

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Agenda - Marked

**Wednesday, January 17, 2024**

**5:00 PM**

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

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

*Kevin Carrico, Chair*

*Reggie Gaffney, Jr., Vice Chair*

*Ken Amaro*

*Raul Arias*

*Joe Carlucci*

*Rory Diamond - Excused Absence*

*Rahman Johnson*

*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:

Meeting Adjourned:

Attendance:

Item/File No.

Title History

1. [2022-0888](#)

OPEN PH

CONT PH

2/21/24

NO PD/PC

REPORTS

Applicant:

Steve Diebenow

ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (R.E. # 181767-0060) (12.95± Acres) – CGC to RPI – Steinemann San Pablo, LLC (Appl # L-5715-22C) (Dist. 13-Diamond) (Trout) (LUZ)

(Rezoning 2022-889)

12/13/22 CO Introduced: LUZ

1/4/23 LUZ Read 2nd & Rerefer | 1/10/23 CO Read 2nd & Rerefer

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

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

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. [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  
 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  
 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
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  
 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  
 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

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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)  
**OPEN PH**  
**CONT PH**  
**2/6/24**  
  
(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  
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  
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  
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
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)  
**OPEN PH**  
**CONT PH**  
**2/6/24**  
  
(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  
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  
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  
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
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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)  
**OPEN PH**      5/23/23 CO Introduced: LUZ  
**CONT PH**      6/6/23 LUZ Read 2nd & Rerefer  
**2/21/24**      6/13/23 CO Read 2nd & Rerefer  
**NO PD/PC**      6/27/23 PH Only  
**REPORTS**      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  
**Applicant:**      Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23  
**Patrick Krechowski**
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)  
**OPEN PH**      5/23/23 CO Introduced: LUZ  
**CONT PH**      6/6/23 LUZ Read 2nd & Rerefer  
**2/21/24**      6/13/23 CO Read 2nd & Rerefer  
**Applicant:**      6/21/23 LUZ Amend/Rerefer 6-0  
**Patrick Krechowski**      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  
      Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23, & 8/8/23
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8. [2023-0407](#)  
**OPEN PH**  
**CLOSE PH**  
**MOVE**  
**(Conflicting**  
**Recommendations)**  
**Applicant:**  
**Cyndy Trimmer**
- 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  
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  
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
9. [2023-0415](#)  
**OPEN PH**  
**CONT PH**  
**2/6/24**  
**NO PD/PC**  
**REPORTS**  
**Applicant:**  
**Cyndy Trimmer**
- 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  
9/12/23 CO PH Cont'd 9/26/23  
9/26/23 CO PH Cont'd 10/24/23  
10/24/23 CO PH Cont'd 11/14/23  
11/14/23 CO PH Cont'd 12/12/23  
12/12/23 CO PH Cont'd 1/23/24  
LUZ PH - 9/6/23, 9/19/23, 10/17/23, 11/7/23, 12/5/23, 1/17/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23, 9/26/23, 10/24/23, 11/14/23, 12/12/23, 1/23/24

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- 10.     [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) (SW CPAC Deny) (Small Scale 2023-415)  
**OPEN PH**                     7/25/23 CO Introduced: LUZ  
**CONT PH**                     8/1/23 LUZ Read 2nd & Rerefer  
**2/6/24**                         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 10/24/23  
                                   10/24/23 CO PH Cont'd 11/14/23  
                                   11/14/23 CO PH Cont'd 12/12/23  
                                   12/12/23 CO PH Cont'd 1/23/24  
                                   LUZ PH - 9/6/23, 9/19/23, 10/17/23, 11/7/23, 12/5/23, 1/17/24  
                                   Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23 & 9/12/23, 9/26/23, 10/24/23, 11/14/23, 12/12/23, 1/23/24
- Applicant:**  
**Cyndy Trimmer**
- 11.     [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)  
**DEFER**                     7/25/23 CO Introduced: LUZ  
                                   8/1/23 LUZ Read 2nd & Rerefer  
                                   8/8/23 CO Read 2nd & Rerefer  
**(Previously**                 8/22/23 CO PH Only  
**continued to**             LUZ PH - 9/6/23, 10/17/23, 11/7/23, 12/5/23, 2/21/24  
**2/21/24)**                 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23
- Applicant:**  
**Gary Crumley**
- 12.     [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  
**2/6/24**                         8/8/23 CO Read 2nd & Rerefer  
                                   8/22/23 CO PH Only  
**NO PD/PC**                 LUZ PH - 9/6/23, 9/19/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24, 1/17/24  
**REPORTS**                 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23
- Applicant:**  
**Charles Blumstein**
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- 13.**     [2023-0535](#)     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) (PD & PC Apv) (Rezoning 2023-536)  
**OPEN PH**     8/22/23 CO Introduced: LUZ  
**CONT PH**     9/6/23 LUZ Read 2nd & Rerefer  
**2/6/24**     9/12/23 CO Read 2nd & Rerefer  
     9/26/23 CO PH Addn'tl 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 12/12/23  
     12/12/23 CO PH Cont'd 1/23/24  
     LUZ PH - 10/3/23, 10/17/23, 11/7/23, 12/5/23, 1/17/24  
     Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/26/23 & 10/10/23, 10/24/23, 11/14/23, 12/12/23, 1/23/24
- (At request of**  
**CM Gaffney, Jr.)**
- Applicant:**  
**Wyman Duggan**
- 14.**     [2023-0536](#)     ORD-Q Rezoning at 0 Dunn Ave & 10939 Biscayne Blvd, btwn Mar Vic Ln & Yelford Cir - (5.40± Acres) - RLD-100A to PUD, to Permit Multi-Family Residential Uses, as Described in the Biscayne Lofty Apartments PUD- Dunn Avenue Holdings, LLC (R.E. # 044155-0200 & 044176-0050) (Appl # L-5831-23C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny) (PD & PC Apv) (Ex Parte: CM Gaffney, Jr.) (Small Scale 2023-535)  
**OPEN PH**     8/22/23 CO Introduced: LUZ  
**CONT PH**     9/6/23 LUZ Read 2nd & Rerefer  
**2/6/24**     9/12/23 CO Read 2nd & Rerefer  
     9/26/23 CO PH Addn'tl 10/10/23  
     10/10/23 CO PH Cont'd 10/24/23  
     10/24/23 CO PH Cont'd 11/14/23  
     11/7/23 LUZ PH Substitute/Rerefer 4-0  
     11/14/23 CO PH Substitute/Rerefer 14-0  
     1/10/24 CO PH Cont'd 1/23/24  
     LUZ PH - 10/3/23, 10/17/23, 11/7/23, & 1/17/24  
     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 10/10/23, 10/24/23, 11/14/23, & 1/10/24, 1/23/24
- (At request of**  
**CM Gaffney, Jr.)**
- Applicant:**  
**Wyman Duggan**



<p><b>15.</b>     <a href="#"><u>2023-0704</u></a></p> <p><b>OPEN PH</b></p> <p><b>CLOSE PH</b></p> <p><b>MOVE</b></p> <p><b>(Conflicting Recommendations)</b></p> <p><b>Applicant:</b></p> <p><b>Cyndy Trimmer</b></p>	<p>ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 St. Augustine Rd, btwn St. Augustine Rd &amp; Lorimier Rd - (0.45± Acres) - LDR to BP - T20 Holdings LLC (R.E. # 130411-0110, 130411-0120 &amp; 130411-0130) (Appl # L-5859-23C) (Dist. 5-J. Carlucci) (Roberts) (LUZ) (PD Deny) (PC Apv)</p> <p>(Companions 2023-705 &amp; 2023-706)</p> <p>10/10/23 CO Introduced: LUZ</p> <p>10/17/23 LUZ Read 2nd &amp; Rerefer</p> <p>10/24/23 CO Read 2nd &amp; Rerefer</p> <p>11/14/23 CO PH Addn'tl 11/28/23</p> <p>11/28/23 CO PH Cont'd 12/12/23</p> <p>12/12/23 CO PH Cont'd 1/9/24</p> <p>1/10/24 CO PH Cont'd 1/23/24</p> <p>LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24</p> <p>Public Hearing Pursuant to Sec 163.3187, F.S. &amp; Ch 650, Pt 4, Ord Code - 11/14/23 &amp; 11/28/23, 12/12/23, 1/10/24, 1/23/24</p>
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16.	<a href="#">2023-0705</a>	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) (Companions 2023-704 & 2023-706)
<b>EX-PARTE</b>		
<b>OPEN PH</b>		10/10/23 CO Introduced: LUZ
<b>CLOSE PH</b>		10/17/23 LUZ Read 2nd & Rerefer
<b>MOVE</b>		10/24/23 CO Read 2nd & Rerefer
<b>(Conflicting</b>		11/14/23 CO PH Addn'tl 11/28/23
<b>Recommendations)</b>		11/28/23 CO PH Cont'd 12/12/23
<b>Applicant:</b>		12/12/23 CO PH Cont'd 1/9/24
<b>Cyndy Trimmer</b>		1/10/24 CO PH Cont'd 1/23/24
		LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24
		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

17. [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) (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  
LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24  
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
18. [2023-0748](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 W Pine Estates Rd, btwn Pine Estates Dr & Pine Estates Rd W - (1.25± Acres) - RPI to LDR - American Classic Homes, LLC (R.E. # 020533-0010) (Appl # L-5869-23C) (Dist. 8-Gaffney, Jr.) (Roberts) (LUZ) (PD & PC Apv) (Rezoning 2023-749)  
10/24/23 CO Introduced: LUZ  
11/7/23 LUZ Read 2nd & Rerefer  
11/14/23 CO Read 2nd & Rerefer  
12/12/23 CO PH Addn'tl 1/9/24  
1/10/24 CO PH Cont'd 1/23/24  
LUZ PH - 1/3/24, 1/17/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/12/23 & 1/10/24, 1/23/24
17. [2023-0706](#)  
**EX-PARTE**  
**OPEN PH**  
**CLOSE PH**  
**MOVE**  
**(Conflicting Recommendations)**  
**Applicant:**  
**Cyndy Trimmer**
18. [2023-0748](#)  
**OPEN PH**  
**CONT PH**  
**2/6/24**  
**Applicant:**  
**Hunter Faulkner**

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- 19.**     [2023-0749](#)     ORD-Q Rezoning at 0 W Pine Estates Rd, btwn Pine Estates Dr & Pine Estates Rd W - (1.25± Acres) - CO to RLD-100B - American Classic Homes, LLC (R.E. # 020533-0010) (Appl # L-5869-23C) (Dist. 8-Gaffney, Jr.) (Fulton) (LUZ)  
**OPEN PH**                     (Small Scale 2023-748)  
**CONT PH**                     10/24/23 CO Introduced: LUZ  
**2/6/24**                       11/7/23 LUZ Read 2nd & Rerefer  
**NO PD/PC**                   11/14/23 CO Read 2nd & Rerefer  
**REPORTS**                   12/12/23 CO PH Addn'tl 1/9/24  
**Applicant:**               1/10/24 CO PH Cont'd 1/23/24  
**Hunter Faulkner**           LUZ PH - 1/3/24, 1/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23 & 1/10/24, 1/23/24
- 20.**     [2023-0752](#)     ORD-Q Apv Zoning Exception (Appl E-23-71), at 11101 Old St. Augustine Rd, btwn Losco Rd & Old St. Augustine Rd - Losco Corners, L.L.C. - 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 Cantina Cinco De Mayo Mexican Grill Corp, in PUD (1993-241-361-E) (R.E. # 156418-0230) (Dist 6-Boylan) (Nutt) (LUZ) (PD Apv)  
**EX-PARTE**                   10/24/23 CO Introduced: LUZ  
**OPEN PH**                   11/7/23 LUZ Read 2nd & Rerefer  
**CLOSE PH**                   11/14/23 CO Read 2nd & Rerefer  
**MOVE**                      12/12/23 PH Only  
**Applicant:**               LUZ PH - 1/3/24, 1/17/24  
**Amanda Hessein**           Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23
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- 21.**     [2023-0780](#)     ORD-MC to Readopt a Tech Amend to the FL Bldg Code; Incorporating Recitals; Amend Ch 321 (Adoption of Building Code), Sec 321.103 (Baby-Changing Table Requirements), Ord Code, to Consolidate All Changing Table Requirements & Update Terminology to Correspond With the FL Bldg Code Occupancy Classifications; Repealing Sec 321.103.1 (Changing Table Requirements), Ord Code; Estab Compliance With Sec 553.73(4)(b), F.S.; Including Fiscal Impact Statement Analysis; Readopting the Tech Amend to the 8th Edition of the FL Bldg Code; Auth Transmittal to the FL Bldg Commission; Req 1 Cycle Emergency Passage; Prov Severability Language; Prov Codification Instructions (Bowles) (Introduced by CM Carlucci) (Co-Sponsors CMs Freeman & Clark-Murray)  
11/14/23 CO Introduced: LUZ  
11/21/23 LUZ Read 2nd & Rerefer  
11/28/23 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166 & Sec 553.73(4)(b)(1), F.S. & C.R. 3.601 - 11/28/23
- 22.**     [2023-0781](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 & 700 Palmetto St & 817 Oakley St, btwn E Union St & Arlington Expwy - (6.15± Acres) - MDR, LI & CGC to RC with FLUE Site Specific Policy 4.4.42 - Adopting a New Site Specific Policy 4.4.42 in the FLUE - Argos USA LLC, Successor by Merger to Argos Ready Mix LLC (R.E. # 130803-0000, 130810-0000 & 130817-0000) (Appl # L-5858-23C) (Dist. 7-Peluso) (Parola) (LUZ) (PD & PC Apv) (Rezoning 2023-782)  
11/14/23 CO Introduced: LUZ  
11/21/23 LUZ Read 2nd & Rerefer  
11/28/23 CO Read 2nd & Rerefer  
12/12/23 CO PH Addn'tl 1/9/24  
1/10/24 CO PH Cont'd 1/23/24  
LUZ PH - 1/3/24, 1/17/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/12/23 & 1/10/24, 1/23/24
- OPEN PH**  
**CLOSE PH**  
**MOVE**  
**Applicant:**  
**Robert Baynes**





27. [2023-0823](#) ORD-Q Rezoning at 8835 Washington Avenue, btwn Elm St & Prospect St -  
**EX-PARTE** (0.49± Acres) - RLD-60 to PUD, to Permit Warehouse & Office (Industrial)  
Uses, as Described in the Washington Ave Facility PUD - Florida Coastal  
Properties LLC (R.E. # 037382-0000) (Appl # L-5824-23C) (Dist. 8-Gaffney,  
Jr.) (Nutt) (LUZ) (PD & PC Amd/Apv)  
**OPEN PH** (Small Scale 2023-822)  
**CLOSE PH** 11/28/23 CO Introduced: LUZ  
**AMEND** 12/5/23 LUZ Read 2nd & Rerefer  
**MOVE** 12/12/23 CO Read 2nd & Rerefer  
**(w/Condition)** 1/10/24 CO PH Addn'tl 1/23/24  
**Applicant:** LUZ PH - 1/17/24  
**Jennifer Goodman** Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24 & 1/23/24

**AMENDMENT:**

1. Attaches a Revised Exhibit 3(revised PUD Written Description dated December 13, 2023).

**PLANNING DEPARTMENT CONDITION:**

1. The driveways shall be classified as Class II driveways per Section 2.1.3 of the Land Development Procedures Manual and meet all the requirements therein.

28. [2023-0824](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at  
**OPEN PH** 8781 US 301 Hwy S, btwn Loest Rd & Wellhausen Rd - (13.36± Acres) - CGC  
**CLOSE PH** to LI - Ocala Herlong LLC (R.E. # 001192-0010) (Appl # L-5883-23C) (Dist.  
12-White) (Fogarty) (LUZ) (PD & PC Apv) (JWC Apv)  
**MOVE** (Rezoning 2023-825)  
11/28/23 CO Introduced: LUZ, JWC  
**Applicant:** 12/5/23 LUZ Read 2nd & Rerefer  
**Patrick Krechowski** 12/12/23 CO Read 2nd & Rerefer  
1/10/24 CO PH Addn'tl 1/23/24  
LUZ PH - 1/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24 & 1/23/24

29. [2023-0825](#) ORD-Q Rezoning at 8781 US 301 Hwy S, btwn Loest Rd & Wellhausen Rd -  
**EX-PARTE** (13.36± Acres) - CCG-2 to IL - Ocala Herlong LLC (R.E. # 001192-0010)  
(Appl # L-5883-23C) (Dist. 12-White) (Fulton) (LUZ) (PD & PC Apv)  
**OPEN PH** (Small Scale 2023-824)  
**CLOSE PH** 11/28/23 CO Introduced: LUZ  
**MOVE** 12/5/23 LUZ Read 2nd & Rerefer  
12/12/23 CO Read 2nd & Rerefer  
1/10/24 CO PH Addn'tl 1/23/24  
**Applicant:** LUZ PH - 1/17/24  
**Patrick Krechowski** Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24 & 1/23/24

**30.**     [2023-0826](#)     ORD-Q Rezoning at 10880 Angel Fish Way, btwn Gate Pkwy & Burnt Mill Rd  
- (13.56± Acres) - PUD (2007-28-E) to PUD, to Permit Addn'tl Multi-Family  
Residential Uses, as Described in the Arelia James Island PUD - DFI Arelia,  
LLC (R.E. # 167742-0480) (Dist. 11-Arias) (Corrigan) (LUZ) (PD & PC  
Amd/Apv)  
11/28/23 CO Introduced: LUZ  
12/5/23 LUZ Read 2nd & Rerefer  
12/12/23 CO Read 2nd & Rerefer  
1/10/24 CO PH Only  
LUZ PH - 1/17/24  
**Applicant:**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24  
**Steve Diebenow**

**CONDITIONS:**

- 1. The landscape/tree buffer between the project and Oxford Chase shall meet the standards provided in section 656.1216 of the Zoning Code; provided, however, that the landscape/tree buffer shall be at least twenty (20) feet in width, and shall include a visual screen such that one tree, a minimum of four inches DBH, is planted every twenty-five (25) feet along the perimeter of the site abutting Oxford Chase.**
- 2. The maximum height shall be 35 feet measured from the bottom of the eaves from the finished floor of the building.**

**31.**     [2023-0827](#)     ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-25),  
at 0 Fair St, btwn Beverly Ave & Irvington Ave - 1746 Fair, LLC - Requesting  
to Reduce the Min Road Frontage Requirements from 48 ft to 31 ft & 4 in for 2  
Proposed Lots in RLD-60 (R.E. # 069335-0020) (Dist. 7-Peluso) (Nutt) (LUZ)  
(PD Deny)  
(Companion 2023-828)  
11/28/23 CO Introduced: LUZ  
12/5/23 LUZ Read 2nd & Rerefer  
12/12/23 CO Read 2nd & Rerefer  
1/10/24 CO PH Only  
LUZ PH - 1/17/24  
**Applicant:**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24  
**John Allmand**



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- 32.**     [2023-0828](#)     ORD-Q Granting Administrative Deviation (Appl # AD-23-89), at 0 Fair St, btwn Beverly Ave & Irvington Ave - 1746 Fair, LLC - Requesting to: (1) Reduce the Min Lot Area from 6,000 sq ft to 3,646 sq ft for 2 Proposed Lots, (2) Reduce the Min Lot Width from 60 ft to 31 ft & 4 in for 2 Proposed Lots, (3) Reduce the Required Primary Front Yard From 20 ft to 15 ft for 2 Proposed Lots, and (4) Reduce the Required Secondary Front Yard From 10 ft to 5 ft for 1 Lot in RLD-60 (R.E. # 069335-0020) (Dist. 7-Peluso) (Nutt) (LUZ) (PD Deny)
- EX-PARTE**     (Companion 2023-827)
- OPEN PH**     11/28/23 CO Introduced: LUZ
- CLOSE PH**     12/5/23 LUZ Read 2nd & Rerefer
- 12/12/23 CO Read 2nd & Rerefer
- MOVE**     1/10/24 CO PH Only
- LUZ PH - 1/17/24
- Applicant:**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24
- John Allmand**
- 
- 33.**     [2023-0829](#)     ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-23), at 0 Moncrief-Dinsmore Rd, btwn Moncrief-Dinsmore Rd & Gilchrist Rd - Timothy Lee McCall, Jr. & Hunter Gayle Williams - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 002983-0045) (District 10-Pittman) (Cox) (LUZ) (PD Apv)
- EX-PARTE**     11/28/23 CO Introduced: LUZ
- OPEN PH**     12/5/23 LUZ Read 2nd & Rerefer
- CLOSE PH**     12/12/23 CO Read 2nd & Rerefer
- MOVE**     1/10/24 CO PH Only
- Applicant:**     LUZ PH - 1/17/24
- Barbara Erzinger**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24

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- 34.     [2023-0830](#)**     ORD-Q Apv Zoning Exception (Appl E-23-76), at 10601 San Jose Blvd, btwn Hartley Rd & San Jose Blvd - Regency Centers Corp, Successor by Merger to Equity (Landing) Inc. - Requesting: (1) an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages, Including Liquor, Beer or Wine, for On-Premises Consumption, (2) Permanent Outside Sale & Svc of All Alcoholic Beverages Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, & (3) Restaurant With Outside Sale & Svc of Food Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, in “Outdoor Seating Area No. 1” as Depicted on the Site Plan, for Another Broken Egg of Mandarin, LLC, D/B/A Another Broken Egg Café in CCG-1 (R.E. # 155958-0015) (District 6-Boylan) (Fulton) (LUZ) (PD Apv)  
11/28/23 CO Introduced: LUZ  
12/5/23 LUZ Read 2nd & Rerefer  
12/12/23 CO Read 2nd & Rerefer  
1/10/24 CO PH Only  
LUZ PH - 1/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- MOVE**
- Applicant:**  
**Ray Spofford**
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- 35.     [2023-0831](#)**     ORD-Q Apv Zoning Exception (Appl E-23-77), at 10601 San Jose Blvd, btwn Hartley Rd & San Jose Blvd - Regency Centers Corp, Successor by Merger to Equity (Landing) Inc. - Requesting: (1) an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages, Including Liquor, Beer or Wine, for On-Premises Consumption, (2) Permanent Outside Sale & Svc of All Alcoholic Beverages Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, & (3) Restaurant With Outside Sale & Svc of Food Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, in “Outdoor Seating Area No. 2” as Depicted on the Site Plan, for Mikenza, Inc., D/B/A Enza’s Italian Restaurant in CCG-1 (R.E. # 155958-0015) (District 6-Boylan) (Fulton) (LUZ) (PD Apv)  
11/28/23 CO Introduced: LUZ  
12/5/23 LUZ Read 2nd & Rerefer  
12/12/23 CO Read 2nd & Rerefer  
1/10/24 CO PH Only  
LUZ PH - 1/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- MOVE**
- Applicant:**  
**Ray Spofford**
-

- 36.**     [2023-0848](#)  
**DEFER**  
**(PH Next Cycle**  
**2/6/24)**
- ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan, Including a Revision to the Development Areas Map, at 0 Arnold Rd, btwn Arnold Rd & Lannie Rd - (200.00± Acres) - AGR in the Rural Dev Area to LI & CSV in the Suburban Dev Area - Kathy L. Kite, Individually & as Trustee of the Marilyn Donl Kite Revocable Trust Dated 1/27/97 (R.E. # 019608-0050) (Appl # L-5825-23A) (Dist. 8-Gaffney, Jr.) (Salley) (LUZ) (Rezoning 2023-849)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/23/24 & 2/13/24
- 37.**     [2023-0849](#)  
**DEFER**  
**(PH Next Cycle**  
**2/6/24)**
- ORD-Q Rezoning at 0 Arnold Rd, btwn Arnold Rd & Lannie Rd - (200.00± Acres) - AGR to IL & CSV - Kathy L. Kite, Individually & as Trustee of the Marilyn Donl Kite Revocable Trust Dated 1/27/97 (R.E. # 019608-0050) (Appl # L-5825-23A) (Dist. 8-Gaffney, Jr.) (Williams) (LUZ) (Large-Scale 2023-848)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24 & 2/13/24
- 38.**     [2023-0850](#)  
**DEFER**  
**(PH Next Cycle**  
**2/6/24)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6010 Firestone Rd, btwn Wheat Rd & 118th St - (1.96± Acres) - LDR to MDR - Alea Tukes (R.E. # 014561-0000) (Appl # L-5863-23C) (Dist. 14-Johnson) (Roberts) (LUZ) (Rezoning 2023-851)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/23/24 & 2/13/24

- 39.**     [2023-0851](#)     ORD-Q Rezoning at 6010 Firestone Rd, btwn Wheat Rd & 118th St - (1.96± Acres) - RR-Acre to RMD-D - Alea Tukes (R.E. # 014561-0000) (Appl # L-5863-23C) (Dist. 14-Johnson) (Cox) (LUZ)  
**DEFER**  
**(PH Next Cycle**  
**2/6/24)**  
(Small-Scale 2023-850)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24 & 2/13/24
- 40.**     [2023-0852](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9766 Garden St, btwn Garden St & Cisco Dr - (33.27± Acres) - NC to CGC - Garden Street Venture, LLC (R.E. # 002894-0010) (Appl # L-5885-23C) (Dist. 12-White) (Roberts) (LUZ)  
**DEFER**  
**(PH Next Cycle**  
**2/6/24)**  
(Rezoning 2023-853)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/23/24 & 2/13/24
- 41.**     [2023-0853](#)     ORD-Q Rezoning at 9766 Garden St, btwn Garden St & Cisco Dr - (33.27± Acres) - PUD (2010-628-E) to CCG-1 - Garden Street Venture, LLC (R.E. # 002894-0010) (Appl # L-5885-23C) (Dist. 12-White) (Corrigan) (LUZ)  
**DEFER**  
**(PH Next Cycle**  
**2/6/24)**  
(Small-Scale 2023-852)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24 & 2/13/24
- 42.**     [2023-0854](#)     ORD-Q Rezoning at 1511 Parental Home Rd, btwn Beach Blvd & Tara Ln - (2.47± Acres) - CRO to PUD, to Permit Up to 29 Townhomes, as Described in the Parental Home Townhouses PUD - Duval Construction Inc. (R.E. # 136329-0000) (Dist. 4-Carrico) (Lewis) (LUZ)  
**DEFER**  
**(PH Next Cycle**  
**2/6/24)**  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24

- 43.**     [2023-0855](#)  
**DEFER**  
**(PH Next Cycle**  
**2/6/24)**
- ORD-Q Rezoning at 0, 2114, 2120, 2124, 2148 & 2150 Mayport Rd, btwn Mayport Rd & Fairway Villas Dr - (3.85± Acres) - PUD (2022-251-E) & CCG-2 to PUD, to Permit Up to 47 Townhomes, as Described in the Mayport PUD - Beaches Habitat for Humanity, Inc. (R.E. # 169409-0000, 169409-0010, 169409-0020, 169409-0050, 169409-0070, 169453-0010 & 169453-0020) (Dist. 13-Diamond) (Corrigan) (LUZ)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24
- 44.**     [2023-0856](#)  
**DEFER**  
**(PH Next Cycle**  
**2/6/24)**
- 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)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24
- 45.**     [2023-0857](#)  
**DEFER**  
**(PH Next Cycle**  
**2/6/24)**
- ORD-Q Rezoning at 0 North Business Park Blvd & 0 Greenland Rd, btwn Business Park Blvd N & Phillips Industrial Blvd E - (4.04± Acres) - IBP to IL - J&D Investments of Jacksonville LLC (R.E. # 167823-0510 & 167823-0520) (Dist. 11-Arias) (Williams) (LUZ)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24

- 46.     [2023-0858](#)**  
**DEFER**  
**(PH Next Cycle**  
**2/6/24)**
- ORD-Q Apv Zoning Exception, Subject to Condition, (Appl E-23-68), at 1705 Main St, btwn 7th St E & 8th St E - 1703-1705 N Main Street 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, Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4 of the Zoning Code, for The4Horsemen LLC, in CCG-S (R.E. # 071644-0000) (Dist. 7-Peluso) (Corrigan) (LUZ)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24
- 47.     [2023-0859](#)**  
**DEFER**  
**(PH Next Cycle**  
**2/6/24)**
- ORD-Q Apv Zoning Exception (Appl E-23-79), at 12961 N Main St, btwn Airport Center Dr E & Katherine Rd - Main Street Place at Oceanway LLC - Requesting an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages, Not in Conjunction With a Restaurant, Including Liquor, Beer or Wine for On-Premises Consumption, for Oceanway Liquor, Inc., in CCG-2 (R.E. # 107599-0200) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24
- 48.     [2024-0001](#)**  
**2ND READING**
- 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)  
(Rezoning 2024-2)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/13/24 & 2/27/24
- 49.     [2024-0002](#)**  
**2ND READING**
- 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)  
(Small-Scale 2024-1)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24 & 2/27/24

- 50.**     [2024-0003](#)  
**2ND READING**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Old Kings Rd, btwn Dinsmore Tower Rd & Acree Rd - (4.04± Acres) - AGR to LI - Rasim Jusic (R.E. # 002486-0120) (Appl # L-5877-23C) (Dist. 8-Gaffney, Jr.) (Hinton) (LUZ)  
(Rezoning 2024-4)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/13/24 & 2/27/24
- 51.**     [2024-0004](#)  
**2ND READING**
- ORD-Q Rezoning at 0 Old Kings Rd, btwn Dinsmore Tower Rd & Acree Rd - (4.04± Acres) - AGR to IL - Rasim Jusic (R.E. # 002486-0120) (Appl # L-5877-23C) (Dist. 8-Gaffney, Jr.) (Williams) (LUZ)  
(Small-Scale 2024-3)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24 & 2/27/24
- 52.**     [2024-0005](#)  
**2ND READING**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Shindler Dr, btwn Bellrose Ave & Marlee Rd - (9.62± Acres) - LDR to PBF - Alberta L. Hipps (R.E. # 015137-0500) (Appl # L-5890-23C) (Dist. 14-Johnson) (Salley) (LUZ)  
(Rezoning 2024-6)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/13/24 & 2/27/24
- 53.**     [2024-0006](#)  
**2ND READING**
- ORD-Q Rezoning at 0 Shindler Dr, btwn Bellrose Ave & Marlee Rd - (9.62± Acres) - RR-Acre to PBF-2 - Alberta L. Hipps (R.E. # 015137-0500) (Appl # L-5890-23C) (Dist. 14-Johnson) (Williams) (LUZ)  
(Small-Scale 2024-5)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24 & 2/27/24

- 54.     [2024-0007](#)**  
**2ND READING**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Beaver St & 76 Chaffee Rd N, btwn Beaver St W & Chaffee Rd N - (12.12± Acres) - CGC & MDR to BP - White House Enterprises Corp (R.E. # 001831-0000 & 001833-0000) (Appl # L-5891-23C) (Dist. 12-White) (Fogarty) (LUZ)  
(Rezoning 2024-8)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/13/24 & 2/27/24
- 55.     [2024-0008](#)**  
**2ND READING**
- ORD-Q Rezoning at 0 Beaver St & 76 Chaffee Rd N, btwn Beaver St W & Chaffee Rd N - (12.12± Acres) - CCG-2 to IBP - White House Enterprises Corp (R.E. # 001831-0000 & 001833-0000) (Appl # L-5891-23C) (Dist. 12-White) (Corrigan) (LUZ)  
(Small-Scale 2024-7)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24 & 2/27/24
- 56.     [2024-0009](#)**  
**2ND READING**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6315 Old Wesconnett Blvd, btwn 118th St & Wesconnett Blvd - (3.04± Acres) - LDR to MDR - Dolita Pasanen Szuch (R.E. # 097881-0000) (Appl # L-5878-23C) (Dist. 14-Johnson) (Salley) (LUZ)  
(Rezoning 2024-10)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/13/24 & 2/27/24
- 57.     [2024-0010](#)**  
**2ND READING**
- ORD-Q Rezoning at 6315 Old Wesconnett Blvd, btwn 118th St & Wesconnett Blvd - (3.04± Acres) - RR-Acre to PUD, to Permit Up to 48 Townhomes, as Described in the Old Wesconnett Townhomes PUD - Dolita Pasanen Szuch (R.E. # 097881-0000) (Appl # L-5878-23C) (Dist. 14-Johnson) (Nutt) (LUZ)  
(Small-Scale 2024-9)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24 & 2/27/24



- 58.**     [2024-0011](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 & 9506 Hood Rd, 5024 Sunbeam Rd & 9513 Neal Dr, btwn Hood Rd & Neal Dr - (2.28± Acres) - BP & RPI to CGC - Advanced Commercial Properties, LLC, Advanced Commercial Holdings, LLC & 9506 Hood Rd Properties, LLC (R.E. # 149103-0050, 149105-0000, 149106-0000 & 149106-0030) (Appl # L-5889-23C) (Dist. 5-J. Carlucci) (Parola) (LUZ) (Rezoning 2024-12)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/13/24 & 2/27/24
- 59.**     [2024-0012](#)     ORD-Q Rezoning at 0 & 9506 Hood Rd, 5024 Sunbeam Rd & 9513 Neal Dr, btwn Hood Rd & Neal Dr - (2.28± Acres) - IBP & CO to PUD, to Permit Commercial Uses, as Described in the Tillman Commercial PUD - Advanced Commercial Properties, LLC, Advanced Commercial Holdings, LLC & 9506 Hood Rd Properties, LLC (R.E. # 149103-0050, 149105-0000, 149106-0000 & 149106-0030) (Appl # L-5889-23C) (Dist. 5-J. Carlucci) (Fulton) (LUZ) (Small-Scale 2024-11)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24 & 2/27/24
- 60.**     [2024-0013](#)     ORD-Q Rezoning at 1509 Hendricks Ave, btwn Cedar St & Lasalle St - (0.21± Acres) - CCG-1 to PUD, to Permit Commercial Uses, Including the Sale & Svc of All Alcoholic Beverages, Including Liquor, Beer & Wine, for On-Premises & Off-Premises Consumption on Property Located Less Than 1,500 ft from Several Churches & Schools without the Requirement to Obtain a Waiver of Min Distance for a Liquor License Location Pursuant to Sec 656.805, Ord Code, as Described in the 1509 Hendricks 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 - WBT Property LLC (R.E. # 080517-0000) (Dist. 5-J. Carlucci) (Corrigan) (LUZ)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

- 61.**     [2024-0014](#)  
**2ND READING**
- ORD-Q Rezoning at 6100 Atlantic Blvd, btwn University Blvd S & River Hills Dr - (0.67± Acres) - CCG-1 to PUD, to Permit Commercial Uses with Outside Storage, as Described in the Megaland 1 PUD - Megaland 1 LLC (R.E. # 134117-0000) (Dist. 4-Carrico) (Cox) (LUZ)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24
- 62.**     [2024-0015](#)  
**2ND READING**
- ORD-Q Rezoning at 0 Braddock Rd, 0 New Kings Rd & 13951 New Kings Rd, btwn Dunn Ave & Lem Turner Rd - (280.55± Acres) - PUD (2020-472-E) to PUD, to Permit Single-Family Residential & Associated Recreational Uses, as Described in the Braddock Road PUD - Southpoint Crossing LLC & Hart Resources, LLC (R.E. # 002472-0105, 002472-0210 & 002482-0100) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24
- 63.**     [2024-0016](#)  
**2ND READING**
- ORD-Q Rezoning at 0 Normandy Village Pkwy, btwn Normandy Blvd & Spring Branch Dr N - (8.37± Acres) - PUD (2022-439-E) to PUD, to Permit Commercial (Hospital) Uses, as Described in the Lifepoint Health Center PUD - TST Jacksonville IRF, LLC (R.E. # 007628-1020) (Dist. 9-Clark-Murray) (Nutt) (LUZ)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24
- 64.**     [2024-0017](#)  
**2ND READING**
- ORD-Q Rezoning at 0 W Moncrief Rd, btwn Moncrief Rd & Old Kings Rd - (5.60± Acres) - RR-Acre to PUD, to Permit Single-Family Residential Uses, as Described in the WOB II PUD - WOB Park, LLC (R.E. # 003284-0000 & 003285-0000) (Dist. 10-Pittman) (Lewis) (LUZ)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

- 65.**     [2024-0018](#)     ORD-Q Rezoning at 135 Chaffee Rd S & 11032 Sea Rd, btwn Sea Rd & General Ave - (9.61± Acres) - IL & IBP to PBF-2 - Whitehouse Assembly of God, Inc., f/k/a Kings House Assembly of God, Inc. (R.E. # 006708-0000 & 006710-0000) (Dist. 12-White) (Nutt) (LUZ)  
**2ND READING**     1/10/24 CO Introduced: LUZ  
                          LUZ PH - 2/21/24  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24
- 66.**     [2024-0019](#)     ORD-Q Rezoning at 3694 Grandy Ave, btwn Emerson St & Lakewood Rd - (0.21± Acres) - CO to CRO - Emerson Office Complex II, LLC (R.E. # 070258-0000) (Dist. 5-J. Carlucci) (Williams) (LUZ)  
**2ND READING**     1/10/24 CO Introduced: LUZ  
                          LUZ PH - 2/21/24  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24
- 67.**     [2024-0020](#)     ORD-Q Rezoning at 13401 Lanier Rd, btwn Elmar Rd & Kitler Rd - (2.94± Acres) - RLD-100A & PUD (2006-369-E) to PBF-1 - School Board of Duval County, Florida (R.E. # 106446-0010) (Dist. 2-Gay) (Fulton) (LUZ)  
**2ND READING**     (Companion 2024-21)  
                          1/10/24 CO Introduced: LUZ  
                          LUZ PH - 2/21/24  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24
- 68.**     [2024-0021](#)     ORD-Q Apv Zoning Exception (Appl E-23-88) at 0, 13333 & 13401 Lanier Rd, btwn Elmar Rd & Kitler Rd - School Board of Duval County, Florida - Requesting a Govt Use Structure Containing More Than 40,000 sq ft, in Current Zoning Districts RLD-100A, PBF-1 & PUD (2006-369-E) (Proposed Zoning District PBF-1) (R.E. # 106445-0000, 106446-0010 & 106446-0050) (Dist. 2-Gay) (Fulton) (LUZ)  
**2ND READING**     (Companion 2024-20)  
                          1/10/24 CO Introduced: LUZ  
                          LUZ PH - 2/21/24  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

- 69.**     [2024-0022](#)  
**2ND READING**     ORD-Q Apv Zoning Exception, Subject to Condition, (Appl E-23-89) at 14376 Beach Blvd, btwn San Pablo Rd S & Eunice Rd - Shores FWS #16, LLC - Requesting an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages, Not in Conjunction With a Restaurant, Including Liquor, Beer or Wine for On-Premises Consumption, for Shores FWS #16, LLC, in CCG-2 ((R.E. # 177032-0000) (Dist. 13-Diamond) (Fulton) (LUZ)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24
- 70.**     [2024-0023](#)  
**2ND READING**     ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-28) at 0 Yellow Bluff Rd, btwn Starratt Rd & Mahou Rd - Melissa J. Farrar - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 106166-0420) (Dist. 2-Gay) (Abney) (LUZ)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24
- 71.**     [2024-0024](#)  
**2ND READING**     ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-29) at 13936 Grover Rd, btwn Starratt Rd & Cedar Point Rd - Benjamin Croxton, Mary Croxton & Rebecca Louise Dufault - Requesting to Reduce the Min Road Frontage Requirements from 442.15 ft to 0 ft in RR-Acre (R.E. # 106377-0020) (Dist. 2-Gay) (Lewis) (LUZ)  
1/10/24 CO Introduced: LUZ  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24
- 72.**     [2024-0039](#)  
**2ND READING**     ORD-MC Concerning the Downtown Overlay Zone & the Downtown Sign Overlay Zone; Amend Sec 656.361.7.1 (Application & Review Procedure to DDRB & Council; Appeals), Subpt H (Downtown Overlay Zone & Downtown District Use & Form Regulations), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Revise the Proj Types Subj to Staff Review & to DDRB Review, & to Clarify & Revise the Review Process & Procedures for Specified Projs; Amend Sec 656.361.8 (Deviations), Subpt H (Downtown Overlay Zone & Downtown District Use & Form Regulations), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Eliminate the Workshop Requirement for Select Deviations; Amend Sec 656.1335 (Design Review), Subpt B (Downtown Sign Overlay Zone), Pt 13 (Sign Regulations), Ch 656 (Zoning Code), Ord Code, to Allow Staff Review of Certain Sign Applications (Lopera) (Req of DIA)  
1/10/24 CO Introduced: NCSPHS, R, LUZ  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 1/23/24

**NOTE: The next regular meeting will be held Tuesday, February 6, 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.**