

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Agenda - Revised Marked

Wednesday, September 6, 2023

5:00 PM

Council Chamber  
1st Floor, City Hall

### Land Use & Zoning Committee

*Kevin Carrico, Chair*

*Reggie Gaffney, Jr., Vice Chair*

*Ken Amaro*

*Raul Arias*

*Joe Carlucci*

*Rory Diamond - Excused Absence*

*Rahman Johnson*

*Legislative Assistant: Maritza Sanchez*

*Legislative Assistant: Barbara Ireland Hobson*

*Council Research: Colleen Hampsey*

*Office of General Counsel: Shannon Eller*

*Office of General Counsel: Mary Staffopoulos, Deputy*

*Planning Dept.: Kristen Reed*

*Planning Dept.: Bruce Lewis*

**Meeting Convened:**

**Meeting Adjourned:**

**Attendance:**

**Item/File No.**

**Title History**

1. [2022-0393](#)

**OPEN PH**

**CONT PH**

**10/3/23**

**NO PD/PC**

**REPORTS**

**Applicant:**

**Cyndy Trimmer**

ORD-Q Rezoning at 5711 Richard St, btwn Richard St & Cagle Rd - (1.01± Acres) – CCG-1 to PUD; to Permit Commercial Uses, as Described in the 5711 Richard St PUD – Southside Euro LLC - (R.E. # 153067-0100) (Dist. 5–J. Carlucci) (Lewis) (LUZ)  
 5/24/22 CO Introduced: LUZ  
 6/7/22 LUZ Read 2nd & Rerefer  
 6/14/22 CO Read 2nd & Rerefer: LUZ  
 6/28/22 CO PH Only  
 LUZ PH – 7/19/22, 8/2/22, 8/16/22, 9/20/22, 10/18/22, 11/15/22, 12/6/22, 1/4/23, 2/7/23, 2/22/23, 3/22/23, 4/18/23, 5/2/23, 5/17/23, 6/21/23, 7/18/23, 8/1/23, 9/6/23  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22

2. [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)
- OPEN PH**  
**CONT PH**  
**9/19/23**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Steve Diebenow**
- 12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
1/24/23 CO PH Addnt'l 2/14/23  
2/14/23 CO PH Cont'd 2/28/23  
2/28/23 CO PH Cont'd 3/28/23  
3/28/23 CO PH Cont'd 4/11/23  
4/11/23 CO PH Cont'd 5/9/23  
5/9/23 CO PH Cont'd 5/23/23  
5/23/23 CO PH Cont'd 6/13/23  
6/13/23 CO PH Cont'd 6/27/23  
6/27/23 CO PH Cont'd 7/25/23  
7/25/23 CO PH Cont'd 8/8/23  
8/8/23 CO PH Cont'd 8/22/23  
8/22/23 CO PH Cont'd 9/12/23  
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  
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

3. [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)
- OPEN PH**  
**CONT PH**  
**9/19/23**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Steve Diebenow**
- (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  
 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  
 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

4. [2023-0164](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 8385 Ramona Blvd, btwn Hammond Blvd & Estates Cove Rd - (R.E. # 007142-0000) (2.16± Acres) - NC to LI - Randall W. Kerr (Appl # L-5776-22C) (Dist. 12-White) (Hinton) (LUZ) (PD Deny) (PC Apv) (Rezoning 2023-165)
- OPEN PH**  
**CONT PH**  
**9/19/23**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Chris Hagan**
- 3/14/23 CO Introduced: LUZ  
3/22/23 LUZ Read 2nd & Rerefer  
3/28/23 CO Read 2nd & Rerefer  
4/11/23 CO PH Addn'tl 4/25/23  
4/25/23 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 9/12/23  
LUZ PH - 4/18/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, 9/6/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/11/23 & 4/25/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 9/12/23
5. [2023-0165](#) ORD-Q Rezoning at 8385 Ramona Blvd, btwn Hammond Blvd & Estates Cove Rd - (2.16± Acres) - CN to PUD, to Permit Industrial Warehousing Uses, as Described in the Ramona Kerr PUD - Randall W. Kerr (R.E. # 007142-0000) (Appl # L-5776-22C) (Dist. 12-White) (Cox) (LUZ) (PD & PC Deny) (Small Scale 2023-164)
- DEFER**
- New PH**  
**9/19/23**
- Applicant:**  
**Chris Hagan**
- 3/14/23 CO Introduced: LUZ  
3/22/23 LUZ Read 2nd & Rerefer  
3/28/23 CO Read 2nd & Rerefer  
4/11/23 CO PH Addn'tl 4/25/23  
4/25/23 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  
8/1/23 LUZ PH Substitute/Rerefer 6-0  
8/8/23 CO PH Substitute/Rerefer 18-0  
LUZ PH - 4/18/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, & 9/19/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/11/23 & 4/25/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, & 9/12/23 & 9/26/23

6. [2023-0231](#) ORD-Q Rezoning at 2563 County Dock Rd, & 2573 & 2629 Loretto Rd, btwn Loretto Rd & County Dock Rd - (10.34± Acres) - RR-Acre to RLD-70 - RCBF Properties, LLC (R.E. # 105634-0010, 105634-0050 & 105635-0005) (Dist. 6 - Boylan) (Williams) (LUZ) (SE CPAC Deny)  
 4/11/23 CO Introduced: LUZ  
 4/18/23 LUZ Read 2nd & Rerefer  
 4/25/23 CO Read 2nd & Rerefer  
 5/9/23 CO PH Only  
**Applicant:** LUZ PH - 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, 9/6/23  
**Cyndy Trimmer** Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23
7. [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)  
 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  
 LUZ PH - 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23  
 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

8. [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)  
**OPEN PH**  
**CONT PH**  
**10/3/23**  
 (At request of applicant)  
 Applicant: Paul Harden  
 (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  
 LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23  
 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
9. [2023-0326](#) ORD-Q Rezoning at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (39.31± Acres) - PUD (2007-361-E) to PUD, to Permit Recreational Vehicle Park Uses, Single-Family Residential Uses, & Agriculture Uses, as Described in the Baldwin RV Park PUD - JMC Duval County Properties, LLC (R.E. # 000890-0100 (Portion)) (Appl # L-5797-23C) (Dist. 12-White) (Cox) (LUZ) (PD Amd/Apv) (PC Apv)  
**OPEN PH**  
**CONT PH**  
**10/3/23**  
 (At request of applicant)  
 Applicant: Paul Harden  
 (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  
 LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23  
 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. [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  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23
- OPEN PH**  
**CONT PH**  
**9/19/23**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Patrick Krechowski**
11. [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 Approve) (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  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23, & 8/8/23
- OPEN PH**  
**CONT PH**  
**9/19/23**
- Applicant:**  
**Patrick Krechowski**
12. [2023-0331](#) ORD-Q Rezoning at 881 Golfair Blvd, 0 W Castlewood Dr, 4430 N Davis St & 0 Baywood St, btwn Golfair Blvd & W Castlewood Dr - (4.04± Acres) - CCG-1 to PBF-1 - COJ (R.E. # 031961-0000, 031962-0000, 032088-0000, 032092-0000 & 032093-0010) (Dist. 10-Pittman) (Williams) (LUZ) (PD & PC Apv)  
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  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23
- OPEN PH**  
**CONT PH**  
**9/19/23**
- (At request of applicant)**
- Applicant:**  
**COJ**



13. [2023-0359](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0, 10050, 10061, 10144 Noroad, 0 103rd St & 0 Connie Jean Rd, btwn 103rd St & Noroad - (37.86± Acres) - CGC, MDR & LDR to ROS - Noroad Development, LLC, Melvin R. Barbour & Vicky Barbour (R.E. # 012955-0010, 012956-0000, 012960-0000, 012961-0100, 012970-0100, 012971-0100 & 012974-0055) (Appl #L-5807-23C) (Dist. 12-White) (Parola) (LUZ)  
**NO PD/PC REPORTS** (Rezoning 2023-360)  
 6/13/23 CO Introduced: LUZ  
**Applicant:** 6/21/23 LUZ Read 2nd & Rerefer  
**Michael Herzberg** 6/27/23 CO Read 2nd & Rerefer  
 7/25/23 CO PH Addn'tl 8/8/23  
 8/8/23 CO PH Cont'd 8/22/23  
 8/22/23 CO PH Cont'd 9/12/23  
 LUZ PH - 8/1/23, 8/15/23, 9/6/23  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -7/25/23 & 8/8/23, 8/22/23, 9/12/23
14. [2023-0360](#) ORD-Q Rezoning at 0, 10050, 10061, 10144 Noroad, 0 103rd St & 0 Connie Jean Rd, btwn 103rd St & Noroad - (37.86± Acres) - RR-Acre, RMD-A, CCG-2 & CN to ROS - Noroad Development, LLC, Melvin R. Barbour & Vicky Barbour (R.E. # 012955-0010, 012956-0000, 012960-0000, 012961-0100, 012970-0100, 012971-0100 & 012974-0055) (Appl # L-5807-23C) (Dist. 12-White) (Fulton) (LUZ)  
**CLOSE PH** (Small Scale 2023-359)  
**SUBSTITUTE** 6/13/23 CO Introduced: LUZ  
**REREFER** 6/21/23 LUZ Read 2nd & Rerefer  
**Applicant:** 6/27/23 CO Read 2nd & Rerefer  
**Michael Herzberg** 7/25/23 CO PH Addn'tl 8/8/23  
 8/8/23 CO PH Cont'd 8/22/23  
 8/22/23 CO PH Cont'd 9/12/23  
 LUZ PH - 8/1/23, 8/15/23, 9/6/23, & 10/17/23  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23 & 8/8/23, 8/22/23, 9/12/23, & 10/10/23

15. [2023-0365](#) ORD-Q Rezoning at 2220, 2242 & 2246 Oak St, btwn Oak St & Riverside Ave - (0.89± Acres) - PUD (2016-55-E) to PUD, to Permit Commercial & Multi-Family Residential Uses, as Described in the Roost PUD - Saleebas-2216 Oak Street, LLC (R.E. # 090661-0000, 090662-0000 & 090663-0000) (Dist. 7-Peluso) (Lewis) (LUZ)  
**OPEN PH**  
**CONT PH**  
**9/19/23**  
  
**NO PD/PC**  
**REPORTS**  
  
**Applicant:**  
**Jason Gabriel**
- 6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
7/25/23 CO PH Only  
LUZ PH - 8/1/23, 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23
16. [2023-0397](#) ORD-Q Rezoning at 0, 3025, 3101 & 3111 Percy Rd, btwn Percy Creek Dr & Willard Ln - (46.67± Acres) - RR-Acre & AGR to RLD-40 - Larry C. Harrold & Joan Harrold, Trustees Under the Harrold Living Trust, Dated 11/29/05, Andrew C. Harrold, Paul D. George, Christie L. George & Nora J. Miller (R.E. # 019453-0002, 019453-0200, 019458-0000 (Portion), 019459-0000 (Portion), 019462-0002 & 019535-0100) (Dist.8-Gaffney, Jr.) (Williams) (LUZ) (N CPAC Apv) (PD Deny) (PC Apv)  
**EX-PARTE**  
  
**OPEN PH**  
**CLOSE PH**  
  
**MOVE**  
**(Conflicting**  
**Recommendations)**
- 6/27/23 CO Introduced: LUZ  
7/18/23 LUZ Read 2nd & Rerefer  
7/25/23 CO Read 2nd & Rerefer  
8/8/23 CO PH Only  
LUZ PH - 8/15/23, 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23
17. [2023-0398](#) ORD-Q Rezoning at 0 103rd St, btwn Kinkaid Rd & Ken Rd - (0.84± Acres) - CCG-2 to CCG-1 - Richard Neighbors (R.E. # 013792-0000) (Dist. 9-Clark-Murray) (Nutt) (LUZ) (PD & PC Apv)  
**EX-PARTE**  
  
**OPEN PH**  
**CLOSE PH**  
  
**MOVE**
- 6/27/23 CO Introduced: LUZ  
7/18/23 LUZ Read 2nd & Rerefer  
7/25/23 CO Read 2nd & Rerefer  
8/8/23 CO PH Only  
LUZ PH - 8/15/23, 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23
- Applicant:**  
**Lon Ogden**

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- 18.**    [2023-0399](#)    ORD-MC Amend Sec 30.203 (Conduct of Business), Pt 2 (Planning Commission), Ch 30 (Planning & Dev Dept), Ord Code, to Prov for Concurrence of 4 Members of the Planning Commission for a Report or Recommendation by the Planning Commission; Prov for Codification Instructions (Eller) (Introduced by CM Carrico) (PD & PC Apv)  
**OPEN PH**  
**CLOSE PH**  
  
**MOVE**
- 6/27/23 CO Introduced: R, LUZ  
7/17/23 R Read 2nd & Rerefer  
7/18/23 LUZ Read 2nd & Rerefer  
7/25/23 CO Read 2nd & Rerefer  
8/8/23 CO PH Only  
9/5/23 R Amend/Approve 7-0  
LUZ PH - 8/15/23, 9/6/23  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 8/8/23
- 19.**    [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)  
**OPEN PH**  
**CONT PH**  
**9/19/23**  
  
**NO PD/PC**  
**REPORTS**  
  
**Applicant:**  
**Cyndy Trimmer**
- 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  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23

20.    [2023-0408](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 4868, 4876, 4882 & 4924 Jones Rd, btwn Pritchard Rd & Jones Rd - (19.37± Acres) - LDR to MU- Pursuant to FLUE Policy 4.3.13 - Anastasia & Auston Lafavor, Elizabeth & Bruce C. Ellison, Rosemary & Edward E. Jenkins, III, & Charles Ellison (R.E. # 003369-0010, 003369-0020, 003369-0030 & 003373-0010) (Appl #L-5833-23C) (Dist. 12-White) (Parola) (LUZ)  
**OPEN PH**    (Companions 2023-409 & 2023-410)  
**CONT PH**    7/25/23 CO Introduced: LUZ  
**9/19/23**    8/1/23 LUZ Read 2nd & Rerefer  
  
**NO PD/PC**    8/8/23 CO Read 2nd & Rerefer  
**REPORTS**   8/22/23 CO PH Addn'tl 9/12/23  
  
**Applicant:**   LUZ PH - 9/6/23  
**Babette Ashley**   Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -  
  8/22/23 & 9/12/23

21.    [2023-0409](#)     ORD-Q Rezoning at 0 Pritchard Rd, 4868, 4876, 4882 & 4924 Jones Rd, btwn Pritchard Rd & Jones Rd - (40.20± Acres) - AGR, RR-Acre & PUD (2007-394-E) to PUD, to Permit Light Industrial & Business Park Uses & Provide for Land Use Conversions Pursuant to the Westlake DRI, as Described in the Westlake PUD - Westlake Land Management, Inc., Anastasia & Auston Lafavor, Elizabeth & Bruce C. Ellison, Rosemary & Edward E. Jenkins, III, & Charles Ellison (R.E. # 003322-0500, 003369-0010, 003369-0020, 003369-0030 & 003373-0010) (Appl # L-5833-23C) (Dist. 12-White) (Lewis) (LUZ)  
**OPEN PH**    (Companions 2023-408 & 2023-410)  
**CONT PH**    7/25/23 CO Introduced: LUZ  
**9/19/23**    8/1/23 LUZ Read 2nd & Rerefer  
  
**NO PD/PC**    8/8/23 CO Read 2nd & Rerefer  
**REPORTS**   8/22/23 CO PH Addn'tl 9/12/23  
  
**Applicant:**   LUZ PH - 9/6/23  
**Babette Ashley**   Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23 & 9/12/23

- 22.**     [2023-0410](#)     ORD-Q Amending Reso 73-1109-319, as Amended, Which Appvd a Dev Order for Westlake, a Development Regional Impact (DRI), Pursuant to an Application for Changes to a Previously Appvd DRI (AFC) Filed by Westlake Land Management, Inc., et al., & Dated 6/9/23, which Changes are Generally Described as Adding 19.37± Acres (R.E. #003369-0010, 003369-0020, 003369-0030 & 003373-0010) to the DRI, Amending the Master Dev Plan Map H to Incorporate the Added Propty as a Portion of DRI Parcel 3 & Prov for Land Use Conversions; Directing the Legislative Services Div to Forward a Certified Copy of this Ord to the Auth Agent (Parola) (LUZ)  
(Companion 2023-408 & 2023-409)  
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 Addn'tl 9/12/23  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Sec 380.06(7), F.S & CR 3.601 - 8/22/23 & 9/12/23
- OPEN PH**  
**CONT PH**  
**9/19/23**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Babette Ashley**
- 23.**     [2023-0411](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 620 Chaffee Rd S, btwn I-10 Expwy & Crystal Springs Rd - (0.47± Acres) - MDR to CGC - First Coast Energy, L.L.P. (R.E. # 001848-0000 (Portion)) (Appl #L-5830-23C) (Dist. 12-White) (Hinton) (LUZ)  
(Companions 2023-412, 2023-413 & 2023-414)  
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 Addn'tl 9/12/23  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23
- OPEN PH**  
**CONT PH**  
**9/19/23**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Steve Diebenow**
- 24.**     [2023-0412](#)     ORD-Q Rezoning at 620 Chaffee Rd S, btwn I-10 Expwy & Crystal Springs Rd - (0.47± Acres) - RMD-MH to CCG-1 - First Coast Energy, L.L.P. (R.E. # 001848-0000 (Portion)) (Appl # L-5830-23C) (Dist. 12-White) (Cox) (LUZ)  
(Companions 2023-411, 2023-413 & 2023-414)  
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 Addn'tl 9/12/23  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23 & 9/12/23
- OPEN PH**  
**CONT PH**  
**9/19/23**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Steve Diebenow**

- 25.**     [2023-0413](#)     ORD-Q Apv Zoning Exception (Appl E-23-50), at 620 Chaffee Rd S, btwn I-10 Expwy & Crystal Springs Rd - First Coast Energy, L.L.P. - Requesting Permanent or Restricted Outside Sale & Svc Meeting the Performance Standards & Dev Criteria Set Forth in Ch 656 (Zoning Code), Pt 4 (Supplementary Regulations), Subpart A (Performance Standards & Development Criteria) in CCG-1 & RMD-MH (R.E. # 001848-0000 (Portion)) (Dist 12-White) (Cox) (LUZ)  
(Companions 2023-411, 2023-412 & 2023-414)  
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 Addn'tl 9/12/23  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 8/22/23 & 9/12/23
- OPEN PH**  
**CONT PH**  
**9/19/23**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Steve Diebenow**
- 26.**     [2023-0414](#)     ORD-Q Granting Administrative Deviation (Appl # AD-23-50), at 620 Chaffee Rd S, btwn I-10 Expwy & Crystal Springs Rd - First Coast Energy, L.L.P. - Requesting to: (1) Increase the Max Number of Off-Street Parking Spaces from 40 to 74, (2) Decrease the Min Number of Loading Spaces Required from 1 to 0, (3) Increase the Max Width of Driveway Access on Chaffee Rd S from 36 ft Required to 45 ft, (4) Reduce Setback from Adjacent Residential Dist from a Min of 15 ft to 10 ft, & (5) Reduce Uncomplimentary Land-Use Buffer Width from 10 ft to 0 ft on the West Property Boundary in CCG-1 & RMD-MH (RE# 001848-0000 (Portion)) (Dist. 12-White) (Cox) (LUZ)  
(Companions 2023-411, 2023-412 & 2023-413)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Amend/Rerefer 6-0  
8/8/23 CO Amend/Rerefer 17-0  
8/22/23 CO PH Addn'tl 9/12/23  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 8/22/23 & 9/12/23
- OPEN PH**  
**CONT PH**  
**9/19/23**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Steve Diebenow**

27. [2023-0415](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 911 Halsema Rd S, btwn Rosetta Rd & Turkey Rd - (29.06± Acres) - LDR to ROS - William M. Lloyd, III & Jenny L. Lloyd (R.E. # 001927-0004) (Appl #L-5819-23C) (Dist. 12-White) (Lukacovic) (LUZ)  
(Rezoning 2023-416)  
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 Addn'tl 9/12/23  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23
- OPEN PH**  
**CONT PH**  
**9/19/23**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Cyndy Trimmer**
28. [2023-0416](#) ORD-Q Rezoning at 911 Halsema Rd S, btwn Rosetta Rd & Turkey Rd - (29.06± Acres) - RLD-100A, RLD-90 & RR-Acre to PUD, to Permit Recreational Vehicle Park Uses, as Described in the Halsema Road PUD - William M. Lloyd, III & Jenny L. Lloyd (R.E. # 001927-0004) (Appl # L-5819-23C) (Dist. 12-White) (Lewis) (LUZ)  
(Small Scale 2023-415)  
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 Addn'tl 9/12/23  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23 & 9/12/23
- OPEN PH**  
**CONT PH**  
**9/19/23**
- NO PD/PC**  
**REPORTS**
- Applicant:**  
**Cyndy Trimmer**
29. [2023-0417](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 6624 & 6634 Pickettville Rd, btwn I-295 Expwy N & Lane Ave N - (5.19± Acres) - LDR to LI - Andriy Hryhorchuk & Lyudmyla Hryhorchuk (R.E. # 004357-0010 (Portion) & 004358-0000) (Appl # L-5791-23C) (Dist. 10-Pittman) (Salley) (LUZ) (PC & PD Apv)  
(Rezoning 2023-418)  
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 Addn'tl 9/12/23  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23
- OPEN PH**  
**CLOSE PH**
- MOVE**
- Applicant:**  
**Ann Broudy**

**30.** [2023-0418](#)     ORD-Q Rezoning at 6624 & 6634 Pickettville Rd, btwn I-295 Expwy N &  
**EX-PARTE**                     Lane Ave N - (5.19± Acres) - RLD-60 to IL - Andriy Hryhorchuk & Lyudmyla  
Hryhorchuk (R.E. # 004357-0010 (Portion) & 004358-0000) (Appl #  
**OPEN PH**                     L-5791-23C) (Dist. 10-Pittman) (Fulton) (LUZ) (PD & PC Apv)  
**CLOSE PH**                     (Small Scale 2023-417)  
7/25/23 CO Introduced: LUZ  
**MOVE**                         8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
8/22/23 CO PH Addn'tl 9/12/23  
**Applicant:**                 LUZ PH - 9/6/23  
**Ann Broudy**                     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23 & 9/12/23

**31.** [2023-0419](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0  
**OPEN PH**                     U.S. 301 Hwy S, btwn I-10 Expwy & Fiftone Rd - (5.00± Acres) - AGR to  
**CLOSE PH**                     CGC - Dudley Boys II, LLC (R.E. # 000982-3000 (Portion)) (Appl  
#L-5835-23C) (Dist. 12-White) (Fogarty) (LUZ) (PD & PC Apv)  
**MOVE**                         (Rezoning 2023-420)  
7/25/23 CO Introduced: LUZ  
**Applicant:**                 8/1/23 LUZ Read 2nd & Rerefer  
**Fred Atwill**                     8/8/23 CO Read 2nd & Rerefer  
8/22/23 CO PH Addn'tl 9/12/23  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -  
8/22/23 & 9/12/23

**32.** [2023-0420](#)     ORD-Q Rezoning at 0 U.S. 301 Hwy S, btwn I-10 Expwy & Fiftone Rd -  
**EX-PARTE**                     (5.00± Acres) AGR to CCG-1 - Dudley Boys II, LLC (R.E. # 000982-3000  
(Portion)) (Appl # L-5835-23C) (Dist. 12-White) (Williams) (LUZ) (PD & PC  
**OPEN PH**                     Apv)  
**CLOSE PH**                     (Small Scale 2023-419)  
7/25/23 CO Introduced: LUZ  
**MOVE**                         8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
8/22/23 CO PH Addn'tl 9/12/23  
**Applicant:**                 LUZ PH - 9/6/23  
**Fred Atwill**                     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23 & 9/12/23



- 33.**     [2023-0421](#)     ORD-Q Rezoning at 12489 San Jose Blvd, btwn Paddle Creek Dr & Julington Creek Rd - (1.11± Acres) - CCG-1 to PUD, to Permit Commercial Uses, as described in the 12489 San Jose Blvd. Commercial Development PUD - H&M Venture Properties LLC (R.E. # 159181-0150) (Dist. 6-Boylan) (Lewis) (LUZ) (Ex Parte: CM Boylan) (PD & PC Apv)  
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  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- MOVE**
- Applicant:**  
**Joe McClure**
- 34.**     [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  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23
- OPEN PH**
- CONT PH**
- 10/17/23**
- NO PD/PC**
- REPORTS**
- Applicant:**  
**Gary Crumley**

**35.**      [2023-0423](#)      ORD-Q Rezoning at 0 & 1461 Rogero Rd, btwn Brandemere Rd N &  
**EX-PARTE**      Brandemere Rd S - (0.25± Acres) - CO & PUD (2007-994-E) to PUD, to  
Permit Commercial Uses, as Described in the JC’s PUD - Harper & Associates  
**OPEN PH**      Real Estate, LLC (R.E. # 141632-0000 & 141633-0010) (Dist. 1-Amaro)  
**CLOSE PH**      (Corrigan) (LUZ) (PD & PC Amd/Apv)  
7/25/23 CO Introduced: LUZ  
**AMEND**      8/1/23 LUZ Read 2nd & Rerefer  
**MOVE**      8/8/23 CO Read 2nd & Rerefer  
**(w/Conditions)**      8/22/23 CO PH Only  
LUZ PH - 9/6/23  
**Applicant:**      Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23  
**Delmas Harper**

**CONDITIONS:**

1. All Day care/care centers shall have one and one-half (1½) parking spaces for each employee plus adequate provision for loading and unloading of persons pursuant to Section 656.604(c)(3) of the Zoning Code. All day care/care centers shall provide an adequate off-street parking area for the stacking of vehicles and required parking.
2. The site identification sign shall be monument style, shall not exceed ten feet in height, and is otherwise subject to the requirements of the Commercial Office Zoning District.
3. The development shall comply with Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) and shall adhere to the landscape standards of the Rogero Road Town Center Initiative, or as otherwise noted by the written description and site plan, and approved by the Planning and Development Department.
4. The hours of operation for all businesses shall be from 7 a.m. to 7 p.m. on Monday through Friday, and from 8 a.m. to 6 p.m. on Saturday and Sunday.
5. Cosmetology uses are limited to five stations
6. The building color scheme shall consist of an unpainted coquina exterior complemented with a dark colored shingle roof with matching painted wooden trim.
7. A 100% opaque visual screen shall be provided and maintained for any dumpster located on the property.
8. The existing structure shall be exempt from setback standards.
9. The monument sign currently located on the property is permitted to continue in association with the initial uses permitted and developed under the PUD. Any subsequent uses shall be restricted to wall signage only, consistent with part 13 of the Zoning Code and the Greater Arlington Neighborhood Action Plan.

**36.**     [2023-0424](#)     ORD-Q Rezoning at 0 Acoma Ave, 0, 5551 & 5581 Timuquana Rd, btwn Seaboard Ave & Catoma St - (7.10± Acres) - PUD (2001-265-E & 2007-261-E) to PUD, to Permit Recreational Vehicle & Self-Storage Uses, as Described in the Timuquana Rd PUD - Paul Jean-Marie Kassab, as Trustee of the Paul Jean-Marie Kassab Revocable Living Trust Under the Trust Agrmt Dated 2/27/06 (R.E. # 103098-0000, 103099-0020, 103100-0000, 103110-0000 & 103111-0000) (Dist. 9-Clark-Murray) (Corrigan) (LUZ) (PD & PC Amd/Apv) 7/25/23 CO Introduced: LUZ  
**EX-PARTE**                     8/1/23 LUZ Read 2nd & Rerefer  
                                      8/8/23 CO Read 2nd & Rerefer  
**OPEN PH**                     8/22/23 CO PH Only  
**CLOSE PH**                    LUZ PH - 9/6/23  
                                      Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23  
**AMEND**  
**MOVE**  
**(w/Condition)**

**Applicant:**  
**Cyndy Trimmer**

**AMENDMENT:**

**1. Attaches the Revised Exhibit 3 (revised PUD Written Description dated September 5, 2023).**

**CONDITION:**

**1. Development of the Subject Property shall proceed in accordance with Part 10 of the Zoning Code. Only the uses that comply with Part 10 of the Zoning Code under the Accident Potential Zone II (APZ II) Regulations shall be permissible.**

**37.**     [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)  
**OPEN PH**                     7/25/23 CO Introduced: LUZ  
**CONT PH**                    8/1/23 LUZ Read 2nd & Rerefer  
**9/19/23**                     8/8/23 CO Read 2nd & Rerefer  
                                      8/22/23 CO PH Only  
**NO PD/PC**                    LUZ PH - 9/6/23  
**REPORTS**                    Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23  
**Applicant:**

- 38.**     [2023-0426](#)     ORD-Q Rezoning at 730 Mandalay Rd, btwn Altama Rd & Tonga Dr - (4.60± Acres) - RLD-90 to PUD, to Permit Church & Associated Daycare Center Facility Uses, as Described in the Ella Rose PUD - Holiday Hill Baptist Church, Inc., f/k/a Trustee Corporation of Holiday Hill Baptist Church, Inc. (R.E. # 136625-0000) (Dist. 4-Carrico) (Lewis) (LUZ) (GAB CPAC Deny) (PD & PC Apv)  
**EX-PARTE**  
**OPEN PH**  
**CLOSE PH**  
**MOVE**  
**Applicant:**     7/25/23 CO Introduced: LUZ  
**Jason Gabriel**     8/1/23 LUZ Read 2nd & Rerefer  
                           8/8/23 CO Read 2nd & Rerefer  
                           8/22/23 CO PH Only  
                           LUZ PH - 9/6/23  
                           Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23
- 39.**     [2023-0427](#)     ORD-Q Rezoning at 0 103rd St, btwn Rockola Rd & Old Middlebureg Rd S - (0.91± Acres) - CCG-1 to CCG-2 - Gregory Cochran & Patricia Cochran, Trustees, Under the Cochran Living Trust Dated 5/31/22, & Any Amendments Thereto (R.E. # 013016-0000) (Dist. 12-White) (Corrigan) (LUZ) (PD & PC Apv)  
**EX-PARTE**  
**OPEN PH**  
**CLOSE PH**  
**MOVE**  
**Applicant:**     7/25/23 CO Introduced: LUZ  
**Patricia Ann**     8/1/23 LUZ Read 2nd & Rerefer  
**Cochran**         8/8/23 CO Read 2nd & Rerefer  
                           8/22/23 CO PH Only  
                           LUZ PH - 9/6/23  
                           Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23
- 40.**     [2023-0428](#)     ORD-Q Rezoning at 0 Perdue Rd, btwn Airport Center Dr E & Duval Station Rd - (0.71± Acres) - PUD (2010-487-E) to RMD-D - Christopher Mathis & Latoya Adger (R.E. # 106618-0014) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny) (PD & PC Apv)  
**EX-PARTE**  
**OPEN PH**  
**CLOSE PH**  
**MOVE**  
**Applicant:**     7/25/23 CO Introduced: LUZ  
**Jimmy**           8/1/23 LUZ Read 2nd & Rerefer  
**Higginbotham**   8/8/23 CO Read 2nd & Rerefer  
                           8/22/23 CO PH Only  
                           LUZ PH - 9/6/23  
                           Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

- 41.**     [2023-0429](#)     ORD-Q Rezoning at 10606 Saltzman Ter, btwn Airport Ter Dr & Atlantic Blvd  
- (1.08± Acres) - CRO to RMD-D - Noal LLC, as Trustee of the 10606  
Saltzman Terrace Land Trust U/A/D 10/11/11 (R.E. # 163198-0180) (Dist.  
2-Gay) (Corrigan) (LUZ) (PD & PC Apv)  
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  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- MOVE**
- Applicant:**  
**Curtis Hart**
- 
- 42.**     [2023-0430](#)     ORD-Q Rezoning at 0, 13582 & 13600 Bamboo Dr, btwn Atlantic Blvd &  
Cocoanut Rd - (0.86± Acres) - RLD-60 to RMD-D - San Pablo - Bamboo  
Grove South, LLC, f/k/a San Pablo-Bamboo-Townhouse LLC (R.E. #  
167212-0000, 167214-0500 & 167215-0000) (Dist. 13-Diamond) (Nutt) (LUZ)  
(GAB CPAC Deny) (PD & PC Apv)  
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  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- MOVE**
- Applicant:**  
**Marshall Phillips**
- 
- 43.**     [2023-0431](#)     ORD-Q Rezoning at 245 Riverside Dr, btwn Riverside Ave & the St. Johns  
River - (3.38± Acres) - PUD (1999-246-E) to CCBD - Gates of Riverside, LLC  
(R.E. # 088972-0000) (Dist.7-Peluso) (Nutt) (LUZ) (DIA & DDRB Apv)  
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  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- MOVE**
- Applicant:**  
**Fred Atwill**

44. [2023-0432](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-08), at 0 Distribution Ave E, btwn Business Park Blvd N & Distribution Ave S - Twin Towers Group LLC - Requesting to Reduce the Min Road Frontage Requirements from 35 ft to 0 ft in IL (R.E. # 167826-0010) (Dist. 11-Arias) (Cox) (LUZ)  
**OPEN PH**  
**CONT PH**  
**9/19/23**  
  
**NO PD/PC**  
**REPORTS**  
  
**Applicant:**  
**Twin Towers, LLC**
- 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  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23
45. [2023-0433](#) ORD-Q Apv Zoning Exception (Appl E-23-45), at 926 Arlington Rd N, btwn Arlington Rd N & the Arlington Expwy - Arlington Cardinal 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 Atlantis Event Center & Lounge, Inc., in CCG-1 (R.E. # 136545-0000) (Dist 1-Amaro) (Cox) (LUZ) (GAB CPAC Deny) (PD Deny) (Companion 2023-434)  
**OPEN PH**  
**CONT PH**  
**9/19/23**  
  
**At request of**  
**CM Amaro**  
  
**Applicant:**  
**Atlantis Event**  
**Center & Lounge,**  
**LLC**
- 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  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 8/22/23
46. [2023-0434](#) ORD-Q Apv the Waiver of Min Distance Requirements for Liquor License Location (Appl WLD-23-10), at 926 Arlington Rd N, btwn Arlington Rd N & the Arlington Expwy - Arlington Cardinal Plaza LLC - Requesting to Reduce the Min Distance for a Liquor License Location from a Church or School from 1500 ft to 469 ft for Atlantis Event Center & Lounge, Inc. in CCG-1 (R.E. # 136454-0000) (Dist. 1-Amaro) (Cox) (LUZ) (GAB CPAC Deny) (PD Deny) (Companion 2023-433)  
**OPEN PH**  
**CONT PH**  
**9/19/23**  
  
**At request of**  
**CM Amaro**  
  
**Applicant:**  
**Atlantis Event**  
**Center & Lounge,**  
**LLC**
- 7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rererfer  
8/8/23 CO Read 2nd & Rerefer  
8/22/23 CO PH Only  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

47. [2023-0435](#)  
**EX-PARTE**  
**OPEN PH**  
**CLOSE PH**  
**MOVE**  
**Applicant:**  
**No Way Jose**  
**of Jax, LLC**
- ORD-Q Apv Zoning Exception (Appl E-23-44), at 3907 Baymeadows Rd, btwn San Jose Blvd & Waterford Terr - 3907 Baymeadows Investment 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 No Way Jose of Jax LLC in CCG-1 (R.E. # 152530-0000) (Dist 5- J. Carlucci) (Corrigan) (LUZ) (PD Apv)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rererfer  
8/8/23 CO Read 2nd & Rerefer  
8/22/23 CO PH Only  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 8/22/23
48. [2023-0479](#)  
**DEFER**  
**(PH Next Cycle**  
**9/19/23)**
- 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 Arnold Rd, btwn Lannie Rd & Arnold Rd - (200.00± Acres) - AGR in the Rural Dev Area to LI & CSV in the Suburban Dev Area - Kathy L. Kite (R.E. # 019608-0050) (Appl # L-5825-23A) (Dist. 8-Gaffney, Jr.) (Salley) (LUZ)  
8/8/23 CO Introduced: LUZ  
8/15/23 LUZ Read 2nd & Rerefer  
8/22/23 CO Read 2nd & Rerefer  
LUZ PH - 9/19/23  
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 9/12/23 & 9/26/23
49. [2023-0480](#)  
**DEFER**  
**(PH Next Cycle**  
**9/19/23)**
- ORD-Q Rezoning at 6467 Greenland Rd, btwn Philips Hwy & Greenland Chase Blvd - (4.84± Acres) - IH to PBF-2 - Mandarin Christian Church (of Jacksonville, Florida), Inc. (R.E. # 156679-0000 (Portion)) (Dist. 11-Arias) (Corrigan) (LUZ)  
8/8/23 CO Introduced: LUZ  
8/15/23 LUZ Read 2nd & Rerefer  
8/22/23 CO Read 2nd & Rerefer  
LUZ PH - 9/19/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/12/23

- 50.**     [2023-0481](#)  
**DEFER**  
**(PH Next Cycle**  
**9/19/23)**
- ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-11), at 0 Riverplace Ct, btwn Riverplace Ct & Riverplace Dr - The Shrish Tomur Revocable Trust U/A Dated 5/15/01 - Requesting to Reduce the Min Road Frontage Requirements from 96 ft to 75 ft in RLD-120 (R.E. # 105948-0110) (Dist. 6-Boylan) (Lewis) (LUZ)  
8/8/23 CO Introduced: LUZ  
8/15/23 LUZ Read 2nd & Rerefer  
8/22/23 CO Read 2nd & Rerefer  
LUZ PH - 9/19/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/12/23
- 51.**     [2023-0482](#)  
**DEFER**  
**(PH Next Cycle**  
**9/19/23)**
- ORD-Q Apv Zoning Exception (Appl E-23-46), at 5045 Soutel Dr, btwn Archery Ave & Leander J. Shaw Jr. St - Benfarah, 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 Allusions Restaurant & Lounge, Inc. in CCG-1 (R.E. # 038260-0010) (Dist 10- Pittman) (Corrigan) (LUZ)  
8/8/23 CO Introduced: LUZ  
8/15/23 LUZ Read 2nd & Rerefer  
8/22/23 CO Read 2nd & Rerefer  
LUZ PH - 9/19/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 9/12/23
- 52.**     [2023-0533](#)  
**2ND READING**
- ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 6826 Richardson Rd, btwn New Kings Rd & Richardson Rd - (3.08± Acres) - RPI to CGC - Park & Go Truck Storage, LLC (R.E. # 041512-0000) (Appl # L-5823-23C) (Dist. 10-Pittman) (Parola) (LUZ)  
(Rezoning 2023-534)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/26/23 & 10/10/23



- 53.**     [2023-0534](#)  
**2ND READING**
- ORD-Q Rezoning at 6826 Richardson Rd, btwn New Kings Rd & Richardson Rd - (3.08± Acres) - PUD (2005-120-E) to PUD, to Permit an Automobile Svc Station & Recreational Vehicle & Self-Storage Uses, as Described in the Richardson Rd PUD - Park & Go Truck Storage, LLC.  
(R.E. # 041512-0000) (Appl # L-5823-23C) (Dist. 10-Pittman) (Lewis) (LUZ)  
(Small Scale 2023-533)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 10/10/23
- 54.**     [2023-0535](#)  
**2ND READING**
- ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 10939 Biscayne Blvd, btwn Mar Vic Ln & Yelford Cir - (0.97± Acres) - LDR to MDR - Dunn Avenue Holdings, LLC (R.E. # 044176-0050) (Appl # L-5831-23C) (Dist. 8-Gaffney, Jr.) (Fogarty) (LUZ)  
(Rezoning 2023-536)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/26/23 & 10/10/23
- 55.**     [2023-0536](#)  
**2ND READING**
- ORD-Q Rezoning at 10939 Biscayne Blvd, btwn Mar Vic Ln & Yelford Cir - (0.97± Acres) - RLD-100A to RMD-C - Dunn Avenue Holdings, LLC (R.E. # 044176-0050) (Appl # L-5831-23C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)  
(Small Scale 2023-535)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 10/10/23
- 56.**     [2023-0537](#)  
**2ND READING**
- ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 & 1010 Mill Creek Rd, btwn Regency Square Blvd N & Libby Rd S - (4.24± Acres) - CGC to MDR - 1010 Mill Creek, LLC (R.E. # 120877-0010 & 121150-0100) (Appl # L-5838-23C) (Dist. 1-Amaro) (Lukacovic) (LUZ)  
(Rezoning 2023-538)  
8/22/23 CO Introduced: LUZ, JWC  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/26/23 & 10/10/23

- 57.**     [2023-0538](#)  
**2ND READING**     ORD-Q Rezoning at 0 & 1010 Mill Creek Rd, btwn Regency Square Blvd N & Libby Rd S - (4.24± Acres) - CRO & CO to RMD-C - 1010 Mill Creek, LLC (R.E. # 120877-0010 & 121150-0100) (Appl # L-5838-23C) (Dist. 1-Amaro) (Fulton) (LUZ)  
(Small Scale 2023-537)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 10/10/23
- 58.**     [2023-0539](#)  
**2ND READING**     ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 1005 Pecan Park Rd, btwn International Airport Blvd & I-95 - (1.19± Acres) - AGR to LDR - William Alexander Mercer (R.E. # 108119-0000) (Appl # L-5856-23C) (Dist. 8-Gaffney, Jr.) (Salley) (LUZ)  
(Rezoning 2023-540)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/26/23 & 10/10/23
- 59.**     [2023-0540](#)  
**2ND READING**     ORD-Q Rezoning at 1005 Pecan Park Rd, btwn International Airport Blvd & I-95- (1.19± Acres) - AGR to RLD-60 - William Alexander Mercer (R.E. # 108119-0000) (Appl # L-5856-23C) (Dist. 8-Gaffney, Jr.) (Williams) (LUZ)  
(Small Scale 2023-539)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 10/10/23
- 60.**     [2023-0541](#)  
**2ND READING**     ORD-Q Rezoning at 0, 12441, 12447, 12453, 12459, 12465, & 12471 Tierra Chase Way, btwn Mt. Pleasant Rd & Mt. Pleasant Woods Dr - (3.13± Acres) - RR-Acre to PUD, to Permit Single Family Residential Uses, as Described in the Tierra Chase PUD - Century Communities of Florida, LLC (R.E. # 160903-0150 (Portion), 160903-0215 (Portion), 160903-0220 (Portion), 160903-0225 (Portion), 160903-0230 (Portion), 160903-0235 (Portion) & 160903-0240 (Portion)) (Dist. 2-Gay) (Nutt) (LUZ)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

- 61.**     [2023-0542](#)  
**2ND READING**     ORD-Q Rezoning at 617 E 3rd St, btwn Palmetto St & Spearing St - (0.14± Acres) - RMD-A to RMD-B - Tieska Jumbo (R.E. # 114549-0000) (Dist. 7-Peluso) (Fulton) (LUZ)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23
- 62.**     [2023-0543](#)  
**2ND READING**     ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-09), at 2790 Garris Ln, btwn Yellow Bluff Rd & Garris Ln - Mary Lee Anderson - Requesting to Reduce the Min Road Frontage Requirements from 160 ft to 0 ft in RR-Acre (R.E. # 106169-0030) (Dist. 2-Gay) (Lewis) (LUZ)  
(Companion 2023-544)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23
- 63.**     [2023-0544](#)  
**2ND READING**     ORD-Q Granting Administrative Deviation (Appl AD-23-43), at 2790 Garris Ln, btwn Yellow Bluff Rd & Garris Ln - Mary Lee Anderson - Requesting to Reduce the Min Lot Area From 2.0 Acres to 1.13 Acres - RR-Acre (RE# 106169-0030) (Dist. 2-Gay) (Lewis) (LUZ)  
(Companion 2023-543)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23
- 64.**     [2023-0545](#)  
**2ND READING**     ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-02), at 0 Gerona Dr N, btwn Westham Rd & Brougham Ave - Omko, Inc. - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 0 ft in RLD-60 (R.E. # 166872-0020) (Dist. 3-Lahnen) (Lewis) (LUZ)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

- 65.**     [2023-0546](#)  
**2ND READING**
- ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-12), at 10702 Alta Dr, btwn Masters Rd & Port Industrial Dr - Joseph Holton, Viktorya Budnik, Donald Heath Williams & Margarita Williams - Requesting to Reduce the Min Road Frontage Requirements from 160 ft to 35 ft for 2 Lots in RLD-100A (R.E. # 109086-0000) (Dist. 2-Gay) (Fulton) (LUZ)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23
- 66.**     [2023-0547](#)  
**2ND READING**
- ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-14), at 16005 Yogi Bear Ln, btwn Shellcracker Rd & Croaker Rd - Lee Matthew Schlachter & Lora Mae Schlachter - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 159682-0265) (Dist. 2-Gay) (Cox) (LUZ)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23
- 67.**     [2023-0548](#)  
**2ND READING**
- ORD-Q Apv Zoning Exception (Appl E-23-51), at 2695 Post St, btwn King St & Acosta St - Brewzstead 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 the CoLab Cafe Limited Liability Company, in CCG-1 (R.E. # 064199-0010) (Dist 7-Peluso) (Corrigan) (LUZ)  
(Companion 2023-549)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23
- 68.**     [2023-0549](#)  
**2ND READING**
- ORD-Q Apv the Waiver of Min Distance Requirements for Liquor License Location (Appl WLD-23-13), at 2695 Post St, btwn King St & Acosta St - Brewzstead LLC - Requesting to Reduce the Min Distance for a Liquor License Location from a Church or School from 1,500 ft to 1,215 ft for the CoLab Cafe Limited Liability Company, in CCG-1 (R.E. # 064199-0010) (Dist. 7-Peluso) (Corrigan) (LUZ)  
(Companion 2023-548)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

69. [2023-0550](#)  
**2ND READING**
- ORD-Q Apv Zoning Exception (Appl E-23-54), at 9735 Old St. Augustine Rd, btwn Pritmore Rd & Old St. Augustine Rd - KDP1 Ventures 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 Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, & (3) Outside Sale & Svc of Food Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, for Layalina Restaurant Inc., in CCG-1 (R.E. # 148952-0000) (Dist 5-J. Carlucci) (Fulton) (LUZ)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23
70. [2023-0553](#)  
**2ND READING**
- ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg Located at 208 N Laura St, btwn Monroe St W & Adams St W, as a Local Landmark - The Greenleaf Building Condominium Association, Inc.; Directing the Chief of Legislative Svcs to Notify the Applicant, the Propty Owner, & the Propty Appraiser of the Local Landmark Designation, & to Record the Local Landmark Designation in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Designation on the Zoning Atlas (R.E. # 073751-1002) (Dist 7-Peluso) (Lopera) (Req of JHPC)  
8/22/23 CO Introduced: LUZ  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/26/23

**NOTE: The next regular meeting will be held Tuesday, September 19, 2023.**

**\*\*\*\*\*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.**