Jones Rd, on the SE Corner of Jones Rd & Garden St - (2.00± Acres) - AGR to PUD, to Permit Outside Storage Uses, as Described in the Jones Rd RV & Boat Storage PUD - David Wayne Estes (R.E. # 002893-0040) (Appl # L-5963-24C) (Dist. 12-White) (Cox) (LUZ) (PD Amd/Apv) (PC Deny) (Ex Parte: CM White) (Small-Scale 2024-663)
 8/27/24 CO Introduced: LUZ
 9/4/24 LUZ Read 2nd & Rerefer
 9/10/24 CO Read 2nd & Rerefer
 9/24/24 CO PH Addnt'l 10/8/24
 10/8/24 CO PH Cont'd 10/22/24
 10/22/24 CO PH Cont'd 11/12/24
 11/6/24 LUZ PH Amend (Deny)/Approve 5-0
 LUZ PH - 10/1/24, 10/15/24, 11/6/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24 & 10/8/24, 10/22/24, 11/12/24

PH AMEND(DENY)/APPROVE

Public hearing opened and closed.

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

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

Ex parte declaration: CM White

Speakers: Rodney Evans (oppose), Leroy Strickland (oppose, did not speak), James Dix (oppose), Pete Almazan (oppose, did not speak), Harry Webster (oppose, did not speak)

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

Excused: 2 - Diamond and Amaro

AMENDMENT

Amends the Ordinance to deny the application.

- 16. [2024-0679](#) ORD-Q Rezoning at 0, 7407 & 7447 Salisbury Rd, btwn Belfort Rd & Baymeadows Way - (71.70± Acres) - PUD (2007-512-E, 2020-605-E & 2023-594-E) to PUD, to Permit Multi-Family Residential Dwelling Units, as Described in the Butler Creek PUD - Butler Creek Owner, LLC & Orion Investments Enterprise, LLC (R.E. # 152577-0010, 152577-0020, 152577-0050 & R.E. # 152578-0010 (Portion)) (Dist. 11-Arias) (Lewis) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CMs Carrico & Arias)
 8/27/24 CO Introduced: LUZ
 9/4/24 LUZ Read 2nd & Rerefer
 9/10/24 CO Read 2nd & Rerefer
 9/24/24 CO PH Only
 11/6/24 LUZ PH Amend/Approve (w/Conds) 5-0
 LUZ PH - 10/1/24, 10/15/24, 11/6/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

PH AMEND/APPROVE W/CONDITIONS

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

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

Ex parte declarations: CMs Arias and Carrico

Speaker: Wyman Duggan (support)

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

Excused: 2 - Diamond and Amaro

AMENDMENT:

Rezoning approved subject to 3 conditions:

- 1. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).**
- 2. If the roads are gated, the gates shall be located in such a manner so as to not block Salisbury Rd and a turnaround shall be provided prior to the gate.**
- 3. An ADA compliant sidewalk shall be provided along the entire frontage of Salisbury Rd.**

Attaches a Revised Exhibit 3 (revised PUD Written Description dated October 14, 2024)

Attaches a Revised Exhibit 4 (revised Site Plan dated October 25, 2024)

17. [2024-0685](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-17) at 0 Paschal St, at the End of Paschal St - Ryrad Home Builders, Inc. - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 0 ft in RLD-60 (R.E. # 006130-0000) (Dist. 12-White) (Nagbe) (LUZ) (PD Apv)
8/27/24 CO Introduced: LUZ
9/4/24 LUZ Read 2nd & Rerefer
9/10/24 CO Read 2nd & Rerefer
9/24/24 CO PH Only
LUZ PH - 10/1/24, 10/15/24, 11/6/24, 11/19/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

PH OPEN/CONT 11/19/24

No speakers

18. [2024-0716](#) ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Pecan Park Rd & 0 Arnold Rd, btwn Arnold Rd & Jax International Airport - (229.01± Acres) - AGR & PBF to LI - Subema, LLC (R.E. # 019583-0000 & 019606-0000 (Portion)) (Appl # L-5872-23A) (Dist. 8-Gaffney, Jr.) (Parola) (LUZ) (JWC Apv)
(Rezoning 2024-717)
9/10/24 CO Introduced: LUZ, JWC
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
10/8/24 CO PH Addnt'l 10/22/24
10/22/24 CO PH Cont'd 11/12/24
LUZ PH - 10/15/24, 11/6/24, 11/19/24
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 10/8/24 & 10/22/24, 11/12/24

PH OPEN/CONT 11/19/24

No speakers

19. [2024-0717](#) ORD-Q Rezoning at 0 Pecan Park Rd & 0 Arnold Rd, btwn Arnold Rd & Jax International Airport - (315.42± Acres) - PBF-2, PBF-3 & IL to PUD, to Permit Light Industrial Dev, as Described in the Arnold Road PUD - Subema, LLC (R.E. # 019583-0000 & 019606-0000) (Appl # L-5872-23C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)
(Large-Scale 2024-716)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
10/8/24 CO PH Addnt'l 10/22/24
10/22/24 CO PH Cont'd 11/12/24
LUZ PH - 10/15/24, 11/6/24, 11/19/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24 & 10/22/24, 11/12/24

PH OPEN/CONT 11/19/24**No speakers**

20. [2024-0718](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 12810 Normandy Blvd & 3727, 3801 & 3821 Alcoy Rd, btwn Alcoy Rd & Sarroca Ln - (19.07± Acres) - RR to MDR - TD&MD Properties, LLC, Melvin J. Selasky, Karen Nicklaus Browning, Albert Paul Nicklaus, Jr., & John Moncrief (R.E. # 002183-0100, 002183-0050, 002215-0000 & 002215-0010) (Appl # L-5952-24C) (Dist. 12-White) (Salley) (LUZ)
(Rezoning 2024-719)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
10/8/24 CO PH Addnt'l 10/22/24
10/22/24 CO PH Cont'd 11/26/24
LUZ PH - 10/15/24, 11/19/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/8/24 & 10/22/24, 11/26/24

DEFER**Previously continued to 11/19/24**

21. [2024-0719](#) ORD-Q Rezoning at 12810 Normandy Blvd & 3727, 3801 & 3821 Alcoy Rd, btwn Alcoy Rd & Sarroca Ln - (19.07± Acres) - RR-Acre to PUD, to Permit Townhomes, as Described in the Alcoy Road PUD - TD&MD Properties, LLC, Melvin J. Selasky, Karen Nicklaus Browning, Albert Paul Nicklaus, Jr., & John Moncrief (R.E. # 002183-0100, 002183-0050, 002215-0000 & 002215-0010) (Appl # L-5952-24C) (Dist. 12-White) (Corrigan) (LUZ)
(Small-Scale 2024-718)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
10/8/24 CO PH Addnt'l 10/22/24
10/22/24 CO PH Cont'd 11/26/24
LUZ PH - 10/15/24, 11/19/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24 & 10/22/24, 11/26/24

DEFER

Previously continued to 11/19/24

22. [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
LUZ PH - 10/15/24, 11/6/24, 11/19/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/8/24 & 10/22/24, 11/12/24

PH OPEN/CONT 11/19/24

Speaker: Maximus Kashis (support)

23. [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
LUZ PH - 10/15/24, 11/6/24, 11/19/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24 & 10/22/24, 11/12/24

PH OPEN/CONT 11/19/24

No speakers

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

DEFER

Previously continued to 11/19/24

25. [2024-0759](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3707 Newcomb Rd, West of Lem Turner Rd - (5.24± Acres) - RR to MDR - William Leslie Howell & Minnie Lou Howell (Life Estate) (R.E. # 019488-0000) (Appl # L-5978-24C) (Dist. 8-Gaffney, Jr.) (Anderson) (LUZ) (PD & PC Apv)
(Rezoning 2024-760)
9/24/24 CO Introduced: LUZ
10/1/24 LUZ Read 2nd & Rerefer
10/8/24 CO Read 2nd & Rerefer
10/22/24 CO PH Addnt'l 11/12/24
11/6/24 LUZ PH Approve 5-0
LUZ PH - 11/6/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/22/24 & 11/12/24

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

26. [2024-0760](#) ORD-Q Rezoning at 3707 Newcomb Rd, West of Lem Turner Rd - (5.24± Acres) - RR-Acre to RMD-A - William Leslie Howell & Minnie Lou Howell (Life Estate) (R.E. # 019488-0000) (Appl # L-5978-24C) (Dist. 8-Gaffney, Jr.) (Read) (LUZ) (N CPAC Deny) (PD & PC Apv) (Ex Parte: CMs Gaffney, Jr. & Carrico)
(Small-Scale 2024-759)
9/24/24 CO Introduced: LUZ
10/1/24 LUZ Read 2nd & Rerefer
10/8/24 CO Read 2nd & Rerefer
10/22/24 CO PH Addnt'l 11/12/24
11/6/24 LUZ PH Approve 5-0
LUZ PH - 11/6/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/22/24 & 11/12/24

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

Excused: 2 - Diamond and Amaro

- 27. [2024-0770](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Parcel at 538 S Ellis Rd, btwn Highway Ave & Cassidy Rd as a Local Landmark Site - Sons of Confederate Veterans, Kirby-Smith Camp 1209, Inc.; Identifying those Activities which Require the Issuance of a COA; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Site Desig, & to Record the Local Landmark Site Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Site Desig on the Zoning Atlas (R.E. # 060209-0100) (Dist. 9-Clark-Murray) (Lopera) (Req of JHPC) (PD Apv)
 - 9/24/24 CO Introduced: LUZ
 - 10/1/24 LUZ Read 2nd & Rerefer
 - 10/8/24 CO Read 2nd & Rerefer
 - 10/22/24 CO PH Only
 - 11/6/24 LUZ PH Approve 5-0
 - LUZ PH - 11/6/24
 - Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/22/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

No speakers

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

Excused: 2 - Diamond and Amaro

- 28. [2024-0771](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg at 801 N Jefferson St, btwn State St W & Union St W as a Local Landmark - Dorothy Thomas Whetstone, as Trustee of Walter Whetstone & Dorothy Thomas Whetstone Trust Under Agrmt Dated 1/23/17, & Restated on 5/11/22; Statement of Landmark Criteria Satisfied; Identifying those Activities which Require the Issuance of a COA; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas (Dist. 7-Peluso) (R.E. # 074648-0000) (Lopera) (Req of JHPC) (PD Apv)
 9/24/24 CO Introduced: LUZ
 10/1/24 LUZ Read 2nd & Rerefer
 10/8/24 CO Read 2nd & Rerefer
 10/22/24 CO PH Only
 11/6/24 LUZ PH Approve 5-0
 LUZ PH - 11/6/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/22/24

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: Arias/Johnson
No speakers

- Aye:** 5 - Carrico, Arias, Johnson, Carlucci and Gaffney Jr.
- Excused:** 2 - Diamond and Amaro

29. [2024-0772](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg at 821 N Jefferson St, btwn State Street W & Union Street W as a Local Landmark - Dorothy Thomas Whetstone, as Trustee of Walter Whetstone & Dorothy Thomas Whetstone Trust Under Agrmt Dated 1/23/17, & Restated on 5/11/22; Statement of Landmark Criteria Satisfied; Identifying those Activities which Require the Issuance of a COA; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas (Dist. 7-Peluso) (R.E. # 070602-0000) (Lopera) (Req of JHPC) (PD Apv)
 9/24/24 CO Introduced: LUZ
 10/1/24 LUZ Read 2nd & Rerefer
 10/8/24 CO Read 2nd & Rerefer
 10/22/24 CO PH Only
 11/6/24 LUZ PH Approve 5-0
 LUZ PH - 11/6/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/22/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

No speakers

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

Excused: 2 - Diamond and Amaro

30. [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)
 (Rezoning 2024-786)
 10/8/24 CO Introduced: LUZ, JWC
 10/15/24 LUZ Read 2nd & Rerefer
 10/22/24 CO Read 2nd & Rerefer
 LUZ PH - 11/19/24
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/12/24 & 11/26/24

DEFER

Public hearing next cycle 11/19/24

- 31. [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)
(Small-Scale 2024-785)
10/8/24 CO Introduced: LUZ
10/15/24 LUZ Read 2nd & Rerefer
10/22/24 CO Read 2nd & Rerefer
LUZ PH - 11/19/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24 & 11/26/24

DEFER

Public hearing next cycle 11/19/24

- 32. [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)
(Rezoning 2024-788)
10/8/24 CO Introduced: LUZ
10/15/24 LUZ Read 2nd & Rerefer
10/22/24 CO Read 2nd & Rerefer
LUZ PH - 11/19/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/12/24 & 11/26/24

DEFER

Public hearing next cycle 11/19/24

33. [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)
(Small-Scale 2024-787)
10/8/24 CO Introduced: LUZ
10/15/24 LUZ Read 2nd & Rerefer
10/22/24 CO Read 2nd & Rerefer
LUZ PH - 11/19/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24 & 11/26/24

DEFER**Public hearing next cycle 11/19/24**

34. [2024-0789](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Jennings Rd, at the NE Corner of Ross Blvd & Jennings Rd - (9.94± Acres) - LDR to MDR - Florida Conference Association of Seventh Day Adventists (R.E. # 019964-0900) (Appl # L-5976-24C) (Dist. 8-Gaffney, Jr.) (Kelly) (LUZ)
(Rezoning 2024-790)
10/8/24 CO Introduced: LUZ
10/15/24 LUZ Read 2nd & Rerefer
10/22/24 CO Read 2nd & Rerefer
LUZ PH - 11/19/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/12/24 & 11/26/24

DEFER**Public hearing next cycle 11/19/24**

35. [2024-0790](#) ORD-Q Rezoning at 0 Jennings Rd, at the NE Corner of Ross Blvd & Jennings Rd - (9.94± Acres) - RR-Acre to RMD-A - Florida Conference Association of Seventh Day Adventists (R.E. # 019964-0900) (Appl # L-5976-24C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny)
(Small-Scale 2024-789)
10/8/24 CO Introduced: LUZ
10/15/24 LUZ Read 2nd & Rerefer
10/22/24 CO Read 2nd & Rerefer
LUZ PH - 11/19/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24 & 11/26/24

DEFER**Public hearing next cycle 11/19/24**

36. [2024-0791](#) ORD-Q Rezoning at 7701 Blanding Blvd, btwn Collins Rd & Longchamp Dr - (1.23± Acres) - CO to CCG-2 - Nisvet Gazibara & Amila Gazibara (R.E. # 099020-0005) (Dist. 14-Johnson) (Williams) (LUZ)
10/8/24 CO Introduced: LUZ
10/15/24 LUZ Read 2nd & Rerefer
10/22/24 CO Read 2nd & Rerefer
LUZ PH - 11/19/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

DEFER**Public hearing next cycle 11/19/24**

37. [2024-0792](#) ORD-Q Apv Zoning Exception (Appl E-24-48) at 9753 Deer Lake Ct, btwn Southside Blvd & Touchton Rd - Acadian Enterprises, Inc. - Requesting 1) an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption & 2) Permanent Outside Sale & Svc, Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4 of Ch 656, Ord Code, for IAG Group, LLC, in PUD (R.E. # 146036-1790) (Dist. 4-Carrico) (Cox) (LUZ) (PD Amd/Apv) (Ex Parte: CM Carrico)
10/8/24 CO Introduced: LUZ
10/15/24 LUZ Read 2nd & Rerefer
10/22/24 CO PH Read 2nd & Rerefer
11/6/24 LUZ PH Amend/Approve (w/Cond) 5-0
LUZ PH - 11/6/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/22/24

PH AMEND/APPROVE W/CONDITION

Public hearing opened. This item was tabled briefly to permit time for discussion between the applicant and the district council member. Public hearing closed.

Motion/2nd move to amend: Arias/Johnson

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

Ex parte declaration: CM Carrico

Speakers: Israel Guadarrama (support), Kung-Po Yen (support)

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

Excused: 2 - Diamond and Amaro

AMENDMENT:

Zoning exception approved subject to 1 condition:

- 1. The zoning exception Ord. 2024-792 (E-24-48) granted herein shall not be effective unless or until the required Waiver of Minimum Distance Requirements for Liquor License Location (WLD-24-18) pursuant to Section 656.133, Ordinance Code, is issued for the Subject Property.**

- 38. [2024-0793](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-20) at 0 Beverly Ave, btwn Ridge Blvd & Gibson Ave - Sarah A. Drennen & Alexander Walker - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 30 ft in RLD-60 (R.E. # 029375-0010) (Dist. 10-Pittman) (Corrigan) (LUZ) (PD Apv)
 10/8/24 CO Introduced: LUZ
 10/15/24 LUZ Read 2nd & Rerefer
 10/22/24 CO PH Read 2nd & Rerefer
 11/6/24 LUZ PH Approve 4-0
 LUZ PH - 11/6/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/22/24

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: J. Carlucci/Johnson
Speaker: Sarah Drennen (support, questions only)

Aye: 4 - Arias, Johnson, Carlucci and Gaffney Jr.

Excused: 2 - Diamond and Amaro

- 39. [2024-0794](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-21) at 5392 Clifton Rd, btwn Magnolia Bluff Ave & Janelle Ln - Daniel Satoshi Ikeda & Courtney Marie Ikeda - Requesting to Reduce the Min Road Frontage Requirements from 144 ft to 105.32 ft for 2 Lots in RLD-90 (R.E. # 129395-0000) (Dist. 1-Amaro) (Nagbe) (LUZ) (GAB Deny) (PD Apv) (Companion 2024-795)
 10/8/24 CO Introduced: LUZ
 10/15/24 LUZ Read 2nd & Rerefer
 10/22/24 CO PH Read 2nd & Rerefer
 11/6/24 LUZ PH Approve 5-0
 LUZ PH - 11/6/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/22/24

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: J. Carlucci/Johnson
Speakers: Nora Wittmer (oppose), Julie Olson (oppose), Ronald Ardary (support)

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

Excused: 2 - Diamond and Amaro

40. [2024-0795](#) ORD-Q Granting Administrative Deviation (Appl AD-24-67) at 5392 Clifton Rd, btwn Magnolia Bluff Ave & Janelle Ln - Daniel Satoshi Ikeda & Courtney Marie Ikeda - Requesting to Reduce the Required Min Lot Width from 180 ft to 105.3 ft for 2 Single-Family Dwellings in RLD-90 (R.E # 129395-0000) (Dist. 1-Amaro) (Nagbe) (LUZ) (GAB CPAC Deny) (PD Apv)
(Companion 2024-794)
10/8/24 CO Introduced: LUZ
10/15/24 LUZ Read 2nd & Rerefer
10/22/24 CO PH Read 2nd & Rerefer
11/6/24 LUZ PH Approve 5-0
LUZ PH - 11/6/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/22/24

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: J. Carlucci/Johnson****Speakers: Nora Wittmer (oppose, did not speak), Julie Olson (oppose, did not speak), Ronald Ardary (support, did not speak)****Aye:** 5 - Carrico, Arias, Johnson, Carlucci and Gaffney Jr.**Excused:** 2 - Diamond and Amaro

41. [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)
(Companions 2024-820 & 2024-821)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
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

READ 2ND & REREFER

42. [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)
(Companions 2024-819 & 2024-821)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24

READ 2ND & REREFER

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43. [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)
(Companions 2024-819 & 2024-820)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24

READ 2ND & REREFER

44. [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)
(Rezoning 2024-823)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
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

READ 2ND & REREFER

45. [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)
(Small-Scale 2024-822)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24

READ 2ND & REREFER

46. [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) (Rezoning 2024-825) 10/22/24 CO Introduced: LUZ 11/6/24 LUZ Read 2nd & Rerefer 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

READ 2ND & REREFER

47. [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) (Small-Scale 2024-824) 10/22/24 CO Introduced: LUZ 11/6/24 LUZ Read 2nd & Rerefer LUZ PH - 12/3/24 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24

READ 2ND & REREFER

48. [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 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

READ 2ND & REREFER

49. [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
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24

READ 2ND & REREFER

50. [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)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

READ 2ND & REREFER

51. [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)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

READ 2ND & REREFER

52. [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)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

READ 2ND & REREFER

53. [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)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

READ 2ND & REREFER

54. [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)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

READ 2ND & REREFER

55. [2024-0833](#) ORD-Q Apv Zoning Exception (Appl E-24-53) at 1996 San Marco Blvd, btwn Balis Pl & Naldo Ave - Normandy Stratton, LLC - Requesting 1) an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for Both On-Premises & Off-Premises Consumption & 2) Permanent Outside Sale & Svc, Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4 of Ch 656, Ord Code, for Project Q SM, LLC & Project Q Holdings, LLC d/b/a Electric Dough Pizza Co, in CCG-1 (R.E. # 081338-0000) (Dist. 5-J. Carlucci) (Corrigan) (LUZ)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 11/19/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

READ 2ND & REREFER

56. [2024-0834](#) ORD-Q Apv Sign Waiver (Appl SW-24-08) at 1833 Atlantic Blvd, btwn Perry Pl & Farragut Pl - JND Holdings, LLC - Requesting to Reduce the Min Setback from 10 ft to 1 ft in CRO (R.E. # 081602-0000) (Dist. 5-J. Carlucci) (Nagbe) (LUZ)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 11/19/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

READ 2ND & REREFER

57. [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)
10/22/24 CO Introduced: F, LUZ
11/6/24 F Read 2nd & Rerefer
11/6/24 LUZ Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

READ 2ND & REREFER

58. [2024-0851](#) ORD-MC Estab 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 Estab 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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday November, 19, 2024.

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

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

Minutes: Colleen Hampsey, Council Research

CHampsey@coj.net 904.255.5151

Posted: 11.7.24 5:00 pm