

# City of Jacksonville

*117 W. Duval Street  
Jacksonville, FL 32202*



## Meeting Minutes - Amended

**Tuesday, April 2, 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 - Excused Late Arrival 5:17 PM*

*Legislative Assistant: Maritza Sanchez*

*Legislative Assistant: Steven Libby*

*Council Research: Colleen Hampsey*

*Office of General Counsel: Mary Staffopoulos, Deputy*

*Planning Dept.: Kristen Reed*

*Planning Dept.: Bruce Lewis*

*Planning Dept.: Erin Abney*

Meeting Convened: 5:00 PM

Meeting Adjourned: 10:14 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 Gay - 2024-153

CM Lahnen - 2024-144, 2024-145, 2024-148, 2024-149, 2024-150, & 2024-151

CM Clark-Murray - Visiting

**Item/File No. Title History**

- 1. [2022-0888](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (R.E. # 181767-0060) (12.95± Acres) – CGC to RPI – Steinemann San Pablo, LLC (Appl # L-5715-22C) (Dist. 13-Diamond) (Trout) (LUZ) (Rezoning 2022-889)  
 12/13/22 CO Introduced: LUZ  
 1/4/23 LUZ Read 2nd & Rerefer | 1/10/23 CO Read 2nd & Rerefer  
 1/24/23 CO PH Addnt'l 2/14/23 | 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  
 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  
 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

**DEFER**

**Public hearing previously continued to 4/16/24**

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  
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  
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

**DEFER****Public hearing previously continued to 4/16/24**

3. [2023-0257](#) ORD Transmitting to the State of FL's Various Agencies for Review, a Proposed Large-Scale Revision to the FLUM Series of the 2045 Comp Plan at 0 Garden St, btwn Paxton Rd & Imeson Rd - (101.87± Acres) - AGR-III to LI - Edward Elias & Rima Elias (R.E. # 003999-0800) (Appl # L-5803-23A) (Dist. 12-White) (Hinton) (LUZ) (PD Apv) (PC Deny)  
 4/25/23 CO Introduced: LUZ  
 5/2/23 LUZ Read 2nd & Rerefer | 5/9/23 CO Read 2nd & Rerefer  
 5/23/23 CO PH Addn'tl 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 10/24/23 | 10/24/23 CO PH Cont'd 11/28/23  
 11/28/23 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  
 LUZ PH - 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/17/23, 11/21/23, 1/17/24, 2/21/24, 3/19/24, 4/16/24  
 Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 5/23/23 & 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 10/24/23, 11/28/23, 1/23/24, 2/27/24, 3/26/24, 4/23/24

**DEFER****Public hearing previously continued to 4/16/24**

4. [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  
 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  
 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

**DEFER****Public hearing previously continued to 4/16/24**

5. [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  
 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  
 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

**DEFER****Public hearing previously continued to 4/16/24**

6. [2023-0328](#) ORD-Q Rezoning at 0 Merrill Rd, btwn Merrill Rd & Westwick Ln - (43.34± Acres) - PBF-2 to RMD-A - Lakefront Church Property LLC (R.E. # 120735-0050) (Dist. 1-Amaro) (Fulton) (LUZ) (GAB CPAC Deny) (WRF 2023-329)  
 5/23/23 CO Introduced: LUZ  
 6/6/23 LUZ Read 2nd & Rerefer  
 6/13/23 CO Read 2nd & Rerefer  
 6/27/23 PH Only  
 LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 9/19/23, 10/17/23, 11/7/23, 12/5/23, 1/17/24, 2/21/24, 3/19/24, 4/16/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

**DEFER****Public hearing previously continued to 4/16/24**

7. [2023-0329](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-07), at 0 Merrill Rd, btwn Merrill Rd & Westwick Ln - Lakefront Church Property LLC - Requesting to Reduce the Min Road Frontage Requirements from 64 ft to 0 ft in PBF-2 (R.E. # 120735-0050) (Dist. 1-Amaro) (Fulton) (LUZ) (GAB CPAC Deny) (PD Apv)  
(Rezoning 2023-328)  
5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer  
6/13/23 CO Read 2nd & Rerefer  
6/21/23 LUZ Amend/Rerefer 6-0  
6/27/23 CO Amend/Rerefer 18-0  
8/8/23 CO PH Only  
LUZ PH - 7/18/23, 8/1/23, & 8/15/23, 9/6/23, 9/19/23, 10/17/23, 11/7/23, 12/5/23, 1/17/24, 2/21/24, 3/19/24, 4/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23, & 8/8/23

**DEFER****Public hearing previously continued to 4/16/24**

8. [2023-0407](#) ORD Transmitting to the State of FL's Various Agencies for Review, a Proposed Large-Scale Revision to the FLUM Series of the 2045 Comp Plan, Including a Revision to the Development Areas Map at 0 Yellow Water Road, btwn Bell Estates Rd & Yellow Water Lane - (37.33± Acres) - AGR in the Rural Dev Area to LDR in the Suburban Dev Area- John Benton, as Trustee of the Yellow Water Land Trust Under the Provisions of a Trust Agrmt Dated 6/10/95 (R.E. # 002272-0030) (Appl # L-5717-22A) (Dist. 12-White) (Parola) (LUZ) (PD Deny) (PC Apv)  
07/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer | 8/8/23 CO Read 2nd & Rerefer  
8/22/23 CO PH Addn'tl 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 2/13/24 | 2/13/24 CO PH Cont'd 2/27/24  
2/27/24 CO PH Cont'd 4/9/24  
LUZ PH - 9/6/23, 9/19/23, 10/3/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 4/2/24, 5/7/24  
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 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, 2/13/24, 2/27/24, 4/9/24

**PH OPEN/CONT 5/7/24**

**Speaker: Jamie Anderson (oppose); Penny McGregor (oppose); Robert Young (oppose); Edward Rhoden (oppose)**

9. [2023-0422](#) ORD-Q Rezoning at 6242 Old Soutel Ct, btwn Soutel Dr & Picket Dr - (1.43± Acres) - PUD (2021-42-E) to PUD, to Permit Recreational Vehicle Parking Uses, as Described in the Camp Allen, LLC PUD - Camp Allen, LLC (R.E. # 030087-0000) (Dist. 10-Pittman) (Lewis) (LUZ)  
 7/25/23 CO Introduced: LUZ  
 8/1/23 LUZ Read 2nd & Rerefer  
 8/8/23 CO Read 2nd & Rerefer  
 8/22/23 CO PH Only  
 4/2/24 LUZ PH Withdraw 6-0  
 LUZ PH - 9/6/23, 10/17/23, 11/7/23, 12/5/23, 2/21/24, 4/2/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

### PH WITHDRAW

**Public hearing opened and closed.**

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

**Speakers: Rick Camp (oppose); Johnny Griffis (oppose)**

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

10. [2023-0425](#) ORD-Q Rezoning at 0 Dames Point Crossing Blvd, btwn Merrill Rd & Dames Point Crossing Blvd N - (0.52± Acres) - PUD (2003-192-E) to PUD, to Permit Commercial Retail Sales & Svcs & Warehousing Uses, as Described in the Dames Point Crossing Auto PUD - Autozim LLC (R.E. # 112897-1545) (Dist. 1-Amaro) (Cox) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CMs Amaro & Carrico)  
 7/25/23 CO Introduced: LUZ  
 8/1/23 LUZ Read 2nd & Rerefer  
 8/8/23 CO Read 2nd & Rerefer  
 8/22/23 CO PH Only  
 4/2/24 LUZ PH Amend/Approve (w/Conds) 7-0  
 LUZ PH - 9/6/23, 9/19/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24, 1/17/24, 2/6/24, 3/5/24, 3/19/24, 4/2/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

### PH AMEND/APPROVE W/CONDITIONS

**Public hearing opened and closed.**

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

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

**Ex parte declarations: CMs Amaro and Carrico**

**Speakers: Matt Tuohy (support); Karen Nasrallah (support); Mike Herzberg (support)**

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

**AMENDMENT:****1. Rezoning approved subject to the following conditions:**

a. Any applicable permitted use shall meet the additional performance standards outlined in Section 656.399.62.E.4 of the Zoning Code.

b. The PUD and adjacent parcels may have cross access easements to share the proposed access points. The final location and number of access points is subject to review and approval by the City's Traffic Engineer and the Planning and Development Department.

c. The maximum lot coverage for any lot within the development is 35%.

d. There shall be no bay doors facing Dames Point Crossing Boulevard.

e. This rezoning shall have no impact on any covenants and restrictions recorded pursuant to Ordinance 2003-192-E.

2. Attaches a Revised Exhibit 3 (revised PUD Written Description dated November 1, 2023).

3. Attaches a Revised Exhibit 4 (revised PUD Site Plan dated February 1, 2024).

11. [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

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

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

**PH OPEN/CONT 5/7/24**

**No speakers**



12. [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  
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  
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

**PH OPEN/CONT 5/7/24**

**No speakers**

13. [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  
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  
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

**PH OPEN/CONT 5/7/24**

**No speakers**

14. [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  
LUZ PH - 2/6/24, 2/21/24, & 4/16/24 (Limited PH)  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24, 2/13/24

**DEFER****Limited public hearing on 4/16/24**

15. [2024-0001](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6330 118th St, btwn Jammes Rd & Blanding Blvd - (0.51± Acres) - LDR to MDR - Westside Rentals, LLC (R.E. # 098213-0000) (Appl # L-5871-23C) (Dist. 14-Johnson) (Fogarty) (LUZ) (PD Deny) (PC Apv) (Rezoning 2024-2)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
1/23/24 CO Read 2nd & Rerefer  
2/13/24 CO PH Addn'tl 2/27/24  
2/27/24 CO PH Cont'd 3/12/24  
3/12/24 CO PH Cont'd 4/9/24  
4/2/24 LUZ PH Approve 7-0  
LUZ PH - 2/21/24, 3/5/24, 4/2/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/13/24 & 2/27/24, 3/12/24, 4/9/24

**PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: Sarah Weaver (support)**

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

16. [2024-0002](#) ORD-Q Rezoning at 6330 118th St, btwn Jammes Rd & Blanding Blvd - (0.51± Acres) - RLD-60 to RMD-D - Westside Rentals, LLC (R.E. # 098213-0000) (Appl # L-5871-23C) (Dist. 14-Johnson) (Nutt) (LUZ) (PD Deny) (PC Apv) (Ex Parte: CM Johnson)  
(Small-Scale 2024-1)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
1/23/24 CO Read 2nd & Rerefer  
2/13/24 CO PH Addn'tl 2/27/24  
2/27/24 CO PH Cont'd 3/12/24  
3/12/24 CO PH Cont'd 4/9/24  
4/2/24 LUZ PH Approve 7-0  
LUZ PH - 2/21/24, 3/5/24, 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24 & 2/27/24, 3/12/24, 4/9/24

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

17. [2024-0098](#) ORD-Q Rezoning at 0 Beaver St, 152 & 258 Chaffee Rd S, 0, 11230, 11240, 11270, 11271 & 11272 Gurtler Rd, btwn Beaver St W & I-10 - (45.02± Acres) - PUD (2008-562-E) & IL to PUD, to Permit Commercial Uses, as Described in the Chaffee Road PUD - Lugas, LLC & Chaffee Palms, LLC (R.E. # 001829-0010, 001832-0005, 001846-0020, 001846-0040, 001847-0000, 001850-0000, 001851-0000, 001852-0000 & 001855-0010) (Dist. 12-White) (Lewis) (LUZ)  
2/13/24 CO Introduced: LUZ  
2/21/24 LUZ Read 2nd & Rerefer  
2/27/24 CO Read 2nd & Rerefer  
3/12/24 CO PH Only  
LUZ PH - 3/19/24, 4/2/24, 4/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/12/24

**PH OPEN/CONT 4/16/24****No speakers**

18. [2024-0119](#) ORD Relating to the Council Rules; Amend CR 4.601 (Majority Action), Ch 4 (Procedures), Pt 6 (Voting), Council Rules, to Provide That a Tie Vote on a Quasi-Judicial Matter Does Not Constitute a Denial (Teal) (Req of OGC)  
 2/13/24 CO Introduced: R, LUZ  
 2/20/24 R Read 2nd & Rerefer  
 2/21/24 LUZ Read 2nd & Rerefer  
 2/27/24 CO PH Read 2nd & Rerefer  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24

**DEFER**

19. [2024-0141](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Oakleaf Plantation Pkwy, btwn Charter Oaks Blvd & Branan Field Rd - (20.00± Acres) - ROS to RPI - North East District, Florida Annual Conference, United Methodist Church, Inc. (R.E. # 002442-1000) (Appl # L-5905-24C) (Dist. 12-White) (Parola) (LUZ) (PD & PC Apv)  
 (Companions 2024-142 & 2023-143)  
 2/27/24 CO Introduced: LUZ  
 3/5/24 LUZ Read 2nd & Rerefer  
 3/12/24 CO Read 2nd & Rerefer  
 3/26/24 CO PH Addn'tl 4/9/24  
 4/2/24 LUZ PH Approve 7-0  
 LUZ PH - 4/2/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/26/24 & 4/9/24

**PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: Paul Harden (support)**

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

20. [2024-0142](#) ORD-Q Rezoning at 0 Oakleaf Plantation Pkwy - (20.00± Acres) - PUD (1999-804-E) to PUD, to Permit Multi-Family Residential Uses, as Described in the Villages of Argyle PUD - North East District, Florida Annual Conference, United Methodist Church, Inc. (R.E. # 002442-1000) (Appl # L-5905-24C) (Dist. 12-White) (Fulton) (LUZ) (PD & PC Apv)  
(Companions 2024-141 & 2023-143)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
3/12/24 CO Read 2nd & Rerefer  
3/26/24 CO PH Addn'tl 4/9/24  
4/2/24 LUZ PH Amend/Approve 7-0  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24 & 4/9/24

### **PH AMEND/APPROVE**

**Public hearing opened and closed.**

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

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

**Speaker: Paul Harden (support, questions only)**

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

### **AMENDMENT:**

- 1. Attaches the Revised Exhibit 3 (revised PUD Written Description dated April 2, 2024) to include exhibits that reflect revisions to the original PUD (1999-804-E) exhibits.**

21. [2024-0143](#) ORD-Q Amend Reso 74-1445-498, as Amended, Which Appvd a Dev Order for the Villages of Argyle, a Development of Regional Impact (DRI), Pursuant to an Appl for Change to a Previously Appvd Dev of Regional Impact (AFC) Filed by North East District, Florida Annual Conference, United Methodist Church, Inc., & Regional Development, LLC, Dated 1/10/24, to Change the Designation of 20.00± Acres on the Master Dev Plan Map H from Hunting Preserve to Mixed Use to Permit Dev of Multi-Family Residential Uses Through Conversion of Other Uses, to Designate Said Property as DRI Parcel 52, & to Update the DRI Dev Order as Further Described Therein; Finding That These Changes Are Consistent With the 2045 Comp Plan & the COJ Land Dev Regulations; Directing the Legislative Svcs Div to Forward Certified Copies of This Ord to Auth Agents (R.E. # 002442-1000) (Staffopoulos) (LUZ) (PD Apv) (Companions 2024-141 & 2023-142)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
3/12/24 CO Read 2nd & Rerefer  
3/26/24 CO PH Addn'tl 4/9/24  
4/2/24 LUZ PH Approve 7-0  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24 & 4/9/24

#### **PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: Paul Harden (support)**

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

22. [2024-0144](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 12636 & 12640 Ivylena Rd, btwn Girvin Rd & Southern Rose Dr - (5.29± Acres) - LDR to MDR & CSV - Cortez Pointe Inc. (R.E. # 162213-0000 & 162213-0010) (Appl # L-5876-23C) (Dist. 3-Lahnen) (Roberts) (LUZ) (PD & PC Apv)  
 (Rezoning 2024-145)  
 2/27/24 CO Introduced: LUZ  
 3/5/24 LUZ Read 2nd & Rerefer  
 3/12/24 CO Read 2nd & Rerefer  
 3/26/24 CO PH Addn'tl 4/9/24  
 4/2/24 LUZ PH Approve 5-2 (Amaro, Arias)  
 LUZ PH - 4/2/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/26/24 & 4/9/24

### PH APPROVE

**Public hearing opened and closed.**

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

**There was discussion on this bill as related to traffic, safety, privacy, compatibility with the neighborhood, existing infrastructure and drainage.**

**Speakers: Josh Cockrell (support), Vincent Brooks (oppose), Patrick Flynn (oppose), Mark Haack (oppose), Nell DeCoursey (oppose), Robert Coleman (oppose), Johnathan Strickland (oppose), Justin Smith (oppose), Lisa Neal (oppose), Ron Davis (oppose), Robert White (oppose), Justin Wilford (oppose), Kimberly Arreola (oppose), Chris Mumford (oppose, did not speak), Chris Sidock (oppose, did not speak), Brandy Sidock (oppose, did not speak), Toni Skorusa (oppose, did not speak), Donna Mumford (oppose, did not speak), Bonnie Sim (oppose, did not speak), Emanueal Varela (oppose, did not speak), Jill Smith (oppose, did not speak), Robert Hopkins (oppose, did not speak), Jordan Tomm (oppose, did not speak), Donald Bartle (oppose, did not speak), Steve Simmons ((oppose, did not speak), Dilenia Pita (oppose, did not speak)**

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

**Nay: 2 - Amaro and Arias**

- 23.     [2024-0145](#)     ORD-Q Rezoning at 12636 & 12640 Ivylena Rd, btwn Girvin Rd & Southern Rose Dr - (5.29± Acres) - RR-Acre to PUD, to Permit Up to 65 Townhomes, as Described in the Aveline Trail PUD - Cortez Pointe Inc. (R.E. # 162213-0000 & 162213-0010) (Appl # L-5876-23C) (Dist. 3-Lahnen) (Lewis) (LUZ) (GAB CPAC Deny) (PD & PC Apv) (Ex Parte: CMs Johnson, Lahnen, Diamond, Gaffney, Jr., Arias, J. Carlucci, & Carrico) (Small-Scale 2024-144)  
                   2/27/24 CO Introduced: LUZ  
                   3/5/24 LUZ Read 2nd & Rerefer  
                   3/12/24 CO Read 2nd & Rerefer  
                   3/26/24 CO PH Addn'tl 4/9/24  
                   4/2/24 LUZ PH Approve 5-2 (Arias, Johnson)  
                   4/2/24 LUZ Reconsider/Amend/Approve (w/Conds) 7-0  
                   LUZ PH - 4/2/24  
                   Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24 & 4/9/24

**PH APPROVE**

**Public hearing opened and closed.**

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

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

**There was discussion on this bill as related to traffic, safety, privacy, compatibility with the neighborhood, existing infrastructure and drainage.**

**Speakers: Josh Cockrell (support), Lisa Neal (oppose), Johnathan Strickland (oppose), Brandy Sidock (oppose), Vincent Brooks (oppose), Justin Wilford (oppose), Emanuel Varela (oppose), Nell DeCoursey (oppose), Robert Coleman (oppose), Ron Davis (oppose), Robert White (oppose), Mark Haack (oppose), Chris Mumford (oppose), Kimberly Arreola (oppose), Jordan Tomm (oppose), Chris Sidock (oppose, did not speak), Toni Skorusa (oppose, did not speak), Justin Smith (oppose), Bonnie Sim (oppose, did not speak), Donald Bartle (oppose, did not speak), Steve Simmons (oppose), Dilenia Pita (oppose), Jill Smith (oppose), Patrick Flynn (oppose), Donna Mumford (oppose, did not speak), Robert Hopkins (oppose)**

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

**Nay:            2 -   Arias and Johnson**

**RECONSIDER AMEND/APPROVE W/CONDITIONS**

**Motion/2nd move to reconsider to add conditions: Diamond/Gaffney Jr.**

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

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

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



## AMENDMENT:

1. Rezoning approved subject to the following conditions:
  - a. In addition to complying with the other provisions of Part 12 Landscaping Regulations of the Zoning Code, the developer shall provide a 15-foot-wide undisturbed natural buffer that also retains the existing trees along the east, west and south boundaries of the Subject Property.
  - b. Second floor balconies are prohibited within the development.
  - c. The developer shall install an 8-foot-tall fence along the southern boundary of the Subject Property.
2. Attaches the revised Exhibit 3 (revised PUD Written Description dated April 2, 2024).
3. Attaches the revised Exhibit 4 (revised PUD Site Plan dated April 2, 2024).
  
24. [2024-0146](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 7850 Cranbrooke Rd, btwn Garden St & Cranbrooke Ct - (1.80± Acres) - AGR to LDR - Diego Raul Bermudez (R.E. # 002920-0025) (Appl # L-5899-23C) (Dist. 12-White) (Parola) (LUZ) (PD & PC Apv) (Rezoning 2024-147)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
3/12/24 CO Read 2nd & Rerefer  
3/26/24 CO PH Addn'tl 4/9/24  
4/2/24 LUZ PH Approve 6-0  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/26/24 & 4/9/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****Speaker: Alberta Hipps (support, questions only)****Aye: 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Diamond**

25. [2024-0147](#) ORD-Q Rezoning at 7850 Cranbrooke Rd, btwn Garden St & Cranbrooke Ct - (1.80± Acres) - AGR to RLD-100A - Diego Raul Bermudez (R.E. # 002920-0025) (Appl # L-5899-23C) (Dist. 12-White) (Cox) (LUZ) (PD & PC Apv)  
 (Small-Scale 2024-146)  
 2/27/24 CO Introduced: LUZ  
 3/5/24 LUZ Read 2nd & Rerefer  
 3/12/24 CO Read 2nd & Rerefer  
 3/26/24 CO PH Addn'tl 4/9/24  
 4/2/24 LUZ PH Approve 6-0  
 LUZ PH - 4/2/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24 & 4/9/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****Speaker: Alberta Hipps (support, questions only)****Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Johnson

26. [2024-0148](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 J Turner Butler Blvd & 3702 Sans Pareil St, btwn San Pablo Rd S & Kernan Blvd S - (21.14± Acres) - AGR in the Rural Dev Area to RPI in the Suburban Dev Area - Kernan R. Hodges Revocable Trust Dated 1/23/81 (c/o John R. Cathey, Trustee) (R.E. # 167771-0000 (Portion) & 167771-4000 (Portion)) (Appl # L-5900-23C) (Dist. 3-Lahnen) (Salley) (LUZ) (PD & PC Apv) (Rezoning 2024-149)  
 2/27/24 CO Introduced: LUZ  
 3/5/24 LUZ Read 2nd & Rerefer  
 3/12/24 CO Read 2nd & Rerefer  
 3/26/24 CO PH Addn'tl 4/9/24  
 4/2/24 LUZ PH Approve 7-0  
 LUZ PH - 4/2/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/26/24 & 4/9/24

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

27. [2024-0149](#) ORD-Q Rezoning at 0 J. Turner Butler Blvd & 3702 Sans Pareil St, btwn San Pablo Rd S & Kernan Blvd S - (21.14± Acres) - AGR to RLD-60 - Kernan R. Hodges Revocable Trust Dated 1/23/81 (c/o John R. Cathey, Trustee) (R.E. # 167771-0000 (Portion) & 167771-4000 (Portion)) (Appl # L-5900-23C) (Dist. 3-Lahnen) (Corrigan) (LUZ) (PD & PC Apv) (Ex Parte: CMs Diamond, Amaro, Gaffney, Jr. Carrico, Arias, J. Carlucci, Johnson & Lahnen) (Small-Scale 2024-148)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
3/12/24 CO Read 2nd & Rerefer  
3/26/24 CO PH Addn'tl 4/9/24  
4/2/24 LUZ PH Approve 7-0  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24 & 4/9/24

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

28. [2024-0150](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3702 Sans Pareil St, btwn San Pablo Rd S & Kernan Blvd S - (33.45± Acres) - AGR in the Rural Dev Area to LDR in the Suburban Dev Area - Kernan R. Hodges Revocable Trust Dated 1/23/81 (c/o John R. Cathey, Trustee) (R.E. # 167771-4000 (Portion)) (Appl # L-5901-23C) (Dist. 3-Lahnen & Dist. 11-Arias) (Roberts) (LUZ) (PD & PC Apv) (Rezoning 2024-151)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
3/12/24 CO Read 2nd & Rerefer  
3/26/24 CO PH Addn'tl 4/9/24  
4/2/24 LUZ PH Approve 7-0  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/26/24 & 4/9/24

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

29. [2024-0151](#) ORD-Q Rezoning at 3702 Sans Pareil St, btwn San Pablo Rd S & Kernan Blvd S - (33.45± Acres) - AGR to RLD-60 - Kernan R. Hodges Revocable Trust Dated 1/23/81 (c/o John R. Cathey, Trustee) (R.E. # 167771-4000 (Portion)) (Appl # L-5901-23C) (Dist. 3-Lahnen & Dist. 11-Arias) (Corrigan) (LUZ) (PD & PC Apv) (Ex Parte: CMs Diamond, Johnson, J. Carlucci, Carrico, Gaffney, Jr., Arias, Amaro, & Lahnen)  
 (Small-Scale 2024-150)  
 2/27/24 CO Introduced: LUZ  
 3/5/24 LUZ Read 2nd & Rerefer  
 3/12/24 CO Read 2nd & Rerefer  
 3/26/24 CO PH Addn'tl 4/9/24  
 4/2/24 LUZ PH Approve 7-0  
 LUZ PH - 4/2/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24 & 4/9/24

### PH APPROVE

**Public hearing opened and closed.**

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

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

**Speaker: Paul Harden (support, questions only)**

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

30. [2024-0152](#) ORD-Q Rezoning at 1004 Hendricks Ave, 0 & 1454 Prudential Dr & 0 Home St, btwn Prudential Dr & Hendricks Ave - (1.01± Acres) - CCBD to PUD, to Permit Commercial & Multi-Family Residential Uses, as Described in the Downtown Southbank Multi-Family Mixed-Use PUD - G.I.S. Holdings, Inc. & Karen R. Hirshberg, Individually & as Trustee of the A. Walter Hirshberg Family Trust (R.E. # 080288-0000, 080289-0000, 080290-0000 & 080297-0000) (Dist. 5-J. Carlucci) (Lewis) (LUZ) (UC CPAC Deny)  
 2/27/24 CO Introduced: LUZ  
 3/5/24 LUZ Read 2nd & Rerefer  
 3/12/24 CO Read 2nd & Rerefer  
 3/26/24 CO PH Only  
 LUZ PH - 4/2/24, 4/16/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

### PH OPEN/CONT 4/16/24

**No speakers**

31. [2024-0153](#) ORD-Q Rezoning at 10786 Craig Blvd, btwn St. Johns Bluff Rd & Atlantic Blvd - (79.23± Acres) - PUD (2022-298-E) to PUD, to Permit Office, Commercial & Light Industrial Uses, as Described in the Craig Warehouse PUD - Jax Aviation Authority, a Body Politic & Corp (f/k/a the Jacksonville Airport Authority) (R.E. # 162105-0000 (Portion)) (Dist. 2-Gay) (Abney) (LUZ) (GAB CPAC Deny) (PD & PC Apv) (Ex Parte: CMs Amaro, Arias, Carrico, Gaffney, Jr., Diamond, Lahnen & Gay)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
3/12/24 CO Read 2nd & Rerefer  
3/26/24 CO PH Only  
4/2/24 LUZ PH Approve 6-0  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

**PH APPROVE**

**Public hearing opened and closed.**

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

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

**Speakers: Devin Reed (support), Mark Shelton (support, questions only)**

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

32. [2024-0154](#) ORD-Q Rezoning at 6930 Garden St, btwn Iowa Ave & Oxfordshire Dr - (10.79± Acres) - RR-Acre to RLD-40 - Ronald S. Gressman & Bradford Marcus Gressman (R.E. # 003989-0010 (Portion)) (Dist. 8-Gaffney, Jr.) (Fulton) (LUZ) (PD & PC Apv) (Ex Parte: CM Gaffney, Jr.)  
2/27/24 CO Introduced: LUZ  
3/5/24 LUZ Read 2nd & Rerefer  
3/12/24 CO Read 2nd & Rerefer  
3/26/24 CO PH Only  
4/2/24 LUZ PH Approve 7-0  
LUZ PH - 4/2/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

**PH APPROVE**

**Public Hearing opened and closed.**

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

**Ex parte declaration: CM Gaffney Jr.**

**Speaker: Hayden Phillips (support)**

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

33. [2024-0155](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF 24-02), at 0 Lake Dr, btwn Hilltop Blvd & Fraser Rd - Fredi Noel Guifarro & Fredy Alejandro Guifarro - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 27 ft in RLD-60 (R.E. # 123493-0045) (Dist. 4-Carrico) (Abney) (LUZ) (PD Apv)  
 2/27/24 CO Introduced: LUZ  
 3/5/24 LUZ Read 2nd & Rerefer  
 3/12/24 CO Read 2nd & Rerefer  
 3/26/24 CO PH Only  
 4/2/24 LUZ PH Approve 7-0  
 LUZ PH - 4/2/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

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

34. [2024-0157](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Parcel at 0 Arlington Rd, btwn Westdale Dr & Sprinkle Dr, as a Local Landmark Site - COJ; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Site Desig, & to Record the Local Landmark Site Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Site Desig on the Zoning Atlas (R.E. # 141476-0000) (Dist. 1-Amaro) (Lopera) (Req of JHPC) (PD Apv)  
 2/27/24 CO Introduced: LUZ  
 3/5/24 LUZ Read 2nd & Rerefer  
 3/12/24 CO Read 2nd & Rerefer  
 3/26/24 CO PH Only  
 4/2/24 LUZ PH Approve 7-0  
 LUZ PH - 4/2/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

**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

35. [2024-0158](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg at 6360 Commerce St, btwn Westdale Dr & Sprinkle Dr, as a Local Landmark - COJ; 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; Dr (R.E. # 141476-0010) (Dist. 1-Amaro) (Lopera) (Req of JHPC) (PD Apv)  
 2/27/24 CO Introduced: LUZ  
 3/5/24 LUZ Read 2nd & Rerefer  
 3/12/24 CO Read 2nd & Rerefer  
 3/26/24 CO PH Only  
 4/2/24 LUZ PH Approve 7-0  
 LUZ PH - 4/2/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

### PH APPROVE

**Public hearing opened and closed.**

**Motion/2nd motion to approve: Gaffney Jr./Arias**

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

36. [2024-0191](#) ORD Apv the Proposed 2024B Series Text Amendment to the FLUE Map Series & the Transportation Element Map Series of the 2045 Comp Plan of the City to Amend the Coastal High Hazard Areas & Hurricane Evacuation Zones Map 4, for Transmittal to the State of FL's Various Agencies for Review (Parola) (Req of Mayor) (PD & PC Apv)  
 3/12/24 CO Introduced: LUZ  
 3/19/24 LUZ Read 2nd & Rerefer  
 3/26/24 CO Read 2nd & Rerefer  
 LUZ PH - 4/16/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/9/24 & 4/23/24

### DEFER

**Public hearing next cycle 4/16/24**

37. [2024-0192](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 & 10042 New Kings Rd, btwn Trout River Blvd & Barth Rd - (4.31± Acres) - HI & LDR to CGC, LI, & BP - New Kings Truck Yard, LLC (R.E. # 002697-0000, 002705-0010, 003947-0020 (Portion) & 003947-0040 (Portion)) (Appl # L-5892-23C) (Dist. 8-Gaffney, Jr.) (Hinton) (LUZ) (PD & PC Apv) (Rezoning 2024-193)  
3/12/24 CO Introduced: LUZ  
3/19/24 LUZ Read 2nd & Rerefer  
3/26/24 CO Read 2nd & Rerefer  
LUZ PH - 4/16/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/9/24 & 4/23/24

**DEFER****Public hearing next cycle 4/16/24**

38. [2024-0193](#) ORD-Q Rezoning at 0 & 10042 New Kings Rd, btwn Trout River Blvd & Barth Rd - (11.17± Acres) - PUD (2021-136-E) & RR-Acre to PUD, to Permit Light Industrial & Commercial Uses, as Described in the New Kings Road PUD - New Kings Truck Yard, LLC (R.E. # 002697-0000, 002705-0010, 003947-0005, 003947-0020, 003947-0030, & 003947-0040) (Appl # L-5892-23C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (PD & PC Amd/Apv) (Small-Scale 2024-192)  
3/12/24 CO Introduced: LUZ  
3/19/24 LUZ Read 2nd & Rerefer  
3/26/24 CO Read 2nd & Rerefer  
LUZ PH - 4/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24 & 4/23/24

**DEFER****Public hearing next cycle 4/16/24**

39. [2024-0194](#) ORD-Q Rezoning at 9600 San Jose Blvd, btwn Sunbeam Rd & Kori Rd - (11.51± Acres) - CCG-1 to PUD, to Permit Commercial Uses, as Described in the Home Depot - Jax, FL (Mandarin) PUD - Onoudidnt, Inc. (R.E. # 148976-0500) (Dist. 6-Boylan) (Nutt) (LUZ) (PD & PC Apv)  
3/12/24 CO Introduced: LUZ  
3/19/24 LUZ Read 2nd & Rerefer  
3/26/24 CO Read 2nd & Rerefer  
LUZ PH - 4/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

**DEFER****Public hearing next cycle 4/16/24**



40. [2024-0195](#) ORD-Q Rezoning at 832 & 842 New Berlin Rd & 12661 Camden Rd, btwn Camden Rd & Pulaski Rd - (7.47± Acres) - PUD (2021-531-E) to PUD, to Permit Up to 85 Townhomes, as Described in the Camden Oaks PUD - Cortez Pointe Inc. (R.E. # 106691-0000, 106692-0000 & 106699-0000) (Dist. 8-Gaffney, Jr.) (Nutt) (LUZ) (PD & PC Amd/Apv)  
3/12/24 CO Introduced: LUZ  
3/19/24 LUZ Read 2nd & Rerefer  
3/26/24 CO Read 2nd & Rerefer  
LUZ PH - 4/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

**DEFER****Public hearing next cycle 4/16/24**

41. [2024-0196](#) ORD-Q Apv Appl for Zoning Exception (Appl E-24-05) at 9825 San Jose Blvd, btwn Crown Point Rd & Kori Rd - E Holdings, 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 Consumption, (2) Permanent Outside Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine Meeting the Performance Standards & Development Criteria Set Forth in Pt 4 of the Zoning Code, & (3) a Restaurant With Outside Sale & Svc of Food Meeting the Performance Standards & Development Criteria Set Forth in Pt 4 of the Zoning Code, for Maya Group FL LLC d/b/a Margaritas Mexican Grill 1, in CCG-1 (R.E. # 148970-0000) (Dist. 6-Boylan) (Abney) (LUZ) (PD Apv)  
3/12/24 CO Introduced: LUZ  
3/19/24 LUZ Read 2nd & Rerefer  
3/26/24 CO Read 2nd & Rerefer  
LUZ PH - 4/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

**DEFER****Public hearing next cycle 4/16/24**

42. [2024-0197](#) ORD Adopt a Modification to the City's 2045 Comp Plan for the Purpose of Updating the 5-Yr Capital Improvements Schedule of Projs Within the Capital Improvements Element (Staffopoulos) (Req of Mayor) (PD Apv)  
3/12/24 CO Introduced: LUZ  
3/19/24 LUZ Read 2nd & Rerefer  
3/26/24 CO Read 2nd & Rerefer  
LUZ PH - 4/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

**DEFER****Public hearing next cycle 4/16/24**

43. [2024-0204](#) ORD Closing & Abandoning &/or Disclaiming a Portion of an Opened & Improved Alley, Estab in the Plat of Hendricks Subdivision of Homestead Tract South Jax, as Recorded, Located in Council Dist 5, at the Req of Karen Hirshberg & G.I.S. Holdings, Inc., Subject to Reservation Unto the City of an All Utilities, Facilities & Access Easement Over the Closure Area; Prov for Appvl Subject to Conditions; Waiving C.R. 3.107 (Reintroduction of Bills), Council Rules, as to the Requirement That an Ord That Failed Passage Not Be Reintroduced for 12 Months (Dillard) (Req of Mayor)  
3/12/24 CO Introduced: R, TEU, LUZ  
3/18/24 R Read 2nd & Rerefer  
3/19/24 TEU Read 2nd & Rerefer  
3/19/24 LUZ Read 2nd & Rerefer  
3/26/24 CO PH Read 2nd & Rerefer  
TEU PH Pursuant to Sec 336.10, F.S. - 4/2/24, 4/16/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

**DEFER**

44. [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)  
3/12/24 CO Introduced: LUZ  
3/19/24 LUZ Read 2nd & Rerefer  
3/26/24 CO Read 2nd & Rerefer  
LUZ PH - 4/16/24

**DEFER****Public hearing next cycle 4/16/24**

45. [2024-0223](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 W Beaver St, btwn Otis Rd & U.S. Hwy 301 N - (15.72± Acres) - CGC to LI & ROS - First Coast Electric, LLC (R.E. # 001735-0070) (Appl # L-5904-24C) (Dist. 12-White) (Fogarty) (LUZ)  
(Rezoning 2024-224)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/23/24 & 5/14/24

**READ 2ND & REREFER**

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46. [2024-0224](#) ORD-Q Rezoning at 0 W Beaver St, btwn Otis Rd & U.S. Hwy 301 N - (15.72± Acres) - CCG-1 to IL & ROS - First Coast Electric, LLC (R.E. # 001735-0070) (Appl # L-5904-24C) (Dist. 12-White) (Corrigan) (LUZ) (Small-Scale 2024-223)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24 & 5/14/24

**READ 2ND & REREFER**

47. [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  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/23/24 & 5/14/24

**READ 2ND & REREFER**

48. [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) (Small-Scale 2024-225)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24 & 5/14/24

**READ 2ND & REREFER**

49. [2024-0227](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan, at 9260 Lockwood Rd, btwn Lockwood Rd & Red Bird Ln - (2.58± Acres) - LDR to MDR - Joseph Patrick McAnallen, III (R.E. # 003367-0030) (Appl # L-5913-24C) (Dist. 12-White) (Roberts) (LUZ) (Rezoning 2024-228)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/23/24 & 5/14/24

**READ 2ND & REREFER**

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50. [2024-0228](#) ORD-Q Rezoning at 9260 Lockwood Rd, btwn Lockwood Rd & Red Bird Ln - (2.58± Acres) - RR-Acre to RMD-A - Joseph Patrick McAnallen, III (R.E. # 003367-0030) (Appl # L-5913-24C) (Dist. 12-White) (Fulton) (LUZ) (Small-Scale 2024-227)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24 & 5/14/24

**READ 2ND & REREFER**

51. [2024-0229](#) ORD-Q Rezoning at 0 Sunbeam Rd, btwn Craven Rd & Kevin Rd - (7.44± Acres) - PUD (2017-752-E) to PUD, to Permit Commercial & Recreational 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 Aterro 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 - Aterro, LLC & Jeremy's Hill, LLC (R.E. # 149039-0600 & 149039-0700 (Portion)) (Dist. 5-J. Carlucci) (Cox) (LUZ)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

52. [2024-0230](#) ORD-Q Rezoning at 0 Francis Rd & 0 W Edgewood Ave, btwn Cleveland Rd & Edgewood Ave W - (10.22± Acres) - CRO & CCG-1 to PUD, to Permit Up to 88 Townhomes, as Described in the Francis Pointe PUD - St. Johns Trading Company, Inc. (R.E. # 041449-0020 & 041450-0010) (Dist. 10-Pittman) (Corrigan) (LUZ)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

53. [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)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

54. [2024-0232](#) ORD-Q Rezoning at 0 J. Turner Butler Blvd, btwn Gate Pkwy & Centurion Pkwy N - (1.38± Acres) - CO to CCG-1 - Arthur Chester Skinnner, III, as Trustee of the Arthur Chester Skinner, III, Revocable Living Trust Dated 2/10/84, et al. (R.E. # 167742-0200) (Dist. 11-Arias) (Cox) (LUZ)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

55. [2024-0233](#) ORD-Q Rezoning at 4714 Shelby Ave, btwn Cassatt Ave & Blanding Blvd - (1.27± Acres) - PUD (92-1008-1099) to RLD-40 - Episcopal Church in the Diocese of Florida, Inc. (R.E. # 069466-0000 (Portion)) (Dist. 7-Peluso) (Fulton) (LUZ)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

56. [2024-0234](#) ORD-Q Rezoning at 0 & 12433 Gillespie Ave, btwn Gillespie Ave & Camden Rd - (7.37± Acres) - RLD-60 to RLD-40 - BCEL 8C LLC & Essa Hashem (R.E. # 106975-0030, 106975-0040 & 106977-0300) (Dist. 8-Gaffney, Jr.) (Williams) (LUZ)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

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57. [2024-0235](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-03), at 0 Dawsons Creek Dr, btwn Brannan Field Rd & Cessna Blvd - Amal Real Estate Investment, LLC - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. No. 002331-0000) (Dist. 12-White) (Abney) (LUZ)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

58. [2024-0236](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-04) at 5841 Ellakel Rd, btwn Ellakel Rd & Reed St - Esquire Trustee Service, LLC, as Trustee for the Ellakel Rd Land Trust Dated 1/25/23 - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 32 ft in RLD-60 (R.E. # 026444-0200) (Dist. 10-Pittman) (Abney) (LUZ)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

59. [2024-0237](#) ORD-Q Apv Zoning Exception (Appl E-24-12) at 901 King St, btwn King St & College St - IHOP LKE RMR 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 Entity of Love LLC, in CCG-1 & PUD (2012-504-E) (R.E. # 064197-0010) (Dist. 7-Peluso) (Lewis) (LUZ)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

60. [2024-0238](#) ORD-Q Apv Zoning Exception (Appl E-24-13) at 9726 Touchton Rd, btwn Touchton Rd & Deer Lake Ct - DOC-9726 Touchton Road MOB, 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 Hien Nguyen Group Inc, d/b/a Vagabond Korean Steakhouse, in PUD (1994-0335-0737) (R.E. # 146036-1920) (Dist. 4-Carrico) (Abney) (LUZ)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

61. [2024-0239](#) ORD-Q Apv Zoning Exception (Appl E-24-14) at 5393 Roosevelt Blvd, btwn Ortega Blvd & Yacht Club Rd - Venetia Plaza, 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 Water Oak 3000, LLC, in CCG-1 (R.E. # 102725-0020) (Dist. 7-Peluso) (Abney) (LUZ)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

62. [2024-0240](#) ORD-Q Apv Zoning Exception (Appl E-24-16) at 10131 San Jose Blvd, btwn Crown Point Rd & Haley Rd - Property Management Support, Inc., as Trustee of Crown Point Plaza Land Trust u/t/a Dated 9/19/07 - 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 Tony's Cantina Jacksonville LLC, in CCG-1 (R.E. # 149008-0200) (Dist. 6-Boylan) (Lewis) (LUZ)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

63. [2024-0241](#) ORD-Q Apv Sign Waiver (Appl SW-24-01) for a Sign Located at 6133 San Jose Blvd, btwn Furman Rd & Camellia Oaks Ln - Lakewood Church of Jacksonville, Inc. - Requesting to: (1) Reduce the Min Setback From 10 ft to 9 ft, (2) Increase the Number of Signs from 1 to 2, & (3) Allow for Internal Illumination of Signs, in CRO & RLD-60 (R.E. # 149786-0100) (Dist. 5-J. Carlucci) (Lewis) (LUZ)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

64. [2024-0242](#) ORD-Q Apv Sign Waiver (Appl SW-24-02) for a Sign Located at 7725 Lem Turner Rd & 0 Wainwright Ct, btwn Edgewood Ave W & Oakhurst Ave - Burger King Company LLC - Requesting to Reduce the Min Setback From 10 ft to 2 ft in CCG-2 (R.E. # 023685-0000 & 024225-0000) (Dist. 10-Pittman) (Fulton) (LUZ)  
(Companion 2024-243)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

65. [2024-0243](#) ORD-Q Granting Administrative Deviation (Appl AD-24-10) at 7725 Lem Turner Rd & 0 Wainwright Ct, btwn Edgewood Ave W & Oakhurst Ave - Burger King Company LLC - Requesting to: (1) Reduce the Dumpster Setback Along the East Boundary from 5 ft to 0 ft, (2) Reduce the Perimeter Landscape Buffer Area btwn Vehicle Use Area & Abutting Property Along the North Boundary from 5 ft to 0 ft, (3) Reduce the Perimeter Landscape Buffer Area btwn Vehicle Use Area & Abutting Property Along the South Boundary from 5 ft to 0 ft, & (4) Reduce the Uncomplimentary Land Use Buffer Width Along the North Property Boundary from 10 ft to 0 ft in CCG-2 (R.E. # 023685-0000 & 024225-0000) (Dist. 10-Pittman) (Fulton) (LUZ)  
(Companion 2024-242)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**



66. [2024-0244](#) ORD-Q Apv Sign Waiver (Appl SW-24-03) for a Sign Located at 7320 103rd St, btwn Redstone Dr & Firestone Rd - Burger King Company LLC - Requesting to Reduce the Min Setback from 10 ft to 5 ft in CCG-1 (R.E. # 014518-0000) (Dist. 14-Johnson) (Fulton) (LUZ)  
(Companion 2024-245)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

67. [2024-0245](#) ORD-Q Granting Administrative Deviation (Appl AD-24-11) at 7320 103rd St, btwn Redstone Dr & Firestone Rd - Burger King Company LLC - Requesting to Reduce the Perimeter Landscape Buffer Area btwn Vehicle Use Area & Abutting Property Along the East Boundary From 5 ft to 0 ft in CCG-1 (R.E. # 014518-0000) (Dist. 14-Johnson) (Fulton) (LUZ)  
(Companion 2024-244)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

68. [2024-0247](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg at 1349 Market St N, btwn E 3rd St & E 4th St as a Local Landmark - House of Leaf & Bean, LLC; 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. # 070948-0000) (Dist. 7-Peluso) (Lopera) (Req of JHPC)  
3/26/24 CO Introduced: LUZ  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**READ 2ND & REREFER**

69. [2024-0256](#) ORD-MC Amend Sec 656.311 (Residential - Professional - Institutional Category), Subpt C (Commercial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Include All Single Family Dwellings on the List of Permissible Uses & Structures in the Commercial, Residential & Office Zoning District; Amend Sec 656.704 (Nonconforming Lots of Record & Infill Lots - Residential), Pt 7 (Nonconforming Lots, Uses & Structures), Ch 656 (Zoning Code), Ord Code, to Address Modular & Mobile Homes & to Reduce the Min Sq Ft Required for Infill Lots From 2,500 Sq Ft to 1,500 Sq Ft; Amend Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Define “Cottage” & to Amend Certain Other Definitions; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Diamond) (Co-Sponsor CM Freeman)  
3/26/24 CO Introduced: NCSPHS, LUZ  
4/1/24 NCSPHS Read 2nd & Rerefer  
4/2/24 LUZ Read 2nd & Rerefer  
LUZ PH - 5/7/24  
Public Hearing Pursuant to Ch 166.041(3)(c)(2)(b), F.S. & CR 3.601 - 4/23/24 & 5/14/24

#### **READ 2ND & REREFER**

**NOTE: The next regular meeting will be held Tuesday, April 16, 2024.**

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

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

Amended Minutes: Colleen Hampsey, Council Research  
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Posted: 4.9.24 5:00 pm