

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Agenda Minutes

**Tuesday, June 18, 2024**

**5:00 PM**

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

### **Land Use & Zoning Committee**

*Kevin Carrico, Chair*

*Reggie Gaffney, Jr., Vice Chair*

*Ken Amaro*

*Raul Arias*

*Joe Carlucci*

*Rory Diamond - Excused*

*Rahman Johnson*

*Legislative Assistant: Maritza Sanchez*

*Legislative Assistant: Steven Libby*

*Council Research: Colleen Hampsey*

*Office of General Counsel: Mary Staffopoulos, Deputy*

*Office of General Counsel: Dylan Reingold, Deputy GC*

*Planning Dept.: Krista Fogarty*

*Planning Dept.: Bruce Lewis*

*Planning Dept.: Erin Abney*

Meeting convened: 4:30 pm Meeting adjourned: 4:33 pm

Attendance: CMs Carrico, Amaro, Johnson and Gaffney Jr.

Also: Bruce Lewis, Krista Fogarty and Erin Abney - Planning & Development Department; Mary Staffopoulos and Jason Teal - Office of General Counsel; Colleen Hampsey - Council Research

Chairman Carrico called the meeting to order and reviewed the marked agenda which contained twenty-two (22) items ready for action, twenty-seven (27) items marked for deferral; five (5) items marked second and rerefer; and ten (10) items marked public hearing continued.

Meeting Convened:

Meeting Adjourned:

Attendance:

Item/File No.

Title History

1. [2022-0888](#)

DEFER

(Previously  
Continued to  
7/16/24)Applicant:  
Steve Diebenow

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 &amp; Rerefer | 1/10/23 CO Read 2nd &amp; Rerefer

1/24/23 CO PH Addnt'l 2/14/23 | 2/14/23 CO PH Cont'd 2/28/23

2/28/23 CO PH Cont'd 3/28/23 | 3/28/23 CO PH Cont'd 4/11/23

4/11/23 CO PH Cont'd 5/9/23 | 5/9/23 CO PH Cont'd 5/23/23

5/23/23 CO PH Cont'd 6/13/23 | 6/13/23 CO PH Cont'd 6/27/23

6/27/23 CO PH Cont'd 7/25/23 | 7/25/23 CO PH Cont'd 8/8/23

8/8/23 CO PH Cont'd 8/22/23 | 8/22/23 CO PH Cont'd 9/12/23

9/12/23 CO PH Cont'd 9/26/23 | 9/26/23 CO PH Cont'd 10/10/23

10/10/23 CO PH Cont'd 10/24/23 | 10/24/23 CO PH Cont'd 11/14/23

11/14/23 CO PH Cont'd 11/28/23 | 11/28/23 CO PH Cont'd 1/9/24

1/10/24 CO PH Cont'd 1/23/24 | 1/23/24 CO PH Cont'd 2/27/24

2/27/24 CO PH Cont'd 3/26/24 | 3/26/24 CO PH Cont'd 4/23/24

4/23/24 CO PH Cont'd 5/28/24 | 5/28/24 CO PH Cont'd 7/23/24

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

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

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)  
**DEFER**  
 (Previously Continued to 7/16/24)  
 Applicant: Steve Diebenow
- 12/13/22 CO Introduced: LUZ  
 1/4/23 LUZ Read 2nd & Rerefer | 1/10/23 CO Read 2nd & Rerefer  
 1/24/23 CO PH Addnt'l 2/14/23 | 2/14/23 CO PH Cont'd 2/28/23  
 2/28/23 CO PH Cont'd 3/28/23 | 3/28/23 CO PH Cont'd 4/11/23  
 4/11/23 CO PH Cont'd 5/9/23 | 5/9/23 CO PH Cont'd 5/23/23  
 5/23/23 CO PH Cont'd 6/13/23 | 6/13/23 CO PH Cont'd 6/27/23  
 6/27/23 CO PH Cont'd 7/25/23 | 7/25/23 CO PH Cont'd 8/8/23  
 8/8/23 CO PH Cont'd 8/22/23 | 8/22/23 CO PH Cont'd 9/12/23  
 9/12/23 CO PH Cont'd 9/26/23 | 9/26/23 CO PH Cont'd 10/10/23  
 10/10/23 CO PH Cont'd 10/24/23 | 10/24/23 CO PH Cont'd 11/14/23  
 11/14/23 CO PH Cont'd 11/28/23 | 11/28/23 CO PH Cont'd 1/9/24  
 1/10/24 CO PH Cont'd 1/23/24 | 1/23/24 CO PH Cont'd 2/27/24  
 2/27/24 CO PH Cont'd 3/26/24 | 3/26/24 CO PH Cont'd 4/23/24  
 4/23/24 CO PH Cont'd 5/28/24 | 5/28/24 CO PH Cont'd 7/23/24  
 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  
 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

3. [2023-0325](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (39.31± Acres) - LDR to AGR - JMC Duval County Properties, LLC (R.E. # 000890-0100 (Portion)) (Appl #L-5797-23C) (Dist. 12-White) (Parola) (LUZ) (PD & PC Apv)  
(Rezoning 2023-326)  
5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer | 6/13/23 CO Read 2nd & Rerefer  
6/27/23 CO PH Addn'tl 7/25/23 | 7/25/23 CO PH Cont'd 8/8/23  
8/8/23 CO PH Cont'd 8/22/23 | 8/22/23 CO PH Cont'd 9/12/23  
9/12/23 CO PH Cont'd 10/10/23 | 10/10/23 CO PH Cont'd 11/14/23  
11/14/23 CO PH Cont'd 12/12/23 | 12/12/23 CO PH Cont'd 1/9/24  
1/10/24 CO PH Cont'd 1/23/24 | 1/23/24 CO PH Cont'd 2/13/24  
2/13/24 CO PH Cont'd 2/27/24 | 2/27/24 CO PH Cont'd 3/12/24  
3/12/24 CO PH Cont'd 3/26/24 | 3/26/24 CO PH Cont'd 4/23/24  
4/23/24 CO PH Cont'd 5/14/24 | 5/14/24 CO PH Cont'd 5/28/24  
5/28/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24  
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  
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
- OPEN PH**  
**CONT PH**  
**7/16/24**
- (At request of applicant)**
- Applicant:**  
**Paul Harden**

4. [2023-0326](#) ORD-Q Rezoning at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (39.31± Acres) - PUD (2007-361-E) to PUD, to Permit Recreational Vehicle Park Uses, Single-Family Residential Uses, & Agriculture Uses, as Described in the Baldwin RV Park PUD - JMC Duval County Properties, LLC (R.E. # 000890-0100 (Portion)) (Appl # L-5797-23C) (Dist. 12-White) (Cox) (LUZ) (PD Amd/Apv) (PC Apv)
- OPEN PH**  
**CONT PH**  
**7/16/24**
- (At request of applicant)**
- Applicant:**  
**Paul Harden**
- 5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer | 6/13/23 CO Read 2nd & Rerefer  
6/27/23 CO PH Addn'tl 7/25/23 | 7/25/23 CO PH Cont'd 8/8/23  
8/8/23 CO PH Cont'd 8/22/23 | 8/22/23 CO PH Cont'd 9/12/23  
9/12/23 CO PH Cont'd 10/10/23 | 10/10/23 CO PH Cont'd 11/14/23  
11/14/23 CO PH Cont'd 12/12/23 | 12/12/23 CO PH Cont'd 1/9/24  
1/10/24 CO PH Cont'd 1/23/24 | 1/23/24 CO PH Cont'd 2/13/24  
2/13/24 CO PH Cont'd 2/27/24 | 2/27/24 CO PH Cont'd 3/12/24  
3/12/24 CO PH Cont'd 3/26/24 | 3/26/24 CO PH Cont'd 4/23/24  
4/23/24 CO PH Cont'd 5/14/24 | 5/14/24 CO PH Cont'd 5/28/24  
5/28/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24  
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  
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

5. [2023-0704](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 St. Augustine Rd, btwn St. Augustine Rd & Lorimier Rd - (0.45± Acres) - LDR to BP - T20 Holdings LLC (R.E. # 130411-0110, 130411-0120 & 130411-0130) (Appl # L-5859-23C) (Dist. 5-J. Carlucci) (Roberts) (LUZ) (PD Deny) (PC Apv)  
**OPEN PH**  
**CONT PH**  
**7/16/24**  
 (At request of applicant)  
 Applicant: Cyndy Trimmer  
 (Companions 2023-705 & 2023-706)  
 10/10/23 CO Introduced: LUZ  
 10/17/23 LUZ Read 2nd & Rerefer | 10/24/23 CO Read 2nd & Rerefer  
 11/14/23 CO PH Addn'tl 11/28/23 | 11/28/23 CO PH Cont'd 12/12/23  
 12/12/23 CO PH Cont'd 1/9/24 | 1/10/24 CO PH Cont'd 1/23/24  
 1/17/24 LUZ PH Approve 5-0 | 1/17/24 LUZ Reconsider/Defer  
 1/23/24 CO PH Cont'd 2/13/24 | 2/13/24 CO PH Cont'd 2/27/24  
 2/27/24 CO PH Cont'd 4/9/24 | 4/9/24 CO PH Cont'd 5/14/24  
 5/14/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24  
 LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 4/2/24, 5/7/24, 6/4/24, 6/18/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/14/23 & 11/28/23, 12/12/23, 1/10/24, 1/23/24, 2/13/24, 2/27/24, 4/9/24, 5/14/24, 6/11/24, 6/25/24
6. [2023-0705](#) ORD-Q Rezoning at 0 St. Augustine Rd, btwn St. Augustine Rd & Lorimier Rd - (0.45± Acres) - RLD-60 to IBP - T20 Holdings LLC (R.E. # 130411-0110, 130411-0120 & 130411-0130) (Appl # L-5859-23C) (Dist. 5-J. Carlucci) (Williams) (LUZ) (PD Deny) (PC Apv) (Ex Parte: CMs Arias, Gaffney, Jr., J. Carlucci, Amaro & Carrico)  
**OPEN PH**  
**CONT PH**  
**7/16/24**  
 (At request of applicant)  
 Applicant: Cyndy Trimmer  
 (Companions 2023-704 & 2023-706)  
 10/10/23 CO Introduced: LUZ  
 10/17/23 LUZ Read 2nd & Rerefer | 10/24/23 CO Read 2nd & Rerefer  
 11/14/23 CO PH Addn'tl 11/28/23 | 11/28/23 CO PH Cont'd 12/12/23  
 12/12/23 CO PH Cont'd 1/9/24 | 1/10/24 CO PH Cont'd 1/23/24  
 1/17/24 LUZ PH Approve 5-0 | 1/17/24 LUZ Reconsider/Defer  
 1/23/24 CO PH Cont'd 2/13/24 | 2/13/24 CO PH Cont'd 2/27/24  
 2/27/24 CO PH Cont'd 4/9/24 | 4/9/24 CO PH Cont'd 5/14/24  
 5/14/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24  
 LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 4/2/24, 5/7/24, 6/4/24, 6/18/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23 & 11/28/23, 12/12/23, 1/10/24, 1/23/24, 2/13/24, 2/27/24, 4/9/24, 5/14/24, 6/11/24, 6/25/24

7. [2023-0706](#)  
**OPEN PH**  
**CONT PH**  
**7/16/24**
- (At request of applicant)
- Applicant:**  
**Cyndy Trimmer**
- ORD-Q Granting Administrative Deviation (Appl # AD-23-84), at 0 St. Augustine Rd, btwn St. Augustine Rd & Lorimier Rd - T20 Holdings LLC - Requesting to: (1) Decrease the Min Number of Loading Spaces from 1 to 0, (2) Reduce the Perimeter Landscape Buffer btwn Vehicle Use Area & Abutting Property Along the South Boundary from 5 ft to 2 ft, (3) Decrease the Min Width of Driveway Access from St. Augustine Rd from 24 ft to 13 ft, & (4) Reduce the Uncomplimentary Land-Use Buffer Width from 10 ft to 5 ft Along the North Property Boundary from 10 ft to 5 ft Along the East Property Boundary & from 10 ft to 2 ft Along the South Property Boundary in RLD-60 (RE # 130411-0110, 130411-0120 & 130411-0130) (Dist. 5-J. Carlucci) (Williams) (LUZ) (PD Deny) (PC Apv) (Ex Parte: CM Johnson) (Companions 2023-704 & 2023-705)  
10/10/23 CO Introduced: LUZ  
10/17/23 LUZ Read 2nd & Rerefer | 10/24/23 CO Read 2nd & Rerefer  
11/14/23 CO PH Addn'tl 11/28/23 | 11/28/23 CO PH Cont'd 12/12/23  
12/12/23 CO PH Cont'd 1/9/24 | 1/10/24 CO PH Cont'd 1/23/24  
1/23/24 CO PH Cont'd 2/13/24 | 2/13/24 CO PH Cont'd 2/27/24  
2/27/24 CO PH Cont'd 4/9/24 | 4/9/24 CO PH Cont'd 5/14/24  
5/14/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24  
LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 4/2/24, 5/7/24, 6/4/24, 6/18/24  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/14/23 & 11/28/23, 12/12/23, 1/10/24, 1/23/24, 2/13/24, 2/27/24, 4/9/24, 5/14/24, 6/11/24, 6/25/24
8. [2024-0222](#)  
**WITHDRAW**
- RESO-Q Concerning an Appeal Filed by Belvedere Terminals Company, LLC, Pursuant to Sec 650.204, Ord Code, of a Written Interpretation by the Director of the Planning & Development Dept of the City of Jax 2045 Comp Plan; Adopt Recommended Findings & Conclusions of the LUZ Committee (Staffopoulos) (LUZ) (Ex Parte: CMs Carrico, Gaffney, Jr., Amaro, Arias, J. Carlucci, Diamond, Johnson, Boylan, Howland, White, Salem, Freeman, Miller, Carlucci, & Peluso)  
3/12/24 CO Introduced: LUZ  
3/19/24 LUZ Read 2nd & Rerefer  
3/26/24 CO Read 2nd & Rerefer  
4/16/24 LUZ PH Amend/Approve (Grant Appeal) 7-0  
4/23/24 CO CP Rerefer to LUZ  
LUZ PH - 4/16/24



9. [2024-0225](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Clydo Rd, btwn Rolac Rd & Clydo Rd - (0.67± Acres) - LI to HI - Flo-Gas Corp (R.E. # 147758-0000) (Appl # L-5909-24C) (Dist. 5-J. Carlucci) (Roberts) (LUZ)  
**OPEN PH** (Rezoning 2024-226)  
**CONT PH** 3/26/24 CO Introduced: LUZ  
**7/16/24** 4/2/24 LUZ Read 2nd & Rerefer  
**NO PD/PC** 4/9/24 CO Read 2nd & Rerefer  
**REPORTS** 4/23/24 CO PH Addn'tl 5/14/24  
**Applicant:** 5/14/24 CO PH Cont'd 6/11/24  
**Fred Atwill** 6/11/24 CO PH Cont'd 6/25/24  
 LUZ PH - 5/7/24, 6/4/24, 6/18/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/23/24 & 5/14/24, 6/11/24, 6/25/24
10. [2024-0226](#) ORD-Q Rezoning at 0 Clydo Rd, btwn Rolac Rd & Clydo Rd - (0.67± Acres) - IBP to IL - Flo-Gas Corp (R.E. # 147758-0000) (Appl # L 5909-24C) (Dist. 5-J. Carlucci) (Corrigan) (LUZ) (PD & PC Apv)  
**OPEN PH** (Small-Scale 2024-225)  
**CONT PH** 3/26/24 CO Introduced: LUZ  
**7/16/24** 4/2/24 LUZ Read 2nd & Rerefer  
**Applicant:** 4/9/24 CO Read 2nd & Rerefer  
**Fred Atwill** 4/23/24 CO PH Addn'tl 5/14/24  
 5/14/24 CO PH Cont'd 6/11/24  
 6/11/24 CO PH Cont'd 6/25/24  
 LUZ PH - 5/7/24, 6/4/24, 6/18/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24 & 5/14/24, 6/11/24, 6/25/24
11. [2024-0273](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 851 N Market St, btwn Market St N & Liberty St N - (4.48± Acres) - ROS to CGC - COJ (R.E. # 074384-0100 (Portion)) (Appl # L-5860-23C) (Dist. 7-Peluso) (Roberts) (LUZ) (PD & PC Apv) (JWC Apv)  
**OPEN PH** (Rezoning 2024-274)  
**CLOSE PH** 4/9/24 CO Introduced: LUZ, JWC  
**MOVE** 4/16/24 LUZ Read 2nd & Rerefer  
**Applicant:** 4/23/24 CO Read 2nd & Rerefer  
**T.R. Hainline** 5/14/24 CO PH Addn'tl 5/28/24  
 5/28/24 CO PH Cont'd 6/25/24  
 LUZ PH - 5/21/24, 6/18/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/14/24 & 5/28/24, 6/25/24

12. [2024-0274](#) ORD-Q Rezoning at 851 N Market St, btwn Market St N & Liberty St N - (4.48± Acres) - PBF-1 to PUD, to Permit Commercial & Multi-Family Residential Uses, Including the Sale & Svc of All Alcoholic Beverages, Including Liquor, Beer & Wine, for On-Premises & Off-Premises Consumption on Property Located Less Than 1,500 ft from Several Churches & Schools 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 Made at the Armory 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 - COJ (R.E. # 074384-0100 (Portion)) (Appl # L-5860-23C) (Dist. 7-Peluso) (Cox) (LUZ) (PD & PC Amd/Apv)  
(Small-Scale 2024-273)  
4/9/24 CO Introduced: LUZ  
4/16/24 LUZ Read 2nd & Rerefer  
4/23/24 CO Read 2nd & Rerefer  
5/14/24 CO Amend (FL)/Rerefer 18-0  
6/11/24 CO PH Addn'tl 6/25/24  
LUZ PH - 5/21/24, & 6/18/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24, & 6/11/24 & 6/25/24
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- AMEND**
- MOVE**
- (w/Condition)**
- Applicant:**  
**T.R. Hainline**

**CONDITION:**

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

13. [2024-0279](#) ORD-Q Rezoning at 810 N McDuff Ave, btwn Orchard St & Broadway Ave - (0.65± Acres) - CCG-1 to PUD, to Permit Commercial & Office Uses, as Described in the Taylor Commercial PUD - T&T Capital Holdings Inc. (R.E. # 056745-0000) (Dist. 9-Clark-Murray) (Lewis) (LUZ) (NW CPAC Deny)  
4/9/24 CO Introduced: LUZ  
4/16/24 LUZ Read 2nd & Rerefer  
4/23/24 CO Read 2nd & Rerefer  
5/14/24 CO PH Only  
LUZ PH - 5/21/24, 6/18/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24
- OPEN PH**
- CONT PH**
- 7/16/24**
- NO PD/PC**
- REPORTS**
- Applicant:**  
**Curtis Hart**

14. [2024-0334](#)  
**DEFER**  
**(At request of CM Peluso)**
- ORD-MC Amend Sec 368.301 (Violations & Criminal Penalties), Pt 3 (Enforcement), Ch 368 (Noise Control), Ord Code, Sec 614.103 (Reserved), Ch 614 (Public Order & Safety), Ord Code, Sec 632.101 (Classes of Offenses), Ch 632 (Penalties), Ord Code, Sec 656.1309 (Unlawful Sign Messages), Pt 13 (Sign Regulations), Ch 656 (Zoning Code), Ord Code, & Sec 741.107 (Violations & Criminal Penalties), Pt 3 (Enforcement), Ch 741 (Zero Tolerance on Litter), Ord Code, to Enhance Civil & Criminal Penalties for Violations of City Codes When Such Violations Were Motivated by Hate; Prov for Severability; Prov for Codification Instructions (Teal) (Introduced by CMs Peluso, Carlucci, Gaffney, Jr., Pittman, Clark-Murray & Johnson) (PD & PC No Position)  
 4/23/24 CO Introduced: NCSPHS, R, LUZ  
 5/6/24 NCSPHS Read 2nd & Rerefer  
 5/6/24 R Read 2nd & Rerefer  
 5/7/24 LUZ Read 2nd & Rerefer  
 5/14/24 CO Read 2nd & Rerefer  
 5/28/24 CO PH Only  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24
15. [2024-0342](#)  
**OPEN PH**  
**CLOSE PH**  
**MOVE**  
**Applicant:**  
**Paul Harden**
- ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan, Revising the Dev Areas Map, at 0 Coconut Palm Pkwy, 0 J. Turner Butler Blvd, 0 Kiwi Palm Ct, 4950 20 Mile Rd N, 0 Philips Hwy, 14931 Philips Hwy, 0 Rosewater Ln, 0 San Pablo Rd & 6586 San Pablo Rd S, btwn I-295 & the Duval County/St. Johns County Line - (11,047.38± Acres) - AGR in the Rural Dev Area to MU in the Suburban Dev Area Subject to FLUE Site Specific Policy 4.3.23 - BJD Timberlands, LLC & Estuary, LLC (R.E. # 167752-0200, 167755-0020, 167763-0020, 167764-0010, 167764-1100, 167769-0015, 167774-0000, 167775-0010, 167778-0320, 167876-0020, 167877-0000, 167886-0000, 167887-0000, 168158-0000, 168159-0000, 168160-0000 & 168177-0120) (Appl # L-5861-23A) (Dist. 11-Arias) (Parola) (LUZ) (PD & PC Apv)  
 (Companions 2024-343 & 2024-344)  
 5/14/24 CO Introduced: LUZ  
 5/21/24 LUZ Read 2nd & Rerefer  
 5/28/24 CO Read 2nd & Rerefer  
 6/11/24 CO PH Addn'tl 6/25/24  
 LUZ PH - 6/18/24  
 Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 6/11/24 & 6/25/24

16. [2024-0343](#) ORD Apv a Conceptual Master Plan for Development, at 0 Coconut Palm Pkwy, 0 J. Turner Butler Blvd, 0 Kiwi Palm Ct, 4950 20 Mile Rd N, 0 Philips Hwy, 14931 Philips Hwy, 0 Rosewater Ln, 0 San Pablo Rd & 6586 San Pablo Rd S, btwn I-295 & the Duval County/St. Johns County Line - (11,047.38± Acres) - BJD Timberlands, LLC & Estuary, LLC (R.E. # 167752-0200, 167755-0020, 167763-0020, 167764-0010, 167764-1100, 167769-0015, 167774-0000, 167775-0010, 167778-0320, 167876-0020, 167877-0000, 167886-0000, 167887-0000, 168158-0000, 168159-0000, 168160-0000 & 168177-0120) (Dist. 11-Arias) (Parola) (LUZ) (PD Amd/Apv) (Companions 2024-342 & 2024-344)  
**OPEN PH**  
**CLOSE PH**  
**AMEND**  
**MOVE**  
**(w/Condition)**  
**Applicant:**  
**Paul Harden**  
 5/14/24 CO Introduced: LUZ  
 5/21/24 LUZ Read 2nd & Rerefer  
 5/28/24 CO Read 2nd & Rerefer  
 6/11/24 CO PH Addn'tl 6/25/24  
 LUZ PH - 6/18/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24 & 6/25/24

**CONDITION:**

**1. The developer shall be responsible for the design, permitting and construction of connecting the Subject Property to the existing JEA water/sewer infrastructure according to JEA policy or under a service agreement between the landowner and JEA. Such improvements shall be dedicated to JEA upon completion of construction of such improvements. The developer shall be responsible for providing all the property and easements within the project boundary, at no cost to JEA, for facilities needed to serve the development.**

17. [2024-0344](#)

**EX-PARTE**

**OPEN PH**

**CLOSE PH**

**AMEND**

**MOVE**

**(w/Conditions)**

**Applicant:**

**Paul Harden**

ORD-Q Rezoning at 0 Coconut Palm Pkwy, 0 J. Turner Butler Blvd, 0 Kiwi Palm Ct, 4950 20 Mile Rd N, 0 Philips Hwy, 14931 Philips Hwy, 0 Rosewater Ln, 0 San Pablo Rd & 6586 San Pablo Rd S, btwn I-295 & the Duval County/St. Johns County Line - (11,047.38± Acres) - AGR to PUD, to Permit Commercial, Office, Institutional, Single & Multi-Family Residential Neighborhoods With Active & Passive Recreation, as Described in the Estuary LLC PUD & the Estuary Conceptual Master Plan Appvd by Ord 2024-343-E - BJD Timberlands, LLC & Estuary, LLC (R.E. # 167752-0200, 167755-0020, 167763-0020, 167764-0010, 167764-1100, 167769-0015, 167774-0000, 167775-0010, 167778-0320, 167876-0020, 167877-0000, 167886-0000, 167887-0000, 168158-0000, 168159-0000, 168160-0000 & 168177-0120) (Appl # L-5861-23A) (Dist. 11-Arias) (Cox) (LUZ) (PD & PC Amd/Apv) (Companions 2024-342 & 2024-343)

5/14/24 CO Introduced: LUZ  
5/21/24 LUZ Read 2nd & Rerefer  
5/28/24 CO Read 2nd & Rerefer  
6/11/24 CO PH Addn'tl 6/25/24  
LUZ PH - 6/18/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24 & 6/25/24

**PLANNING COMMISSION CONDITIONS:**

- 1. A traffic study may be required for future developments within the PUD at Civil Site Plan Review. All traffic studies shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).**
- 2. The cross section of any roadway proposed to be dedicated to the City of Jacksonville shall match the City standard cross sections found in the Land Development Procedures Manual, Volume 3 – Standard Details (January 2024), plates P-119 to P-127 unless otherwise approved by the Transportation Planning Division.**

**PLANNING DEPARTMENT CONDITIONS:**

- 1. Traffic studies shall be required for future developments within this PUD at Civil Site Plan Review. Any traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).**
- 2. The cross section of any roadway proposed to be dedicated to the City of Jacksonville shall match the City standard cross sections found in the Land Development Procedures Manual Volume 3 – Standard Details (January 2024), plates P-119 to P-127 unless otherwise approved by the Transportation Planning Division.**
- 3. A full red-cockaded woodpecker cavity tree survey shall be conducted along northern portions of the subject property prior at the time of PUD verification.**
- 4. The following shall be recorded on the Plat for the development and in any Homeowner's Association covenants: "The planned Pablo Creek Preserve will soon be owned by the Trustees of the Internal Improvement Trust Fund (i.e., State of Florida) and the St. Johns River Water Management District (SJRWMD) and will be co-managed by SJRWMD and the City of Jacksonville. Part of the management of this publicly-owned conservation land will include using the forest management tools of prescribed burning, mechanical fuels reduction using heavy equipment, and timber harvests. Prescribed burning will create smoke, which may temporarily impact the neighborhood and surrounding areas. However, such efforts are necessary to the management of the property for reducing the potential impacts of wildfire hazards, restoring ecosystems, and enhancing wildlife habitat. All homeowners are strongly encouraged to review and implement "Firewise" management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly Landscaping requirements in the Jacksonville Zoning Code. In particular, landscaping should be maintained to prevent the accumulation of flammable brush, dead leaves or landscaping near homes where such homes are adjacent to forest areas. Please consult the Florida Forest Service's and Florida Division of Emergency Management's latest guidance on home and landscaping maintenance near forest areas."**

- 18.**     [2024-0345](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9790 S Historic Kings Rd, btwn Lourcey Rd & Sunbeam Rd - (3.39± Acres) - RPI to BP - Handful of Clams Inc. (R.E. # 149111-0030) (Appl # L-5879-23C) (Dist. 5-J. Carlucci) (Fogarty) (LUZ) (PD & PC Apv)
- OPEN PH**  
**CLOSE PH**
- MOVE**
- Applicant:**  
**Chris Hagan**
- 5/14/24 CO Introduced: LUZ  
5/21/24 LUZ Read 2nd & Rerefer  
5/28/24 CO Read 2nd & Rerefer  
6/11/24 CO PH Addn'tl 6/25/24  
LUZ PH - 6/18/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/11/24 & 6/25/24
- 
- 19.**     [2024-0346](#)     ORD-Q Rezoning at 9790 S Historic Kings Rd, btwn Lourcey Rd & Sunbeam Rd - (3.39± Acres) - PUD (2006-1184-E) to PUD, to Permit Commercial & Office Uses, as Described in the Historic Kings Road PUD (R.E. # 149111-0030) (Appl # L-5879-23C) (Dist. 5-J. Carlucci) (Cox) (LUZ) (PD & PC Apv)
- EX-PARTE**
- OPEN PH**  
**CLOSE PH**
- MOVE**
- Applicant:**  
**Chris Hagan**
- 5/14/24 CO Introduced: LUZ  
5/21/24 LUZ Read 2nd & Rerefer  
5/28/24 CO Read 2nd & Rerefer  
6/11/24 CO PH Addn'tl 6/25/24  
LUZ PH - 6/18/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24 & 6/25/24

20. [2024-0347](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 2303 N. Market St, 2301 & 2245 Main St, 2305 Hubbard St, 2335 Market St, 0 & 2401 Hubbard St, 2402 Market St, 0 N. Market St, 2336 Liberty St, 0 E. 14th St, 0 E. 15th St & 2315 Hubbard St - (8.3± Acres) - CGC & LI to RC with FLUE Site Specific Policy 4.4.43 - FOC JP Prop 1A, LLC, FOC JP Prop 2, LLC, FOC JP Prop 3, LLC, FOC JP Prop 4, LLC, FOC JP Prop 5, LLC, FOC JP Prop 6, LLC, FOC JP Prop 7, LLC & FOC JP Prop 8, LLC (R.E. # 044910-0000, 044911-0000, 044912-0000, 044914-0000, 044922-0005, 044931-0000, 044932-0000, 044935-0000, 044936-0000, 044938-0005, 044941-0010, 044941-0060, 044942-0000 & 055295-0000) (Appl # L-5906-24C) (Dist. 7-Peluso) (Parola) (LUZ) (PD & PC Apv) (Rezoning 2024-348)  
5/14/24 CO Introduced: LUZ  
5/21/24 LUZ Read 2nd & Rerefer  
5/28/24 CO Read 2nd & Rerefer  
6/11/24 CO PH Addn'tl 6/25/24  
LUZ PH - 6/18/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/11/24 & 6/25/24
- OPEN PH**  
**CLOSE PH**  
**MOVE**  
**Applicant:**  
**Hayden Phillips**



21. [2024-0348](#)

**EX-PARTE**

**OPEN PH**

**CLOSE PH**

**AMEND**

**MOVE**

**(w/Condition)**

**Applicant:**

**Hayden Phillips**

ORD-Q Rezoning at 2303 N. Market St, 2301 & 2245 Main St, 2305 Hubbard St, 2335 Market St, 0 & 2401 Hubbard St, 2402 Market St, 0 N. Market St, 2336 Liberty St, 0 E. 14th St, 0 E. 15th St & 2315 Hubbard St btwn Main St & Liberty St & South of E. 15th St - (8.3± Acres) - PUD & IL to PUD, to Permit Townhomes & Commercial & Multi-Family Residential Uses, Including the Sale & Svc of All Alcoholic Beverages, Including Liquor, Beer & Wine, for On-Premises & 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 Phoenix Art District 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 - FOC JP Prop 1A, LLC, FOC JP Prop 2, LLC, FOC JP Prop 3, LLC, FOC JP Prop 4, LLC, FOC JP Prop 5, LLC, FOC JP Prop 6, LLC, FOC JP Prop 7, LLC & FOC JP Prop 8, LLC (R.E. # 044910-0000, 044911-0000, 044912-0000, 044914-0000, 044922-0005, 044931-0000, 044932-0000, 044935-0000, 044936-0000, 044938-0005, 044941-0010, 044941-0060, 044942-0000 & 055295-0000) (Appl # L-5906-24C) (Dist. 7-Peluso) (Lewis) (LUZ) (PD & PC Amd/Apv)

(Small-Scale 2024-347)

5/14/24 CO Introduced: LUZ

5/21/24 LUZ Amend/Rerefer 7-0

5/28/24 CO Amend/Rerefer 18-0

6/11/24 CO PH Addn'tl 6/25/24

LUZ PH - 6/18/24

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24 & 6/25/24

**CONDITION:**

**1. The PUD shall consist of an integrated system of pedestrian walkways, sidewalks and paths. This system shall also incorporate the Emerald Trail, which is envisioned to be located along the southern edge of the PUD. The applicant will work with the City, Groundwork Jacksonville, Inc. and Jacksonville Transportation Authority (“JTA”) upon a mutually-agreeable trail location and design. The owners of the Subject Property, or their successors or assigns, shall grant all necessary easements to the City, Groundwork Jacksonville, Inc. and JTA as necessary to build and maintain the Emerald Trail.**

- 22.**     [2024-0349](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 15504 Yellow Bluff Rd, btwn Davidson Farm Rd & Ed Johnson Dr - (9.69± Acres) - RR to LDR - G&H Land & Timber Investments, LLC (R.E. # 106151-0040) (Appl # L-5911-24C) (Dist. 8-Gaffney, Jr.) (Salley) (LUZ) (PD & PC Apv) (Rezoning 2024-350)  
**OPEN PH**     5/14/24 CO Introduced: LUZ  
**CLOSE PH**     5/21/24 LUZ Read 2nd & Rerefer  
**MOVE**         5/28/24 CO Read 2nd & Rerefer  
               6/11/24 CO PH Addn'tl 6/25/24  
               LUZ PH - 6/18/24  
               Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/11/24 & 6/25/24
- 23.**     [2024-0350](#)     ORD-Q Rezoning at 15504 Yellow Bluff Rd, btwn Davidson Farm Rd & Ed Johnson Dr - (9.69± Acres) - RR-Acre to PUD, to Permit Single-Family Residential Uses, as Described in the Yellow Bluff Estates PUD - G&H Land & Timber Investments, LLC (R.E. # 106151-0040) (Appl # L-5911-24C) (Dist. 8-Gaffney, Jr.) (Williams) (LUZ) (PD & PC Apv) (Small-Scale 2024-349)  
**EX-PARTE**     5/14/24 CO Introduced: LUZ  
**OPEN PH**     5/21/24 LUZ Read 2nd & Rerefer  
**CLOSE PH**     5/28/24 CO Read 2nd & Rerefer  
**MOVE**         6/11/24 CO PH Addn'tl 6/25/24  
               LUZ PH - 6/18/24  
               Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24 & 6/25/24
- 24.**     [2024-0351](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 3019 & 3025 Leon Rd, btwn Beach Blvd & Leahy Rd - (10.91± Acres) - LDR to BP - Donald Andrew Hart & Pamela Lynn Hart (R.E. # 164098-0000, 164099-0000 & 164100-0000) (Appl # L-5918-24C) (Dist. 4-Carrico) (Fogarty) (LUZ) (PD & PC Apv) (Rezoning 2024-352)  
**OPEN PH**     5/14/24 CO Introduced: LUZ  
**CLOSE PH**     5/21/24 LUZ Read 2nd & Rerefer  
**MOVE**         5/28/24 CO Read 2nd & Rerefer  
               6/11/24 CO PH Addn'tl 6/25/24  
               LUZ PH - 6/18/24  
               Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/11/24 & 6/25/24
- Applicant:**     5/14/24 CO Introduced: LUZ  
**Max Andrews**     5/21/24 LUZ Read 2nd & Rerefer  
                          5/28/24 CO Read 2nd & Rerefer  
                          6/11/24 CO PH Addn'tl 6/25/24  
                          LUZ PH - 6/18/24  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24 & 6/25/24
- Applicant:**     5/14/24 CO Introduced: LUZ  
**Curtis Hart**        5/21/24 LUZ Read 2nd & Rerefer  
                          5/28/24 CO Read 2nd & Rerefer  
                          6/11/24 CO PH Addn'tl 6/25/24  
                          LUZ PH - 6/18/24  
                          Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/11/24 & 6/25/24









- 35.**     [2024-0373](#)     ORD-MC Amend Ch 656 (Zoning Code), Pt 3 (Schedule of District Regulations), Subpt F (Planned Unit Development), Sec 656.341 (Procedures), Ord Code, to Add a New Subparagraph (f) to Prohibit PUD Zoning Applications Which Allow Deviations From Zoning Overlays Unless Appvd by a 2/3 Vote of the Full Council; Prov Codification Instructions (Teal) (Introduced by CM Carlucci) (PD & PC Apv) (Co-Sponsor CM Peluso)  
**OPEN PH**  
**CONT PH**  
**7/16/24**  
  
**(At request of**  
**CM Carlucci)**  
5/14/24 CO Introduced: NCSPHS, R, LUZ  
5/20/24 NCSPHS Read 2nd & Rerefer  
5/20/24 R Read 2nd & Rerefer  
5/21/24 LUZ Read 2nd & Rerefer  
5/28/24 CO Read 2nd & Rerefer  
6/11/24 CO PH Only  
LUZ PH - 6/18/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24
- 36.**     [2024-0378](#)     ORD Apv, & Auth the Mayor & Corp Sec to Execute & Deliver, the 2nd Amendment to Dev Agrmt Between the City & Publix Super Markets, Inc., as Appvd by Ord 2015-746-E, Extending the Duration of the Dev Agrmt to 9/28/31, Concerning Dev Now Known as “Pattillo - Publix” (CCAS # 24048), Consisting of 33.95± Acres of Vacant Industrial Land, Located on Beaver St btwn Blair Rd & Wheeler Rd, Pursuant to Pt 2, Ch 655, Ord Code (Dist. 12-White) (Harvey) (LUZ)  
**DEFER**  
  
**NO PD**  
**REPORT**  
5/14/24 CO Introduced: LUZ  
5/21/24 LUZ Read 2nd & Rerefer  
5/28/24 CO Read 2nd & Rerefer  
6/11/24 CO PH Only  
LUZ PH - 6/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24
- 37.**     [2024-0395](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 13911 Atlantic Blvd - (43.80± Acres) - CGC, Pursuant to Ord 2009-621-E, Adopting a Remedial Amendment to the 2010 Comp Plan, to CGC - Jacksonville Intracoastal, LLC (R.E. # 167140-0100) (Appl # L-5810-23C) (Dist. 13-Diamond) (Parola) (LUZ) (JWC Apv)  
**DEFER**  
  
**(PH Next Cycle**  
**7/16/24)**  
(Rezoning 2024-396)  
5/28/24 CO Introduced: LUZ, JWC  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/25/24 & 7/23/24

- 38.**     [2024-0396](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD-Q Rezoning at 13911 Atlantic Blvd - (43.80± Acres) - PUD (2007-356-E) to PUD, to Permit Mixed Use, Multi-Family, Commercial/Office & Marina 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 Harbour Mixed-Use PUD; Rezoning Subject to Conditions; 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 - Jacksonville Intracoastal LLC (R.E. # 167140-0100) (Appl # L-5810-23A) (Dist. 13-Diamond) (Lewis) (LUZ) (Small-Scale 2024-395)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24
- 39.**     [2024-0397](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 2168 St. Johns Bluff Rd S, 0 & 10468 Bradley Rd, South of Bradley Rd & West of St. Johns Bluff & East of Cromwell Rd - (6.14± Acres) - RPI to BP - 2168 St Johns Bluff, LLC & Hung Van Nguyen & Christine Bunag (R.E. # 163806-0000, 163807-0400, 163810-0020, 163811-0000, 163812-0000, 163813-0050, 163814-0010, 163815-0000 & 163816-0000) (Appl # L-5929-24C) (Dist. 4-Carrico) (Salley) (LUZ) (Rezoning 2024-398)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/25/24 & 7/23/24



- 40.**     [2024-0398](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD-Q Rezoning at 2168 St. Johns Bluff Rd S, 0 & 10468 Bradley Rd, South of Bradley Rd & West of St. Johns Bluff & East of Cromwell Rd - (6.14± Acres) - CRO to PUD, to Permit Office & Storage Related Uses, as Described in the 2168 St. Johns Bluff LLC & Nguyen Hung Van et al PUD - 2168 St Johns Bluff, LLC & Hung Van Nguyen & Christine Bunag (R.E. # 163806-0000, 163807-0400, 163810-0020, 163811-0000, 163812-0000, 163813-0050, 163814-0010, 163815-0000 & 163816-0000) (Appl # L-5929-24C) (Dist. 4-Carrico) (Cox) (LUZ)  
(Small-Scale 2024-397)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24
- 41.**     [2024-0399](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 15453 Main St N - (2.39± Acres) - LDR to CGC - Self Storage Pecan Park, LLC (R.E. # 108295-0000 (Portion)) (Appl # L-5934-24C) (Dist. 8-Gaffney, Jr.) (Parola) (LUZ)  
(Rezoning 2024-400)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/25/24 & 7/23/24
- 42.**     [2024-0400](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD-Q Rezoning at 15453 Main St N - (4.63± Acres) - CCG-1 & RLD-100A to PUD, to Permit a Personal Property Storage Facility & Office & Commercial Uses, as Described in the Pecan Park Mixed Use PUD - Self Storage Pecan Park, LLC (R.E. # 108295-0000) (Appl # L-5934-24C) (Dist. 8- Gaffney, Jr.) (Corrigan) (LUZ)  
(Small-Scale 2024-399)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

- 43.**     [2024-0401](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 8905 1st Ave - (0.19± Acres) - CGC to RPI - Hoose Homes & Investments, LLC (R.E. # 036203-0000) (Appl # L-5920-24C) (Dist. 10-Pittman) (Salley) (LUZ)  
(Companions 2024-402 & 2024-403)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/25/24 & 7/23/24
- 44.**     [2024-0402](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD-Q Rezoning at 8905 1st Ave - (0.19± Acres) - CCG-1 to RO - Hoose Homes & Investments, LLC (R.E. # 036203-0000) (Appl # L-5920-24C) (Dist. 10-Pittman) (Fulton) (LUZ)  
(Companions 2024-401 & 2024-403)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24
- 45.**     [2024-0403](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD-Q Apv Zoning Exception (Appl E-24-30) at 8905 1st Ave - Hoose Homes & Investments, LLC - Requesting a Single Family Dwelling on a Single Lot of Record, in RO (R.E. # 036203-0000) (Dist. 10-Pittman) (Fulton) (LUZ)  
(Companions 2024-401 & 2024-402)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

- 46.**     [2024-0404](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 302 & 306 Center Ave - (1.89± Acres) - LDR to LI - Joseph J. Echols & Lisa J. Echols (R.E. # 006727-0000 & 006727-0010) (Appl # L-5930-24C) (Dist. 12-White) (Salley) (LUZ)  
(Rezoning 2024-405)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/25/24 & 7/23/24
- 47.**     [2024-0405](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD-Q Rezoning at 302 & 306 Center Ave - (1.89± Acres) - RR-Acre to IL - Joseph J. Echols & Lisa J. Echols (R.E. # 006727-0000 & 006727-0010) (Appl # L-5930-24C) (Dist. 12-White) (Cox) (LUZ)  
(Small-Scale 2024-404)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24
- 48.**     [2024-0406](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 & 2044 Liberty St - (0.14± Acres) - NC to RPI - Hoose Homes & Investments, Inc. & Hoose A, LLC (R.E. # 055193-0000 & 055194-0000) (Appl # L-5936-24C) (Dist. 7-Peluso) (Roberts) (LUZ)  
(Rezoning 2024-407)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/25/24 & 7/23/24

- 49.**     [2024-0407](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD-Q Rezoning at 0 & 2044 Liberty St - (0.14± Acres) - CN-S to CRO-S - Hoose Homes & Investments, Inc. & Hoose A, LLC (R.E. # 055193-0000 & 055194-0000) (Appl # L-5936-24C) (Dist. 7-Peluso) (Williams) (LUZ) (Small-Scale 2024-406)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24
- 50.**     [2024-0408](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3653 Newcomb Rd - (4.88± Acres) - RR to MDR - Newcomb Terrace, LLC (R.E. # 019487-0000) (Appl # L-5933-24C) (Dist. 8-Gaffney, Jr.) (Fogarty) (LUZ) (Rezoning 2024-409)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/25/24 & 7/23/24
- 51.**     [2024-0409](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD-Q Rezoning at 3653 Newcomb Rd - (4.88± Acres) - RR-Acre to RMD-A - Newcomb Terrace, LLC (R.E. # 019487-0000) (Appl # L-5933-24C) (Dist. 8-Gaffney, Jr.) (Williams) (LUZ) (Small-Scale 2024-408)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

- 52.**     [2024-0410](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 5570 Plymouth St - (0.18± Acres) - LI to MDR - John & Elizabeth Pecott (R.E. # 067012-0000) (Appl # L-5927-24C) (Dist. 9-Clark-Murray) (Fogarty) (LUZ)  
(Rezoning 2024-411)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/25/24 & 7/23/24
- 53.**     [2024-0411](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD-Q Rezoning at 5570 Plymouth St - (0.18± Acres) - IBP to RMD-A - John & Elizabeth Pecott (R.E. # 067012-0000) (Appl # L-5927-24C) (Dist. 9-Clark-Murray) (Corrigan) (LUZ)  
(Small-Scale 2024-410)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24
- 54.**     [2024-0412](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD-Q Rezoning at 1249 St. Johns Bluff Rd N - (3.0± Acres) - IBP to PUD, to Permit a Pool Contractor's Office With Parking of Related Heavy Equipment & Materials & Certain Other Industrial Business Park Allowed Uses, as Described in the Tempool PUD - Temple Holdings, LLC (R.E. # 161801-0030) (Dist. 2-Gay) (Fulton) (LUZ)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

- 55.**     [2024-0413](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD-Q Rezoning on Owens Rd, btwn Ranch Rd & I-95 - (61.97± Acres) - PUD (2008-790-E & 2022-16-E) to PUD, to Permit Residential Uses, Including Townhomes, as Described in the Owens Ranch Townhomes PUD - PAAL I-95, LLC (R.E. # 106256-0030, 019348-0710 & 019348-0700) (Dist. 8-Gaffney, Jr.) (Lewis) (LUZ)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24
- 56.**     [2024-0414](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD-Q Rezoning at 0 Peeler Rd & 5900 Ft. Caroline Rd, South of Ft. Caroline Rd, btwn Cesery Blvd & Peeler Rd - (9.64± Acres) - PUD (2015-238-E) to PUD, to Permit a School Parcel & a Commercial Parcel, as Described in the Jacksonville Classical Academy East PUD - Jacksonville Classical Academy East, Inc. (R.E. # 113315-0010 & 113315-0050) (Dist. 1-Amaro) (Lewis) (LUZ)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24
- 57.**     [2024-0415](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD-Q Rezoning on Valley Ridge Blvd, btwn Stonemason Way & Joellyn Ct - (0.17± Acres) - PUD (2015-282-E) to PUD, to Permit a Conventional Wireless Tower, as Described in the Coastal Ridge PUD - Sonoc Company, LLC (R.E. # 168149-9900 (Portion)) (Dist. 11-Arias) (Lewis) (LUZ)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

- 58.**     [2024-0416](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD-Q Rezoning at 9107, 9113, 9119, 9125, 9131 & 9149 Joannes Way - (2.00± Acres) - RR-Acre to RLD-60 - ET Kaeleigh's Crossing, LP (R.E. # 016259-2140 (Portion), 016259-2145, 016259-2150, 016259-2155, 016259-2160, & 016259-2165) (Dist. 14-Johnson) (Fulton) (LUZ)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24
- 59.**     [2024-0420](#)  
**DEFER**  
**(PH Next Cycle**  
**7/16/24)**
- ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg at 2259 W 26th St, btwn Almeda St & North Canal St as a Local Landmark - Verlene Harrell; 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. # 084361-0000) (Dist. 10-Pittman) (Lopera) (Req of JHPC)  
5/28/24 CO Introduced: LUZ  
6/4/24 LUZ Read 2nd & Rerefer  
6/11/24 CO Read 2nd & Rerefer  
LUZ PH - 7/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24
- 60.**     [2024-0454](#)  
**2ND READING**
- ORD Transmitting to the State of FL's Various Agencies for Review, a Proposed Large-Scale Revision to the FLUM Series of the 2045 Comp Plan, at 0 Main St N & 0 Pecan Park Rd, btwn I-95 & Main St & North of Pecan Park Rd - (1,003.91± Acres) - MU Subject to FLUE Site Specific Policy 4.3.15 & LI in the Rural & Suburban Dev Areas to LI, CGC, CSV, LDR, & MDR, With That Portion of the Property Located in the Rural Dev Area Being Added to the Suburban Dev Area; Repealing FLUE Site Specific Policy 4.3.15; Including a Revision to the Dev Areas Map - Rum East, LLC, Rum East A, LLC, Rum East B, LLC, Rum East C, LLC, Rum East D, LLC, Rum East E, LLC, Rum East F, LLC, Rum East G, LLC, Rum East H, LLC, Rum East I, LLC, Pecan Park Rail, LLC, PecPar, LLC, PecPar-A, LLC, PecPar-B, LLC, PecPar-C, LLC, PecPar-D, LLC & PecPar-E, LLC (R.E. # 108113-0005, 108113-0300, 108117-0005 & 108125-0000) (Appl # L-5886-23A) (Dist. 8-Gaffney, Jr.) (Roberts) (LUZ)  
6/11/24 CO Introduced: LUZ  
LUZ PH - 8/6/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 7/23/24 & 8/13/24

- 61.**     [2024-0455](#)  
**2ND READING**     ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-13) at 5717 Monroe Smith Rd - Sarah Leigh Thompson - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 30 ft in RR-Acre (R.E. # 015253-0030) (Dist. 12-White) (Lewis) (LUZ)  
6/11/24 CO Introduced: LUZ  
LUZ PH - 8/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/23/24
- 62.**     [2024-0456](#)  
**2ND READING**     ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-14) at 0 Hood Road - Nazmi Gjoni - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 149189-0040) (Dist. 5-J. Carlucci) (Williams) (LUZ)  
6/11/24 CO Introduced: LUZ  
LUZ PH - 8/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/23/24
- 63.**     [2024-0471](#)  
**2ND READING**     RESO-Q Concerning the Appeal of a Final Order of the Jax Historic Preservation Commission Apv Appl for Certificate of Appropriateness, as Req by Frank L. Butler, Seeking Appvl to Demolish a Contributing Structure in the Springfield Historic District at 125 3rd St, Filed by Kim Pryor, Vice-President of Preservation SOS, Inc., Pursuant to Ch 307 (Historic Preservation & Protection), Pt 2 (Appellate Procedure), Ord Code; Adopt Recommended Findings & Conclusions of the LUZ Committee (COA-24-30120) (R.E. # 070937-0015) (Dist. 7-Peluso) (Reingold) (LUZ)  
6/11/24 CO Introduced: LUZ  
LUZ PH -



64. [2024-0478](#)  
**2ND READING**
- ORD-MC Amend Sec 656.361.5.1 (Uses Permitted Generally-Applicable to All Overlay Districts Zoned CCBD), Sec 656.361.5 (Use Regulations), Subpt H (Downtown Overlay Zone & Downtown District Use & Form Regulations), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Auth Temporary Parking for No Longer Than 4 Yrs on a Site That is Used Primarily for Govt Uses or for NFL Games or Other Special Events Occurring at the Stadium &/or Daily's Place Including Secondary Private Use When Not Required for Governmental Uses or Event Parking; Prov Codification Instructions (Sawyer) (Req of Mayor)  
(Companion 2024-904)  
6/11/24 CO Introduced: NCSPHS, R, LUZ  
6/17/24 NCSPHS Read 2nd & Rerefer  
6/17/24 R Read 2nd & Rerefer  
LUZ PH - 8/6/24  
Public Hearing Pursuant to Ch 166.041(3)(c)(2)(b), F.S. & CR 3.601 - 7/23/24 & 8/13/24

**NOTE: The next regular meeting will be held Tuesday, July 16, 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: 6.21.24 5:00 pm