

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Agenda - Marked

**Tuesday, November 19, 2024**

**5:00 PM**

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

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

*Kevin Carrico, Chair*

*Raul Arias, Vice Chair*

*Ken Amaro*

*Joe Carlucci*

*Rory Diamond*

*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.: Bruce Lewis*

*Planning Dept.: Erin Abney*

Meeting Convened:

Meeting Adjourned:

Attendance:

Item/File No.

Title History

1. [2022-0888](#)

**DEFER**

**(Previously continued to 12/3/24)**

**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 & Rerefer |1/10/23 CO Read 2nd & Rerefer  
 1/24/23 CO PH Addnt'l 2/14/23  
 CO PH Cont'd on 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 9/26/23, 10/10/23, 10/24/23, 11/14/23, 11/28/23, 1/10/24, 1/23/24, 2/27/24, 3/26/24, 4/23/24, 5/28/24, 7/23/24, 8/13/24, 9/10/24, 10/8/24, 12/10/24  
 LUZ PH – 2/7/23, 2/22/23, 3/22/23, 4/4/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23, 9/19/23, 10/3/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24, 1/17/24, 2/21/24, 3/19/24, 4/16/24, 5/21/24, 7/16/24, 8/6/24, 9/4/24, 10/1/24, 11/6/24, 12/3/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 9/26/23, 10/10/23, 10/24/23, 11/14/23, 11/28/23, 1/10/24, 1/23/24, 2/27/24, 3/26/24, 4/23/24, 5/28/24, 7/23/24, 8/13/24, 9/10/24, 10/8/24, 11/12/24, 12/10/24

2. [2022-0889](#)  
**DEFER**  
 (Previously continued to 12/3/24)  
 Applicant: Steve Diebenow
- ORD-Q Rezoning at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (12.95± Acres) – PUD (2008-653-E) to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the San Pablo Place II PUD – Steinemann San Pablo, LLC (R.E. # 181767-0060) (Appl # L-5715-22C) (Dist. 13-Diamond) (Lewis) (LUZ) (Small Scale 2022-888)  
 12/13/22 CO Introduced: LUZ  
 1/4/23 LUZ Read 2nd & Rerefer | 1/10/23 CO Read 2nd & Rerefer  
 1/24/23 CO PH Addnt'l 2/14/23  
 CO PH Cont'd on 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 9/26/23, 10/10/23, 10/24/23, 11/14/23, 11/28/23, 1/10/24, 1/23/24, 2/27/24, 3/26/24, 4/23/24, 5/28/24, 7/23/24, 8/13/24, 9/10/24, 10/8/24, 12/10/24  
 LUZ PH – 2/7/23, 2/22/23, 3/22/23, 4/4/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23, 9/19/23, 10/3/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24, 1/17/24, 2/21/24, 3/19/24, 4/16/24, 5/21/24, 7/16/24, 8/6/24, 9/4/24, 10/1/24, 11/6/24, 12/3/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 9/26/23, 10/10/23, 10/24/23, 11/14/23, 11/28/23, 1/10/24, 1/23/24, 2/27/24, 3/26/24, 4/23/24, 5/28/24, 7/23/24, 8/13/24, 9/10/24, 10/8/24, 11/12/24, 12/10/24
3. [2023-0325](#)  
**DEFER**  
 (Previously amended & re-referred by Council)  
 (Re-noticed & re-advertised PH on 1/7/25)  
 Applicant: Paul Harden
- 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

4. [2023-0326](#)  
**DEFER**  
 (Previously amended & re-referred by Council)  
 (Re-noticed & re-advertised PH on 1/7/25)  
 Applicant: Paul Harden
- 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
5. [2024-0524](#)  
**OPEN PH**  
**CONT PH**  
**12/3/24**  
**NO PD/PC**  
**REPORTS**  
 Applicant: Curtis Hart
- 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 Addn'tl 9/10/24  
 9/10/24 CO PH Cont'd 9/24/24  
 9/24/24 CO PH Cont'd 10/8/24  
 10/8/24 CO PH Cont'd 10/22/24  
 10/22/24 CO PH Cont'd 11/12/24  
 11/12/24 CO PH Cont'd 11/26/24  
 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, 11/26/24

6. [2024-0525](#) ORD-Q Rezoning at 1404 Blair Rd - (4.8± Acres) - AGR to PUD, to Permit Residential Uses, Including Townhomes, as Described in the Blair Road Townhomes PUD - Franck Ventures Company (R.E. # 008913-0000) (Appl # L-5937-24C) (Dist. 12-White) (Corrigan) (LUZ)  
(Small-Scale 2024-524)  
7/23/24 CO Introduced: LUZ  
8/6/24 LUZ Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
8/27/24 CO PH Addnt'l 9/10/24  
9/10/24 CO PH Cont'd 9/24/24  
9/24/24 CO PH Cont'd 10/8/24  
10/8/24 CO PH Cont'd 10/22/24  
10/22/24 CO PH Cont'd 11/12/24  
11/12/24 CO PH Cont'd 11/26/24  
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, 11/26/24
- OPEN PH**  
**CONT PH**  
**12/3/24**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Curtis Hart**
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  
11/12/24 CO PH Cont'd 11/26/24  
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, 11/26/24
- OPEN PH**  
**CLOSE PH**
- MOVE**
- Applicant:**  
**Shan Ramalingam**

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)  
**EX-PARTE** (Small-Scale 2024-529)  
**OPEN PH** 7/23/24 CO Introduced: LUZ  
**CLOSE PH** 8/6/24 LUZ Read 2nd & Rerefer  
**MOVE** 8/13/24 CO Read 2nd & Rerefer  
 8/27/24 CO PH Addnt'l 9/10/24  
**Applicant:** 9/10/24 CO PH Cont'd 9/24/24  
**Shan Ramalingam** 9/24/24 CO PH Cont'd 10/8/24  
 10/8/24 CO PH Cont'd 10/22/24  
 10/22/24 CO PH Cont'd 11/12/24  
 11/12/24 CO PH Cont'd 11/26/24  
 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, 11/26/24
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)  
**OPEN PH** 7/23/24 CO Introduced: LUZ  
**CONT PH** 8/6/24 LUZ Read 2nd & Rerefer  
**12/3/24** 8/13/24 CO Read 2nd & Rerefer  
**NO PD/PC** 8/27/24 CO PH Only  
**REPORTS** LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/19/24  
**Applicant:** Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24  
**Paul Harden**
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)  
**DEFER** 7/23/24 CO Introduced: LUZ  
**(Previously re-referred by Council)** 8/6/24 LUZ Read 2nd & Rerefer  
 8/13/24 CO Read 2nd & Rerefer  
**(Re-noticed & re-advertised PH on 12/3/24)** 8/27/24 CO PH Only  
 11/6/24 LUZ PH Amend/Approve 5-0  
 11/12/24 CO Rerefer to LUZ 16-0  
**Applicant:** LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, & 12/3/24  
**Paul Harden** Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

11. [2024-0539](#)  
**DEFER**  
 (Previously continued to 1/22/25)  
**Applicant:**  
**Greg Matovina**
- 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
12. [2024-0611](#)  
**DEFER**  
 (Previously continued to 1/22/25)  
**Applicant:**  
**Cyndy Trimmer**
- ORD-Q Rezoning at 4218 & 4230 Ortega Blvd, btwn Manitou Ave & Corinthian Ave - (0.90± Acres) - CN to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the Ortega Carriage House PUD - Bulls Dixon Equity Partners, LLC (R.E. # 101598-0000 & 101599-0000) (Dist. 7-Peluso) (Cox) (LUZ)  
 8/13/24 CO Introduced: LUZ  
 8/20/24 LUZ Read 2nd & Rerefer  
 8/27/24 CO Read 2nd & Rerefer  
 9/10/24 CO PH Cont'd 9/24/24  
 9/24/24 CO PH Cont'd 10/22/24  
 10/22/24 CO PH Cont'd 11/12/24  
 11/12/24 CO PH Cont'd 1/28/25  
 LUZ PH - 9/17/24, 10/15/24, 11/19/24, 1/22/25  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24, 9/24/24, 10/22/24, 11/12/24, 1/28/25
13. [2024-0616](#)  
**EX-PARTE**  
**OPEN PH**  
**CLOSE PH**  
**MOVE**  
**Applicant:**  
**Ryan Richardson**
- 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

14. [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)
- EX-PARTE** 8/27/24 CO Introduced: LUZ  
9/4/24 LUZ Read 2nd & Rerefer
- OPEN PH** 9/10/24 CO Read 2nd & Rerefer  
**CLOSE PH** 9/24/24 CO PH Only
- MOVE** 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
- Applicant:**  
**Janis Fleet**
15. [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) (PD & PC Apv) (Rezoning 2024-717)
- OPEN PH** 9/10/24 CO Introduced: LUZ, JWC  
**CLOSE PH** 9/17/24 LUZ Read 2nd & Rerefer  
9/24/24 CO Read 2nd & Rerefer  
10/8/24 CO PH Addnt'l 10/22/24  
10/22/24 CO PH Cont'd 11/12/24  
11/12/24 CO PH Cont'd 11/26/24
- MOVE** 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, 11/26/24
- Applicant:**  
**Cyndy Trimmer**



16. [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) (PD & PC Amd/Apv)  
(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  
11/12/24 CO PH Cont'd 11/26/24  
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, 11/26/24
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- AMEND**
- MOVE**
- Applicant:**  
**Cyndy Trimmer**

**AMENDMENT:**

1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated November 4, 2024).
2. Attaches a Revised Exhibit 4 (revised PUD Site Plan dated October 7, 2024).

17. [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) (PD & PC Apv)  
(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
- OPEN PH**
- CLOSE PH**
- MOVE**
- Applicant:**  
**Hayden Phillips**

18. [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) (PD & PC Amd/Apv) (Small-Scale 2024-718)
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- AMEND**
- MOVE**
- Applicant:**  
**Hayden Phillips**
- 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

**AMENDMENT:**

1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated October 21, 2024).
2. Attaches a Revised Exhibit 4 (revised PUD Site Plan dated October 21, 2024).

19. [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)
- OPEN PH**
- CONT PH**
- 12/3/24**
- NO PD/PC**
- REPORTS**
- Applicant:**  
**Curtis Hart**
- 9/10/24 CO Introduced: LUZ  
9/17/24 LUZ Read 2nd & Rerefer  
9/24/24 CO Read 2nd & Rerefer  
10/8/24 CO PH Addnt'l 10/22/24  
10/22/24 CO PH Cont'd 11/12/24  
11/12/24 CO PH Cont'd 11/26/24  
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, 11/26/24

20. [2024-0721](#) ORD-Q Rezoning at 0 & 8962 Magill Rd N & 8956 Magill Rd, btwn Magill Rd N, Magill Rd, Jones Rd & Pritchard Rd - (28.19± Acres) - AGR to PUD, to Permit Single-Family Residential Dwellings, as Described in the Jones-Magill PUD - Sharon Simms Bishop, Sheila Simms Kennedy, Tambra Kennedy Shurley & Donna Kay Simms Rodriguez & Ralph A. Rodriguez (R.E. # 003366-0050, 003366-0150, 003366-0210 & 003366-0220) (Appl # L-5954-24C) (Dist. 12-White) (Corrigan) (LUZ)  
(Small-Scale 2024-720)  
9/10/24 CO Introduced: LUZ  
9/17/24 LUZ Read 2nd & Rerefer  
9/24/24 CO Read 2nd & Rerefer  
10/8/24 CO PH Addnt'l 10/22/24  
10/22/24 CO PH Cont'd 11/12/24  
11/12/24 CO PH Cont'd 11/26/24  
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, 11/26/24
- OPEN PH**  
**CONT PH**  
**12/3/24**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Curtis Hart**
21. [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
- OPEN PH**  
**CONT PH**  
**12/3/24**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Cyndy Trimmer**
22. [2024-0785](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Beach Blvd, btwn Palm Ln & Grove Park Blvd - (0.09± Acres) - LDR to CGC - Modwelling, LLC (R.E. # 136291-0000(Portion)) (Appl # L-5959-24C) (Dist. 4-Carrico) (Roberts) (LUZ) (JWC Apv) (PD & PC Apv) (Rezoning 2024-786)  
10/8/24 CO Introduced: LUZ, JWC  
10/15/24 LUZ Read 2nd & Rerefer  
10/22/24 CO Read 2nd & Rerefer  
11/12/24 CO PH Addnt'l 11/26/24  
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
- OPEN PH**  
**CLOSE PH**
- MOVE**
- Applicant:**  
**Anes Dracic**

**23.**     [2024-0786](#)     ORD-Q Rezoning at 0 Beach Blvd, btwn Palm Ln & Grove Park Blvd - (1.37± Acres) - RLD-90 & CCG-1 to PUD, to Permit Multifamily Dwelling Units as Described in the Pottsburg Creek Apartments PUD - Modwelling, LLC (R.E. # 136291-0000 & 136380-0000) (Appl # L-5959-24C) (Dist. 4-Carrico) (Williams) (LUZ) (GAB CPAC Deny) (PD & PC Amd/Apv) (Small-Scale 2024-785)

**EX-PARTE**

**OPEN PH**

**CLOSE PH**

**AMEND**

**MOVE**

**(w/Condition)**

**Applicant:**     10/8/24 CO Introduced: LUZ

**Anes Dracic**     10/15/24 LUZ Read 2nd & Rerefer

                      10/22/24 CO Read 2nd & Rerefer

                      11/12/24 CO PH Addnt'l 11/26/24

                      LUZ PH - 11/19/24

                      Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24 & 11/26/24

**CONDITION:**

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

**24.**     [2024-0787](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Moncrief Rd W & 6739 Utsey Rd, btwn Garden St, Imeson Rd, Utsey Rd & Moncrief Rd W - (38.47± Acres) - AGR to LI - Stone Mountain Industrial Park, Inc. & Topo Chico, LLC (R.E. # 002966-0000 & 002942-0000) (Appl # L-5971-24C) (Dist. 12-White) (Kelly) (LUZ) (PD & PC Apv) (Rezoning 2024-788)

**OPEN PH**

**CLOSE PH**

**MOVE**

**Applicant:**     10/8/24 CO Introduced: LUZ

**Cyndy Trimmer**     10/15/24 LUZ Read 2nd & Rerefer

                      10/22/24 CO Read 2nd & Rerefer

                      11/12/24 CO PH Addnt'l 11/26/24

                      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





- 31.**     [2024-0821](#)  
**DEFER**  
**(PH Next Cycle**  
**12/3/24)**
- 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  
11/12/24 CO 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
- 32.**     [2024-0822](#)  
**DEFER**  
**(PH Next Cycle**  
**12/3/24)**
- 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  
11/12/24 CO 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
- 33.**     [2024-0823](#)  
**DEFER**  
**(PH Next Cycle**  
**12/3/24)**
- 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  
11/12/24 CO 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

- 34.**     [2024-0824](#)  
**DEFER**  
**(PH Next Cycle**  
**12/3/24)**
- 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  
11/12/24 CO 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
- 35.**     [2024-0825](#)  
**DEFER**  
**(PH Next Cycle**  
**12/3/24)**
- 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  
11/12/24 CO 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



- 36.**     [2024-0826](#)  
**DEFER**  
**(PH Next Cycle**  
**12/3/24)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 6810, 6820 Greenland Ridge Ln N & 0 Greenland Rd, East of the I-295 & Philips Hwy Interchange - (10.6± Acres) - LDR to LI - Sharon Burnette, Linda Gilyard, Carolyn Gilyard, Soloman Odom, Bobbie Ann Odom & Torr Gilyard (R.E. # 167859-0500 (Portion), 167828-1010 (Portion), 167829-0030, 167829-0000, 167829-0046 & 167829-0040) (Appl # L-5966-24C) (Dist. 11-Arias) (Roberts) (LUZ)  
(Rezoning 2024-827)  
10/22/24 CO Introduced: LUZ  
11/6/24 LUZ Read 2nd & Rerefer  
11/12/24 CO Read 2nd & Rerefer  
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
- 37.**     [2024-0827](#)  
**DEFER**  
**(PH Next Cycle**  
**12/3/24)**
- ORD-Q Rezoning at 0, 6810, 6820 Greenland Ridge Ln N & 0 Greenland Rd, East of the I-295 & Philips Hwy Interchange - (10.6± Acres) - RLD-90 & RR-Acre to PUD, to Permit Industrial Uses, as Described in the Greenland Ridge PUD - Sharon Burnette, Linda Gilyard, Carolyn Gilyard, Soloman Odom, Bobbie Ann Odom & Torr Gilyard (R.E. # 167859-0500 (Portion) 167828-1010 (Portion), 167829-0030, 167829-0000, 167829-0046 & 167829-0040) (Appl # L-5966-24C) (Dist. 11-Arias) (Lewis) (LUZ)  
(Small-Scale 2024-826)  
10/22/24 CO Introduced: LUZ  
11/6/24 LUZ Read 2nd & Rerefer  
11/12/24 CO Read 2nd & Rerefer  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24
- 38.**     [2024-0828](#)  
**DEFER**  
**(PH Next Cycle**  
**12/3/24)**
- 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  
11/12/24 CO Read 2nd & Rerefer  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

- 39.**     [2024-0829](#)  
**DEFER**  
**(PH Next Cycle**  
**12/3/24)**     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  
11/12/24 CO Read 2nd & Rerefer  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24
- 40.**     [2024-0830](#)  
**DEFER**  
**(PH Next Cycle**  
**12/3/24)**     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  
11/12/24 CO Read 2nd & Rerefer  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24
- 41.**     [2024-0831](#)  
**DEFER**  
**(PH Next Cycle**  
**12/3/24)**     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  
11/12/24 CO Read 2nd & Rerefer  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24
- 42.**     [2024-0832](#)  
**DEFER**  
**(PH Next Cycle**  
**12/3/24)**     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  
11/12/24 CO Read 2nd & Rerefer  
LUZ PH - 12/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

43. [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) (PD Amd/Apv)
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- AMEND**
- MOVE**
- (w/Condition)**
- 10/22/24 CO Introduced: LUZ
- Applicant:** 11/6/24 LUZ Read 2nd & Rerefer
- Cyndy Trimmer** 11/12/24 CO PH Read 2nd & Rerefer
- LUZ PH - 11/19/24
- Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

**PLANNING DEPARTMENT CONDITION:**

**1. The zoning exception granted herein shall not be effective unless or until the required Waiver of Minimum Distance Requirements for Liquor License Location (WLD-24-16) pursuant to Section 656.133 of the Ordinance Code, is issued for the Subject Property.**

44. [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) (PD Apv)
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- MOVE**
- 10/22/24 CO Introduced: LUZ
- 11/6/24 LUZ Read 2nd & Rerefer
- 11/12/24 CO PH Read 2nd & Rerefer
- LUZ PH - 11/19/24
- Applicant:** Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24
- Ken Adams**

45. [2024-0835](#) ORD Adopt a Modification to the City's 2045 Comp Plan for the Purpose of Amend the Capital Improvement Element Schedule of Projs to Include the 301 Villages Water, Wastewater & Reuse Water Facilities & Updating the 2045 Mobility System Schedule of Projs within the Capital Improvements Element to Include Braddock Rd from Lem Turner Rd to Dunn Ave & Acree Rd Extension from New Kings Rd to Old Kings Rd as Mobility System Projs in the Corridor Mode to Mobility Zone 4 (Reingold) (Req of Mayor) (PD & PC Apv)
- MOVE**
- 10/22/24 CO Introduced: F, LUZ
- 11/6/24 F Read 2nd & Rerefer
- 11/6/24 LUZ Read 2nd & Rerefer
- 11/12/24 CO PH Read 2nd & Rerefer
- Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

46. [2024-0851](#)  
**DEFER**
- 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  
11/12/24 CO PH Read 2nd & Rerefer  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24
47. [2024-0859](#)  
**2ND READING**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Lane Ave, btwn Normandy Blvd & Lenox Ave - (12.0± Acres) - CGC to MDR - IPS Enterprises, Inc. (R.E. # 011778-0055 (Portion)) (Appl # L-5972-24C) (Dist. 9-Clark-Murray) (Kelly) (LUZ)  
(Rezoning 2024-860)  
11/12/24 CO Introduced: LUZ  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/10/24 & 1/14/25
48. [2024-0860](#)  
**2ND READING**
- ORD-Q Rezoning at 0 Lane Ave, btwn Normandy Blvd & Lenox Ave - (14.0± Acres) - RMD-D & CCG-1 to PUD, to Permit a Residential Subdivision, as Described in the Cedar River Station PUD - IPS Enterprises, Inc. (R.E. # 011778-0055) (Appl # L-5972-24C) (Dist. 9-Clark-Murray) (Lewis) (LUZ)  
(Small-Scale 2024-859)  
11/12/24 CO Introduced: LUZ  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25

- 49.**     [2024-0861](#)  
**2ND READING**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3701, 3697, & 3731 Hemlock St, West of Lem Turner Rd - (9.8± Acres) - RR to MDR - Drew Donovan Hood, Terri L. Hood & David D. Hood (R.E. # 019466-0170, 019466-0020, 019466-0180, & 019466-0030) (Appl # L-5960-24C) (Dist. 8-Gaffney, Jr.) (Roberts) (LUZ)  
(Rezoning 2024-862)  
11/12/24 CO Introduced: LUZ  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/10/24 & 1/14/25
- 50.**     [2024-0862](#)  
**2ND READING**
- ORD-Q Rezoning at 3701, 3697, & 3731 Hemlock St, West of Lem Turner Rd - (9.8± Acres) - RR-Acre to RMD-A - Drew Donovan Hood, Terri L. Hood & David D. Hood (R.E. # 019466-0170, 019466-0020, 019466-0180, & 019466-0030) (Appl # L-5960-24C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)  
(Small-Scale 2024-861)  
11/12/24 CO Introduced: LUZ  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25
- 51.**     [2024-0863](#)  
**2ND READING**
- ORD-Q Rezoning at 5800 San Juan Ave, btwn Hyde Park Rd & Niblick Dr - (0.5± Acres) -CCG-1 to CCG-2 - Shakilla Ahmad & Noor Ahmad (R.E. # 068540-0000) (Dist. 9-Clark-Murray) (Read) (LUZ)  
11/12/24 CO Introduced: LUZ  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24
- 52.**     [2024-0864](#)  
**2ND READING**
- ORD-Q Rezoning at 3046 Capper Rd, btwn Maidstone Cove Dr & Lem Turner Rd - (0.9± Acres) - CCG-1 to PUD, to Permit Outdoor Storage & Parking, Light Manufacturing & Office & Commercial Uses, as Described in the Capper Rd PUD - Spa Smiley Trucking, Inc. (R.E. # 020394-0000) (Dist. 8-Gaffney, Jr.) (Lewis) (LUZ)  
11/12/24 CO Introduced: LUZ  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

- 53.**     [2024-0865](#)  
**2ND READING**     ORD-Q Rezoning at 0, 1465 & 1515 N Old Middleburg Rd & 0 Chickasaw Ave, btwn Memorial Park Rd & Lenox Ave - (10.15± Acres) - RMD-B to RMD-D - Donald Ray Taylor (Life Estate) (R.E. # 011657-0000, 011648-0000, 011649-0000, 011650-0010 & 011659-0010) (Dist. 9-Clark-Murray) (Cox) (LUZ)  
11/12/24 CO Introduced: LUZ  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24
- 54.**     [2024-0866](#)  
**2ND READING**     ORD-Q Rezoning at 0 Zoo Pkwy, btwn Dunn Creek & I-295 - (34.03± Acres) - PUD to IH - CK Investments Financing, LLC (R.E. # 108758-0200) (Dist. 2-Gay) (Nagbe) (LUZ)  
11/12/24 CO Introduced: LUZ  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24
- 55.**     [2024-0867](#)  
**2ND READING**     ORD-Q Rezoning at 11000 Beach Blvd, btwn Providence Dr & St Johns Bluff Rd S - (11.01± Acres) - CCG-2 & PUD (2007-1243-E) to PUD, to Permit Multi-Family & Commercial Uses, as Described in the 11000 Beach Boulevard PUD - Pamela Equities Corp. (R.E. # 165412-2000 (Portion)) (Dist. 4-Carrico) (Corrigan) (LUZ)  
11/12/24 CO Introduced: LUZ  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24
- 56.**     [2024-0868](#)  
**2ND READING**     ORD Apv the Proposed 2024B Series Text Amendment to the FLUE of the 2045 Comp Plan of the City to Amend the Operative Provisions & the Low Density Residential (LDR) & Medium Density Residential (MDR) Categories Relating to Duplexes, Tri-plexes & Quad-plexes & Density in the Missing Middle & Adopting the Missing Middle Overlay Map, for Transmittal to the State of FL's Various Agencies for Review (Reingold) (Introduced by CM Diamond)  
11/12/24 CO Introduced: LUZ  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/10/24 & 1/14/25

57. [2024-0869](#)  
**2ND READING**
- ORD-MC Amend Secs 656.305 (Low Density Residential Category) & 656.306 (Medium Density Residential Category), Subpt B (Residential Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Provide for Duplexes, Tri-plexes & Quad-plexes as Permitted Uses in Certain Districts & Dev Areas; & Amend Secs 656.604 (Number of Off-Street Parking Spaces) & 656.607 (Design Standards for Off-Street, On-Street Parking & Loading Facilities), Subpt A (Off-Street Parking, On-Street Parking & Loading for Motor Vehicles), Pt 6 (Off-Street Parking, On-Street Parking & Loading Regulations), Ch 656 (Zoning Code), Ord Code, to Provide Parking Standards for Duplexes, Tri-plexes & Quad-plexes (Reingold) (Introduced by CM Diamond)  
11/12/24 CO Introduced: R, LUZ  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25
58. [2024-0870](#)  
**2ND READING**
- ORD-MC Amend Sec 656.306 (Medium Density Residential Category), Subpt B (Residential Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Sec 656.403 (Accessory Uses & Structures; Accessory Dwelling Units), Subpt B (Misc Regulations), Sec 656.432 (Applicability), Subpt C (Architectural & Aesthetic Regulations For Single-Family Dwellings), Pt 4 (Supplementary Regulations), & Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Revise Various Regulations Related to Cottages & Accessory Dwelling Units; Prov for Codification Instructions; (Reingold) (CM Diamond)  
11/12/24 CO Introduced: R, LUZ  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25
59. [2024-0880](#)  
**2ND READING**
- ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Institutional Bldg at 1221 E 16th St, btwn Franklin St & MLK Jr Pkwy, as a Local Landmark - Jack Sun Villas, LLC; Statement of Landmark Criteria Satisfied; Identifying those Activities which Require the Issuance of a COA; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas (R.E. # 113567-0010) (Dist. 7-Peluso) (Lopera) (Req of JHPC)  
11/12/24 CO Introduced: LUZ  
LUZ PH - 1/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

**NOTE: The next regular meeting will be held Tuesday, December 3, 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.**