

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, June 4, 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

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: Jason Teal, Deputy GC

Planning Dept.: Krista Fogarty

Planning Dept.: Bruce Lewis

Planning Dept.: Erin Abney

Meeting Convened: 5:01 PM

Meeting Adjourned: 9:50 PM

Rollcall

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

Attendance:

CM Pittman - 2024-275 & 2024-276

CM Gay - 2023-856

CM Clark-Murray - Visiting

Item/File No.	Title History
1. 2022-0888	<p>ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (R.E. # 181767-0060) (12.95± Acres) – CGC to RPI – Steinemann San Pablo, LLC (Appl # L-5715-22C) (Dist. 13-Diamond) (Trout) (LUZ) (Rezoning 2022-889) 12/13/22 CO Introduced: LUZ 1/4/23 LUZ Read 2nd & Rerefer 1/10/23 CO Read 2nd & Rerefer 1/24/23 CO PH Addnt'l 2/14/23 2/14/23 CO PH Cont'd 2/28/23 2/28/23 CO PH Cont'd 3/28/23 3/28/23 CO PH Cont'd 4/11/23 4/11/23 CO PH Cont'd 5/9/23 5/9/23 CO PH Cont'd 5/23/23 5/23/23 CO PH Cont'd 6/13/23 6/13/23 CO PH Cont'd 6/27/23 6/27/23 CO PH Cont'd 7/25/23 7/25/23 CO PH Cont'd 8/8/23 8/8/23 CO PH Cont'd 8/22/23 8/22/23 CO PH Cont'd 9/12/23 9/12/23 CO PH Cont'd 9/26/23 9/26/23 CO PH Cont'd 10/10/23 10/10/23 CO PH Cont'd 10/24/23 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</p>

DEFER

Public hearing previously continued to 7/16/24

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)
(Small Scale 2022-888)
12/13/22 CO Introduced: LUZ
1/4/23 LUZ Read 2nd & Rerefer | 1/10/23 CO Read 2nd & Rerefer
1/24/23 CO PH Addnt'l 2/14/23 | 2/14/23 CO PH Cont'd 2/28/23
2/28/23 CO PH Cont'd 3/28/23 | 3/28/23 CO PH Cont'd 4/11/23
4/11/23 CO PH Cont'd 5/9/23 | 5/9/23 CO PH Cont'd 5/23/23
5/23/23 CO PH Cont'd 6/13/23 | 6/13/23 CO PH Cont'd 6/27/23
6/27/23 CO PH Cont'd 7/25/23 | 7/25/23 CO PH Cont'd 8/8/23
8/8/23 CO PH Cont'd 8/22/23 | 8/22/23 CO PH Cont'd 9/12/23
9/12/23 CO PH Cont'd 9/26/23 | 9/26/23 CO PH Cont'd 10/10/23
10/10/23 CO PH Cont'd 10/24/23 | 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

DEFER**Public hearing previously continued to 7/16/24**

- 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
 - 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

PH OPEN/CONT 6/18/24

No speakers

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) (Small Scale 2023-325)
5/23/23 CO Introduced: LUZ
6/6/23 LUZ Read 2nd & Rerefer | 6/13/23 CO Read 2nd & Rerefer
6/27/23 CO PH Addn'tl 7/25/23 | 7/25/23 CO PH Cont'd 8/8/23
8/8/23 CO PH Cont'd 8/22/23 | 8/22/23 CO PH Cont'd 9/12/23
9/12/23 CO PH Cont'd 10/10/23 | 10/10/23 CO PH Cont'd 11/14/23
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
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

PH OPEN/CONT 6/18/24**No speakers**

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) (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
 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

PH OPEN/CONT 6/18/24

No speakers

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) (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
 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

PH OPEN/CONT 6/18/24

No speakers

- 7. [2023-0706](#) ORD-Q Granting Administrative Deviation (Appl # AD-23-84), at 0 St. Augustine Rd, btwn St. Augustine Rd & Lorimier Rd - T20 Holdings LLC - Requesting to: (1) Decrease the Min Number of Loading Spaces from 1 to 0, (2) Reduce the Perimeter Landscape Buffer btwn Vehicle Use Area & Abutting Property Along the South Boundary from 5 ft to 2 ft, (3) Decrease the Min Width of Driveway Access from St. Augustine Rd from 24 ft to 13 ft, & (4) Reduce the Uncomplimentary Land-Use Buffer Width from 10 ft to 5 ft Along the North Property Boundary from 10 ft to 5 ft Along the East Property Boundary & from 10 ft to 2 ft Along the South Property Boundary in RLD-60 (RE # 130411-0110, 130411-0120 & 130411-0130) (Dist. 5-J. Carlucci) (Williams) (LUZ) (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 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

PH OPEN/CONT 6/18/24

No speakers

8. [2023-0856](#) ORD-Q Rezoning at 0 Bradley Cove Rd & 0 Lady Lake Rd, btwn Lady Lake Rd & Duval Station Rd - (1.39± Acres) - PUD (2008-514-E & 2015-49-E) to PUD - to Permit Commercial Uses, as Described in the Northcreek Commercial Outparcel PUD - RBSSSS, LLC (R.E. # 106606-0000 & 106606-5037) (Dist. 8-Gaffney, Jr.) (Fulton) (LUZ) (N CPAC Deny) (PD & PC Amd/Apv) (Ex Parte: CMs Salem, Diamond, Gay, Arias, Amaro, Boylan, Howland, White, Pittman, Miller, Clark-Murray, Johnson, Gaffney, Jr., Carrico & J. Carlucci)
 12/12/23 CO Introduced: LUZ
 1/3/24 LUZ Read 2nd & Rerefer
 1/10/24 CO Read 2nd & Rerefer
 1/23/24 CO PH Cont'd 2/13/24
 2/13/24 CO PH Only
 6/4/24 LUZ PH Amend/Approve 6-1 (w/Cond) (Gaffney, Jr.)
 LUZ PH - 2/6/24, 2/21/24, & 4/16/24 (Limited PH), 6/4/24 (Limited PH)
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24, 2/13/24

PH AMEND/APPROVE W/CONDITION

Public hearing opened and closed.

Ex parte declarations: CMs Amaro, Gaffney Jr., J. Carlucci, Johnson and Carrico Jason Teal, OGC, explained the limitations on the public hearing.

Motion/2nd move to amend: Diamond/Johnson (6-1 with CM Gaffney Jr. in opposition)

There was a discussion about the results of the traffic study and the suitability of the location.

Motion/2nd to move CM Arias' condition to extend the brick wall in front of the neighborhood if agreeable to the HOA,: Diamond/Johnson - condition approved unanimously.

Motion/2nd to move the bill as twice amended: Diamond/Johnson

Motion/2nd move to reconsider CM Arias' condition: Diamond/Johnson - condition failed 0-6

Motion/2nd to move CM Johnson's condition to put the entrance/exit of the restaurant on Duval Station Road: Johnson/Gaffney Jr. - condition failed 2-5 with Johnson and Gaffney Jr. in the affirmative.

Motion/2nd move to approve as once amended: Diamond/Arias

Speakers: Tom Ingram (support), Mike Getchell (oppose), Jeremy Shellenberger (oppose, did not speak), John Brundage (oppose), Christine Brundage (oppose), Doreen Roman (oppose, did not speak), Adam Shaw (oppose), Veronica Shaw (oppose), Belinda Pepers (oppose, did not speak), John Pepers (oppose), Mark Clark (oppose), Theresa Spivey (oppose, did not speak), Franscine Smith (oppose, did not speak), Erica Shellenberger (oppose, did not speak), Christopher Medick (oppose, did not speak), Andra Medick (oppose, did not speak), Fred Stuart (oppose, did not speak), Shindy Stuart (oppose, did not speak), Robert Sellevaag (oppose, did not speak), Joshua Pruitt (oppose, did not speak), Amish Patel (oppose, did not speak), Lisa Schnale (oppose), Olivier Roman (oppose), Tracy Terry (oppose), Erika Becker (oppose), Jennifer Santelli (support, did not speak) Dennis Doiron (oppose, did not speak), Barbara McKinley (oppose), Sean Irving

(oppose, did not speak), Haley Brown (oppose, did not speak), Kyle Morel (support, did not speak), Robert Jackson (oppose, did not speak), Marilyn Jackson (oppose, did not speak), Glenn Spivey (oppose), King Smith (oppose), Lisa Musick-Kurtz (oppose), Ralph Fisher (oppose, did not speak), Melanie Fisher (oppose, did not speak), Jan Tryon (oppose, did not speak), Lynn Doiron (oppose), Roberta Smith (oppose)

Aye: 6 - Carrico, Amaro, Arias, Carlucci, Diamond and Johnson

Nay: 1 - Gaffney Jr.

AMENDMENT:

Rezoning approved subject to 1 condition:

1. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles. All lighting lamp sources within the parking and pedestrian areas shall be metal halide, compact fluorescent or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.

- 9. [2024-0222](#) 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

DEFER

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10. [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)
(Rezoning 2024-226)
3/26/24 CO Introduced: LUZ
4/2/24 LUZ Read 2nd & Rerefer
4/9/24 CO Read 2nd & Rerefer
4/23/24 CO PH Addn'tl 5/14/24
5/14/24 CO PH Cont'd 6/11/24
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

PH OPEN/CONT 6/18/24

Speaker: Fred Atwill (support)

11. [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)
(Small-Scale 2024-225)
3/26/24 CO Introduced: LUZ
4/2/24 LUZ Read 2nd & Rerefer
4/9/24 CO Read 2nd & Rerefer
4/23/24 CO PH Addn'tl 5/14/24
5/14/24 CO PH Cont'd 6/11/24
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

PH OPEN/CONT 6/18/24

Speaker: Fred Atwill (support, questions only)

12. [2024-0231](#) ORD-Q Rezoning at 6200 & 6240 Fort Caroline Rd, btwn Peeler Rd & Rogero Rd - (10.87± Acres) - CCG-1 to PUD, to Permit Commercial Uses, Including Outdoor Storage/Parking of Boats, Recreational Vehicles & Similar Items, as Described in the Shoppes at Fort Caroline PUD - Beemer & Associates XIII, L.C. (R.E. # 113196-0000 & 113196-1000) (Dist. 1-Amaro) (Lewis) (LUZ) (GAB CPAC Deny) (PD Deny) (PC Amd/Apv) (Ex Parte: CMs Amaro & Carrico)
 3/26/24 CO Introduced: LUZ
 4/2/24 LUZ Read 2nd & Rerefer
 4/9/24 CO Read 2nd & Rerefer
 4/23/24 CO PH Only
 6/4/24 LUZ PH Amend/Approve 3-4 (w/Conds) (Fail) (Amaro, Gaffney, Jr., Carrico, Diamond)
 6/4/24 LUZ PH Reconsider Amend (Deny)/Approve 6-1 (Arias)
 LUZ PH - 5/7/24, 5/21/24, 6/4/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

PH AMEND/APPROVE W/CONDITIONS

Public hearing opened and closed.

Ex parte declarations: CMs Amaro and Carrico

Motion/2nd move to amend: Arias/Johnson

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

Speakers: Steve Matchett (oppose), Randall Whitfield (support), Joseph George (oppose), Roberta Thomas (oppose), Edward Radloff (oppose), Douglas Burnett Jr. (support)

Aye: 3 - Arias, Carlucci and Johnson

Nay: 4 - Carrico, Gaffney Jr., Amaro and Diamond

Motion/2nd move to reconsider 2024-231: Diamond/Amaro

PH RECONSIDER AMEND(DENY)/APPROVE

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

Motion/2nd to move as amended: Diamond/Amaro

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

Nay: 1 - Arias

AMENDMENT

Amends the Ordinance to deny the application.

13. [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) (JWC Apv)
(Rezoning 2024-274)
4/9/24 CO Introduced: LUZ, JWC
4/16/24 LUZ Read 2nd & Rerefer
4/23/24 CO Read 2nd & Rerefer
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

DEFER**Public hearing previously continued to 6/18/24**

14. [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)
(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
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

DEFER**Item Re-noticed & Re-advertised for Public Hearing on 6/18/24**

15. [2024-0275](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Pritchard Rd & 6453 Robinson Rd, btwn I-295 N & Pickettville Rd - (17.81± Acres) - LDR to LI - Shaw's Land Properties, LLC (R.E. # 003461-0020 & 004339-0030) (Appl # L-5840-23C) (Dist. 10-Pittman) (Hinton) (LUZ) (PD Deny) (PC Apv) (JWC Apv)
(Rezoning 2024-276)
4/9/24 CO Introduced: LUZ, JWC
4/16/24 LUZ Read 2nd & Rerefer
4/23/24 CO Read 2nd & Rerefer
5/14/24 CO PH Addn'tl 5/28/24
5/28/24 CO PH Cont'd 6/11/24
6/4/24 LUZ PH Approve 7-0
LUZ PH - 5/21/24, 6/4/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/14/24 & 5/28/24, 6/11/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Gaffney Jr./J. Carlucci

Public hearing reopened and closed.

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

Speakers: Mike Herzberg (support), Ginny Winters (oppose), Toni Piccolotti (oppose), Chris Hagan (support)

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

16. [2024-0276](#) ORD-Q Rezoning at 0 Pritchard Rd & 6453 Robinson Rd, btwn I-295 N & Pickettville Rd - (17.81± Acres) - RR-Acre & RLD-60 to IL - Shaw's Land Properties, LLC (R.E. # 003461-0020 & 004339-0030) (Appl # L-5840-23C) (Dist. 10-Pittman) (Williams) (LUZ) (NW CPAC Deny) (PD Deny) (PC Apv) (Ex Parte: CMs Diamond, Amaro, Johnson & Gaffney, Jr.) (Small-Scale 2024-275)
 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 Addn'tl 5/28/24
 5/28/24 CO PH Cont'd 6/11/24
 6/4/24 LUZ PH Approve 7-0
 LUZ PH - 5/21/24, 6/4/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24 & 5/28/24, 6/11/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond./J. Carlucci

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

Speakers: Mike Herzberg (support, questions only), Ginny Winters (oppose), Toni Piccolotti (oppose, did not speak), Chris Hagan (support)

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

17. [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

DEFER

Public hearing previously continued to 6/18/24

18. [2024-0306](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 226 Jackson Rd, btwn I-295 N & Lee Rd - (2.10± Acres) - MDR to RPI - 226 Jackson Rd LLC (R.E. # 162942-0000) (Appl # L-5902-24C) (Dist. 1-Amaro) (Hinton) (LUZ) (PD Deny) (PC Apv) (Rezoning 2024-307)
4/23/24 CO Introduced: LUZ
5/7/24 LUZ Read 2nd & Rerefer
5/14/24 CO Read 2nd & Rerefer
5/28/24 CO PH Addn'tl 6/11/24
6/4/24 LUZ PH Approve 7-0
LUZ PH - 6/4/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/28/24 & 6/11/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/Johnson

Speakers: David Willis (support, questions only), Richard Reed (support), Mike Herzberg (support), Zach Miller (support)

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

19. [2024-0307](#) ORD-Q Rezoning at 226 Jackson Rd, btwn I-295 N & Lee Rd - (2.10± Acres) - RMD-A to PUD, to Permit Commercial Uses, Including Outside Parking & Storage of Vehicles, as Described in the Jackson Road Office PUD - 226 Jackson Rd LLC (R.E. # 162942-0000) (Appl # L-5902-24C) (Dist. 1-Amaro) (Fulton) (LUZ) (PD Deny) (PC Amd/Apv) (Ex Parte: CMs Arias, Amaro, J. Carlucci, Gaffney, Jr., Diamond & Carrico) (Small-Scale 2024-306)
 4/23/24 CO Introduced: LUZ
 5/7/24 LUZ Read 2nd & Rerefer
 5/14/24 CO Read 2nd & Rerefer
 5/28/24 CO PH Addn'tl 6/11/24
 6/4/24 LUZ PH Amend/Approve (w/Conds) 7-0
 LUZ PH - 6/4/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24 & 6/11/24

PH AMEND/APPROVE W/CONDITIONS

Public hearing opened and closed.

Motion/2nd move to amend: Diamond/Arias

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

Ex parte declarations: Arias, J. Carlucci, Gaffney Jr., Diamond, Carrico, Amaro

CM Arias inquired about a reduction in the applicant's fines for tree removal. Bruce Lewis, Planning Department, indicated that such a reduction is not within the purview of the committee. Jason Teal, OGC, agreed that LUZ does not have jurisdiction over those fines. CM Carrico requested that Mr. Teal send a letter conveying the committee's concerns about the fees. CM Amaro requested to be cc'd on the letter.

Speakers: David Willis (support, did not speak), Richard Reed (support, did not speak), Zach Miller (support), Mike Herzberg (support)

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

AMENDMENT:

Rezoning approved subject to 2 conditions:

1. Applicant shall file a complete application for a Certificate of Use with the Planning and Development Department within six months of the effective date of this Ordinance.

2. Applicant shall file a complete application for all permits necessary to comply with Part 12 (Landscape and Tree Regulations) of the Zoning Code within six months of the effective date of this Ordinance.

Attaches the Revised Exhibit 3 (revised PUD Written Description dated May 23, 2024).

20. [2024-0308](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9061 W Beaver St, btwn Jones Rd & Devoe St - (1.70± Acres) - CGC to LI - R. Louise Kittrell, LLC (R.E. # 006858-0050) (Appl # L-5912-24C) (Dist. 12-White) (Parola) (LUZ) (PD & PC Apv) (Rezoning 2024-309)
4/23/24 CO Introduced: LUZ
5/7/24 LUZ Read 2nd & Rerefer
5/14/24 CO Read 2nd & Rerefer
5/28/24 CO PH Addn'tl 6/11/24
6/4/24 LUZ PH Approve 7-0
LUZ PH - 6/4/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/28/24 & 6/11/24

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

21. [2024-0309](#) ORD-Q Rezoning at 9061 W Beaver St, btwn Jones Rd & Devoe St - (1.70± Acres) - CCG-1 & CCG-2 to IL - R. Louise Kittrell, LLC (R.E. # 006858-0050) (Appl # L-5912-24C) (Dist. 12-White) (Cox) (LUZ) (PD & PC Apv) (Ex Parte: CMs Johnson, Arias, Gaffney, Jr. & Carrico) (Small-Scale 2024-308)
4/23/24 CO Introduced: LUZ
5/7/24 LUZ Read 2nd & Rerefer
5/14/24 CO Read 2nd & Rerefer
5/28/24 CO PH Addn'tl 6/11/24
6/4/24 LUZ PH Approve 7-0
LUZ PH - 6/4/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24 & 6/11/24

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

22. [2024-0310](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 5310 Philips Hwy, btwn University Blvd & Southgate Dr - (1.85± Acres) - CGC to LI - Philips Center Plaza, LLC (R.E. # 152986-0010) (Appl # L-5926-24C) (Dist. 5-J. Carlucci) (Parola) (LUZ) (PD & PC Apv) (Rezoning 2024-311)
4/23/24 CO Introduced: LUZ
5/7/24 LUZ Read 2nd & Rerefer
5/14/24 CO Read 2nd & Rerefer
5/28/24 CO PH Addn'tl 6/11/24
6/4/24 LUZ PH Approve 7-0
LUZ PH - 6/4/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/28/24 & 6/11/24

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

23. [2024-0311](#) ORD-Q Rezoning at 5310 Philips Hwy, btwn University Blvd & Southgate Dr - (1.85± Acres) - CCG-2 to IL - Philips Center Plaza, LLC (R.E. # 152986-0010) (Appl # L-5926-24C) (Dist. 5-J. Carlucci) (Fulton) (LUZ) (PD & PC Apv) (Small-Scale 2024-310)
4/23/24 CO Introduced: LUZ
5/7/24 LUZ Read 2nd & Rerefer
5/14/24 CO Read 2nd & Rerefer
5/28/24 CO PH Addn'tl 6/11/24
6/4/24 LUZ PH Approve 7-0
LUZ PH - 6/4/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24 & 6/11/24

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

24. [2024-0312](#) ORD-Q Rezoning at 0 J. Turner Butler Blvd, 0 W.M. Davis Pkwy, 4500 S San Pablo Rd, 4420 Mary Brigh Dr & 14390 Mayo Blvd, btwn J. Turner Butler Blvd & Beach Blvd - (579.21± Acres) - RR-Acre, CO, & PUD (2007-511-E & 2020-545-E) to PUD, to Permit Medical & Related Uses & Hotel Uses, as Described in the Mayo Clinic Jacksonville PUD - Mayo Clinic Jacksonville (A Nonprofit Corp) (R.E. # 167736-0030, 167736-0900, 167736-1016, 167736-1100, 167736-1200 & 167736-1400) (Dist. 3-Lahnen) (Corrigan) (LUZ) (PD & PC Amd/Apv)
 4/23/24 CO Introduced: LUZ
 5/7/24 LUZ Read 2nd & Rerefer
 5/14/24 CO Read 2nd & Rerefer
 5/28/24 CO PH Only
 6/4/24 LUZ PH Amend/Approve (w/Cond) 7-0
 LUZ PH - 6/4/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

PH AMEND/APPROVE W/CONDITION

Public hearing opened and closed.

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

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

Speakers: Tony Robbins (support, questions only), Layne Smith (support)

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

AMENDMENT:

Rezoning approved subject to 1 condition:

1. Traffic studies may be required at Civil Site Plan Review for the various developments. Any traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024 Edition) as outlined in the Transportation Planning Memorandum dated May 15, 2024.

25. [2024-0313](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-07) at 0 Benedict Rd, btwn Paris Ave & Spelman Rd - Habitat for Humanity of Jacksonville, Inc. - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 40 ft in RLD-60 (R.E. # 086181-0005) (Dist. 10-Pittman) (Williams) (LUZ) (PD Apv) (Companion 2024-314)
4/23/24 CO Introduced: LUZ
5/7/24 LUZ Read 2nd & Rerefer
5/14/24 CO Read 2nd & Rerefer
5/28/24 CO PH Only
6/4/24 LUZ PH Approve 7-0
LUZ PH - 6/4/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

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

26. [2024-0314](#) ORD-Q Granting Administrative Deviation (Appl AD-24-24) at 0 Benedict Rd, btwn Paris Ave & Spelman Rd - Habitat for Humanity of Jacksonville, Inc. - Requesting to Reduce the Required Min Lot Width from 60 ft to 40 ft in RLD-60 (R.E. # 086181-0005) (Dist. 10-Pittman) (Williams) (LUZ) (PD Apv) (Companion 2024-313)
4/23/24 CO Introduced: LUZ
5/7/24 LUZ Read 2nd & Rerefer
5/14/24 CO Read 2nd & Rerefer
5/28/24 CO PH Only
6/4/24 LUZ PH Approve 7-0
LUZ PH - 6/4/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

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

27. [2024-0315](#) ORD-Q Apv Zoning Exception (Appl E-24-25) at 1980 San Marco Blvd, btwn Naldo Ave & Balis Pl - Marco Square Land, LLC - Requesting (1) an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises & Off-Premises Consumption & (2) Permanent Outside Sale & Svc (of Food & Beverage), Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4 of the Zoning Code, for Locke Rudin Enterprises, LLC, d/b/a Voodoo Brewing Co., in CCG-1 (R.E. # 081336-0000) (Dist. 5-J. Carlucci) (Williams) (LUZ) (PD Apv) 4/23/24 CO Introduced: LUZ
5/7/24 LUZ Read 2nd & Rerefer
5/14/24 CO Read 2nd & Rerefer
5/28/24 CO PH Only
6/4/24 LUZ PH Approve 7-0
LUZ PH - 6/4/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

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

28. [2024-0316](#) ORD-Q Apv Sign Waiver (Appl SW-24-04) for a Sign Located at 4204 Herschel St, btwn Irvington Ave & Marquette Ave - 4216 Herschel LLC - Requesting to Reduce the Min Setback from 10 ft to 2 ft in CCG-1 (R.E. # 069400-0000) (Dist. 7-Peluso) (Williams) (LUZ) (PD Apv) (Ex Parte: CM Gaffney, Jr.) 4/23/24 CO Introduced: LUZ
5/7/24 LUZ Read 2nd & Rerefer
5/14/24 CO Read 2nd & Rerefer
5/28/24 CO PH Only
6/4/24 LUZ PH Approve 7-0
LUZ PH - 6/4/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****Ex parte declaration: CM Gaffney Jr.****Aye:** 7 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci, Diamond and Johnson

- 29. [2024-0317](#) ORD-Q Apv Sign Waiver (Appl SW-24-05) for a Sign Located at 10951 Old St. Augustine Rd, btwn Winderpark Ct & Losco Rd - Alisha & Pooja, LLC - Requesting to Reduce the Min Setback from 10 ft to 2 ft in PUD (2022-151-E) (R.E. # 155665-0000) (Dist. 6-Boylan) (Williams) (LUZ) (PD Apv)
 4/23/24 CO Introduced: LUZ
 5/7/24 LUZ Read 2nd & Rerefer
 5/14/24 CO Read 2nd & Rerefer
 5/28/24 CO PH Only
 6/4/24 LUZ PH Approve 7-0
 LUZ PH - 6/4/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

PH APPROVE

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

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

- 30. [2024-0318](#) ORD-Q Apv Sign Waiver (Appl SW-24-06) for a Sign Located at 2121 Park St, btwn Copeland St & Goodwin St - Baker, Colyer, Threlkel Properties, LLP - Requesting to Reduce the Min Setback from 10 ft to 1 ft in RMD-B & CRO (R.E. # 090904-0000) (Dist. 7-Peluso) (Abney) (LUZ) (PD Apv)
 4/23/24 CO Introduced: LUZ
 5/7/24 LUZ Read 2nd & Rerefer
 5/14/24 CO Read 2nd & Rerefer
 5/28/24 CO PH Only
 6/4/24 LUZ PH Approve 7-0
 LUZ PH - 6/4/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

PH APPROVE

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

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

31. [2024-0334](#) 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)
 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

DEFER**No PD/PC Reports**

32. [2024-0342](#) 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)
 (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
 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

DEFER**Public hearing next cycle 6/18/24**

33. [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)
(Companions 2024-342 & 2024-344)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
LUZ PH - 6/18/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24 & 6/25/24

DEFER**Public hearing next cycle 6/18/24**

34. [2024-0344](#) 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)
(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
LUZ PH - 6/18/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24 & 6/25/24

DEFER**Public hearing next cycle 6/18/24**

35. [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)
(Rezoning 2024-346)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
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

DEFER

Public hearing next cycle 6/18/24

36. [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)
(Small-Scale 2024-345)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
LUZ PH - 6/18/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24 & 6/25/24

DEFER

Public hearing next cycle 6/18/24

37. [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) (Rezoning 2024-348)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
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

DEFER

Public hearing next cycle 6/18/24

38. [2024-0348](#) 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) (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
LUZ PH - 6/18/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24 & 6/25/24

DEFER**Public hearing next cycle 6/18/24**

39. [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) (Rezoning 2024-350)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
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

DEFER**Public hearing next cycle 6/18/24**

40. [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)
(Small-Scale 2024-349)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
LUZ PH - 6/18/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24 & 6/25/24

DEFER**Public hearing next cycle 6/18/24**

41. [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)
(Rezoning 2024-352)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
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

DEFER**Public hearing next cycle 6/18/24**

42. [2024-0352](#) ORD-Q Rezoning at 0, 3019 & 3025 Leon Rd, btwn Beach Blvd & Leahy Rd - (10.91± Acres) - RLD-60 to IBP - Donald Andrew Hart & Pamela Lynn Hart (R.E. # 164098-0000, 164099-0000 & 164100-0000) (Appl # L-5918-24C) (Dist. 4-Carrico) (Lewis) (LUZ)
(Small-Scale 2024-351)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
LUZ PH - 6/18/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24 & 6/25/24

DEFER**Public hearing next cycle 6/18/24**

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43. [2024-0353](#) ORD-Q Rezoning at 8427 & 8467 Cassie Rd, btwn Perkins Pl & Cox Rd - (4.36± Acres) - RLD-90 to PUD, to Permit Single-Family Residential Uses, as Described in the Cassie Oaks Plantation (Cassie Rd) PUD - Theograce Holdings LLC (R.E. # 008727-0020 & 008727-0040) (Dist. 12-White) (Lewis) (LUZ)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
LUZ PH - 6/18/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

DEFER

Public hearing next cycle 6/18/24

44. [2024-0354](#) ORD-Q Rezoning at 2823 S St. Johns Bluff Rd, btwn Beach Blvd & Saints Rd - (1.62± Acres) - IBP to PUD, to Permit Industrial and Commercial Uses, as Described in the DMC PUD - Dental Motor Company, LLC (R.E. # 163672-0000) (Dist. 4-Carrico) (Lewis) (LUZ)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
LUZ PH - 6/18/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

DEFER

Public hearing next cycle 6/18/24

45. [2024-0355](#) ORD-Q Rezoning at 63 Elizabeth Ln, btwn Main St N & Gillespie Ave - (0.66± Acres) - CCG-2 to CRO - Patriot Ridge, LLP (R.E. # 107603-0000) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
LUZ PH - 6/18/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

DEFER

Public hearing next cycle 6/18/24

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46. [2024-0356](#) ORD-Q Apv Zoning Exception (Appl E-24-04) at 1555 N Pearl St, btwn 5th St W & 6th St W - Justin Tichy - Requesting a Restaurant, Including Facilities for the Sale & Svc of Alcoholic Beverages for On-Premises Consumption Only, Subject to the Conditions Outlined in Section 656.368 II.(d)(14), Ord Code, for Vanesa Ewais, in CRO-S (R.E. # 071185-0000) (Dist. 7-Peluso) (Abney) (LUZ)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
LUZ PH - 6/18/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

DEFER**Public hearing next cycle 6/18/24**

47. [2024-0357](#) ORD-Q Apv Zoning Exception (Appl E-24-28) at 10601 San Jose Blvd, Bldg 300, btwn Hartley Rd & San Jose Blvd - Regency Centers Corp, Successor by Merger to Equity (Landing) Inc. - Requesting: (1) an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages, Including Liquor, Beer or Wine, for On-Premises Consumption, (2) Permanent Outside Sale & Svc of All Alcoholic Beverages Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, & (3) Restaurant With Outside Sale & Svc of Food Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, in Bldg 300 as Depicted on the Site Plan, for Coopers Hawk Mandarin - Jacksonville, LLC, in CCG-1 (R.E. # 155958-0015) (Dist. 6-Boylan) (Fulton) (LUZ)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
LUZ PH - 6/18/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

DEFER**Public hearing next cycle 6/18/24**

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48. [2024-0358](#) ORD-Q Apv Zoning Exception (Appl E-24-29) at 2902 Corinthian Ave, btwn Oxford Ave & Baltic St - 2902 Corinthian Building, LLC - Requesting an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On Premises Consumption, for Brown Family Restaurant Ortega, LLC, in CN (R.E. # 101595-0000) (Dist. 7-Peluso) (Abney) (LUZ)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
LUZ PH - 6/18/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

DEFER**Public hearing next cycle 6/18/24**

49. [2024-0359](#) ORD-Q Apv Zoning Exception (Appl E-24-30) at 3855 Hendricks Ave, btwn Orlando Cir S & Mellon St - Nackashi & Nackashi LLC - Requesting an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On Premises Consumption, for Social Smoke LLC d/b/a Second Wind Cigars, in CCG-1 (R.E. # 070280-0100) (Dist. 5-J. Carlucci) (Cox) (LUZ)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
LUZ PH - 6/18/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

DEFER**Public hearing next cycle 6/18/24**

50. [2024-0360](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-11) at 0 Preciosa Ct, btwn Sandler Rd & Bonita Cove Rd - Ernest Ross Grant, Jr. - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 015380-0100) (Dist. 12-White) (Abney) (LUZ)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
LUZ PH - 6/18/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

DEFER**Public hearing next cycle 6/18/24**

51. [2024-0361](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-12) at 0 Crystal Springs Rd, btwn Crystal Rd & Blair Rd - Makenzie Lee - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RLD-100A (R.E. # 008936-0010) (Dist. 12-White) (Abney) (LUZ)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
LUZ PH - 6/18/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

DEFER**Public hearing next cycle 6/18/24**

52. [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)
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
LUZ PH - 6/18/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

DEFER**Public hearing next cycle 6/18/24**

53. [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)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
LUZ PH - 6/4/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

DEFER**No PD report**

54. [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) (Rezoning 2024-396)
5/28/24 CO Introduced: LUZ, JWC
6/4/24 LUZ 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

READ 2ND & REREFER

55. [2024-0396](#) 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
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

READ 2ND & REREFER

56. [2024-0397](#) 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
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

READ 2ND & REREFER

57. [2024-0398](#) 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
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

READ 2ND & REREFER

58. [2024-0399](#) 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
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

READ 2ND & REREFER

59. [2024-0400](#) 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
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

READ 2ND & REREFER

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60. [2024-0401](#) 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
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

READ 2ND & REREFER

61. [2024-0402](#) 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
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

READ 2ND & REREFER

62. [2024-0403](#) 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
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

READ 2ND & REREFER

63. [2024-0404](#) 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
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

READ 2ND & REREFER

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64. [2024-0405](#) 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
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

READ 2ND & REREFER

65. [2024-0406](#) 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
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

READ 2ND & REREFER

66. [2024-0407](#) 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
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

READ 2ND & REREFER

67. [2024-0408](#) 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
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

READ 2ND & REREFER

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68. [2024-0409](#) 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
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

READ 2ND & REREFER

69. [2024-0410](#) 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
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

READ 2ND & REREFER

70. [2024-0411](#) 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
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

READ 2ND & REREFER

71. [2024-0412](#) 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
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

72. [2024-0413](#) 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
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

73. [2024-0414](#) 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
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

74. [2024-0415](#) 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
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

75. [2024-0416](#) 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
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

76. [2024-0420](#) ORD re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg at 2259 W 26th St, btwn Alameda 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
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, June 18, 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: 6.6.24 5:00 pm