

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Agenda - Revised Marked

**Wednesday, January 18, 2023**

**5:00 PM**

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

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

*Kevin Carrico, Chair*

*Rory Diamond, Vice Chair*

*Danny Becton - Excused Absence*

*Nick Howland*

*Sam Newby*

*Brenda Priestly Jackson - Excused Early Departure*

*Randy White*

*Legislative Assistant: Maritza Sanchez*

*Legislative Assistant: Barbara Ireland Hobson*

*Council Research: Colleen Hampsey*

*Office of General Counsel: Mary Staffopoulos, Deputy*

*Planning Dept.: Folks Huxford*

*Planning Dept.: Kristen Reed*

*Planning Dept.: Bruce Lewis*

*Planning Dept.: Laurie Santana*

*Sgt.-At-Arms: Chris Hancock*

**Meeting Convened:****Meeting Adjourned:****Attendance:****Item/File No.****Title History**1. [2021-0656](#)**OPEN PH****CONT PH****2/7/23****Applicant:****Driver, McAfee,****Hawthorne,****Diebenow, PLLC**

ORD-Q Apv a Waiver of Minimum Rd Frontage Appl WRF-21-11 at 13762,13766 & 13768 Mandarin Rd, btwn Providence Hollow Lane & Orange Picker Rd-(R.E. #'s 106000-0000,106001-0000 & 106001-0010)-Richard & Danielle Caplin-Requesting to Reduce the Minimum Rd Frontage Requirements from 480 Ft to 360 Ft in Zoning Dist RLD-120. (Dist 6-Boylan) (Lewis) (LUZ) (SE CPAC Deny) (PD Deny) (Ex-Parte: CM Boylan)

9/14/21 CO Introduced: LUZ

9/21/21 LUZ Read 2nd &amp; Rerefer

9/28/21 CO Read 2nd &amp; Rereferred:LUZ

10/12/21 CO PH Only

LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21, 1/4/22, 2/1/22, 2/15/22, 3/1/22, 3/15/22, 4/5/22, 4/19/22, 5/3/22, 6/7/22, 7/19/22, 8/16/22, 9/7/22, 10/18/22, 11/15/22, 12/6/22, 1/4/23, 1/18/23

Public Hearing Pursuant to Chapt 166, F.S. &amp; C.R. 3.601-10/12/21

2. [2022-0393](#)**DEFER****(Previously****continued to****2/7/23)****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 – Cumber) (Lewis) (LUZ)

5/24/22 CO Introduced: LUZ

6/7/22 LUZ Read 2nd &amp; Rerefer

6/14/22 CO Read 2nd &amp; 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

Public Hearing Pursuant to Chapt 166, F.S. &amp; C.R. 3.601- 6/28/22

3. [2022-0537](#)  
**DEFER**  
  
(Previously continued to 2/7/23)  
  
**Applicant:**  
**William Michaelis**
- ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 Jones Rd, 6410 Jones Rd & 6478 Jones Rd, btwn Cisco Dr & Garden St - (R.E. # 002896-0100 (Portion), 002896-0200 (Portion) & 002896-0300) (46.94± Acres) – AGR-III to LDR – Esquire Trustee Service, LLC, as Trustee of the 0 Jones Rd Land Trust Dated 9/18/19, & Ralph Wayne Davis & Emily Gail Davis (Appl # L-5721-22C) (Dist. 8–Pittman) (Salley) (LUZ) (Rezoning 2022-538)  
7/26/22 CO Introduced: LUZ  
8/2/22 LUZ Read 2nd & Rerefer  
8/9/22 CO Read 2nd & Rerefer  
8/24/22 CO PH Addnt'l 9/13/22 | 9/13/22 CO PH Cont'd 9/27/22  
9/27/22 CO PH Cont'd 10/11/22 | 10/11/22 CO PH Cont'd 10/25/22  
10/25/22 CO PH Cont'd 11/9/22 | 11/9/22 CO PH Cont'd 11/22/22  
11/22/22 CO PH Cont'd 12/13/22 | 12/13/22 CO PH Cont'd 1/10/23  
1/10/23 CO PH Cont'd 2/14/23  
LUZ PH - 9/7/22, 9/20/22, 10/4/22, 10/18/22, 11/1/22, 11/15/22, 12/6/22, 1/4/23, 2/7/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/24/22 & 9/13/22, 9/27/22, 10/11/22, 10/25/22, 11/9/22, 11/22/22, 12/13/22, 1/10/23, 2/14/23
4. [2022-0538](#)  
**DEFER**  
  
(Previously continued to 2/7/23)  
  
**Applicant:**  
**William Michaelis**
- ORD-Q Rezoning at 0 Jones Rd, 6410 Jones Rd & 6478 Jones Rd, btwn Cisco Dr & Bee Balm Blvd - (46.94± Acres) – AGR to PUD; to Permit Single-Family Residential Uses, as Described in the Jones Rd PUD – Esquire Trustee Service, LLC, as Trustee of the 0 Jones Rd Land Trust Dated 9/18/19, & Ralph Wayne Davis & Emily Gail Davis (R.E. # 002896-0100 (Portion), 002896-0200 (Portion) & 002896-0300) (Appl # L-5721-22C) (Dist. 8–Pittman) (Abney) (LUZ) (NW CPAC Amd/Apv) (Ex-Parte: CM Boylan) (Small Scale 2022-537)  
7/26/22 CO Introduced: LUZ  
8/2/22 LUZ Read 2nd & Rerefer  
8/9/22 CO Read 2nd & Rerefer  
8/24/22 CO PH Addnt'l 9/13/22 | 9/13/22 CO PH Cont'd 9/27/22  
9/27/22 CO PH Cont'd 10/11/22 | 10/11/22 CO PH Cont'd 10/25/22  
10/25/22 CO PH Cont'd 11/9/22 | 11/9/22 CO PH Cont'd 11/22/22  
11/22/22 CO PH Cont'd 12/13/22 | 12/13/22 CO PH Cont'd 1/10/23  
1/10/23 CO PH Cont'd 2/14/23  
LUZ PH - 9/7/22, 9/20/22, 10/4/22, 10/18/22, 11/1/22, 11/15/22, 12/6/22, 1/4/23, 2/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 8/24/22 & 9/13/22, 9/27/22, 10/11/22, 10/25/22, 11/9/22, 11/22/22, 12/13/22, 1/10/23, 2/14/23

- 5.**      [2022-0820](#)      ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 6131 Cedar Point Rd, btwn Nungezer Rd & Pumpkin Hill Rd - (R.E. # 159855-0500) (48.82± Acres) – AGR-III & AGR-IV to RR – Jeffrey Andring & Catherine Andring (Appl # L-5752-22C) (Dist. 2-Ferraro) (Hinton) (LUZ) (PD & PC Apv) (JWC Deny) (Rezoning 2022-821)
- OPEN PH**
- CLOSE PH**
- MOVE**
- Applicant:**      11/9/22 CO Introduced: LUZ, JWC
- Paul Harden**      11/15/22 LUZ Read 2nd & Rerefer
- 11/22/22 CO Read 2nd & Rerefer
- 12/13/22 CO PH Addnt'l 1/10/23
- 1/10/23 CO PH Cont'd 1/24/23
- LUZ PH – 1/4/23, 1/18/23
- Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 12/13/22 & 1/10/23, 1/24/23

6. [2022-0821](#) ORD-Q Rezoning at 6131 Cedar Point Rd, btwn Nungezer Rd & Pumpkin Hill Rd - (48.82± Acres) – AGR to PUD; to Permit Single-Family Residential Uses, as Described in the Terrapin Creek Subdivision PUD – Jeffrey Andring & Catherine Andring (R.E. # 159855-0500) (Appl # L-5752-22C) (Dist. 2-Ferraro) (Lewis) (LUZ) (PD & PC Amend/Apv) (N CPAC Approve) (Ex-Parte: CM Boylan, Gaffney, Jr., & Priestly Jackson)
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- AMEND**
- MOVE**
- (w/Conditions)**
- Applicant:**
- Paul Harden**
- (Small Scale 2022-820)
- 11/9/22 CO Introduced: LUZ
- 11/15/22 LUZ Read 2nd & Rerefer
- 11/22/22 CO Read 2nd & Rerefer
- 12/13/22 CO PH Addnt'l 1/10/23
- 1/10/23 CO PH Cont'd 1/24/23
- LUZ PH – 1/4/23, 1/18/23
- Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 12/13/22 & 1/10/23, 1/24/23

#### CONDITIONS:

1. A traffic study shall be provided at Civil Site Plan Review unless the Chief of the Traffic Engineering Division determines one will not be required. Prior to the commencement of the traffic study, if required, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services.
2. The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127, unless otherwise approved by the Planning and Development Department.
3. Parcel “B” shall only have one (1) access onto Cedar Point Road as reflected on the Site Plan, unless otherwise approved by the Planning and Development Department.
4. Parcel “B” shall have sidewalks as required by Section 654.133, Ordinance Code.
5. The following shall be recorded on the Plat and the HOA Covenants:

“The Pumpkin Hill Creek State Preserve (PHCSP) is owned by the Trustees of the Internal Improvement Trust Fund (i.e. State of Florida) and the St. Johns River Water Management District (SJRWMD) and is managed by the Florida Department of Environmental Protection. Part of the management of these publicly owned forest sites may include using the forest management tool of prescribed burning for resource enhancement and to reduce the potential impacts of wildfires. Prescribed burning will create smoke, which may temporarily impact the neighborhood and surrounding areas. However, such efforts are necessary to the management of these forests for wildlife, resource protection and recreational uses. All homeowners are strongly encouraged to review and implement “Firewise” management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly landscaping requirements in the Jacksonville Zoning Code. In particular, landscaping should be maintained to prevent the accumulation of flammable brush, dead leaves or landscaping near homes where such homes are adjacent to forest areas. Please consult the Florida Forest Service’s and Florida Division of Emergency Management’s latest guidance on home and landscaping maintenance near forest areas.”

7. [2022-0850](#) ORD Adopting a Large-Scale Amendmnt to the FLUM of the 2030 Comp Plan at 0 Acree Rd, btwn Acree Rd & Plummer Rd - (754.26± Acres) – LI to MU Subj to Revised FLUE Site Specific Policy 4.3.11 for the Northwood Regional Activity Center – Adopting Rev Site Specific Policy 4.3.11 in the FLUE – H & W Timber, LLC (Appl #L-5677-22A) (Dist. 7– Gaffney, Jr.) (Parola) (LUZ) (PD & PC Apv)  
**OPEN PH**  
**CLOSE PH**  
**MOVE**  
**Applicant:** (Companions 2022-851 & 2022-852)  
**Paul Harden** 11/22/22 CO Introduced: LUZ  
12/6/22 LUZ Read 2nd & Rerefer  
12/13/22 CO Read 2nd & Rerefer  
1/10/23 CO PH Addnt'l 1/24/23  
LUZ PH – 1/18/23  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Ch 650, Pt 4, Ord Code – 1/10/23 & 1/24/23
8. [2022-0851](#) ORD-Q Rezoning at 0 Acree Rd, 0 Plummer Rd & 0 Old Kings Rd, btwn Acree Rd & Plummer Rd - (1,479.81± Acres) – PUD (2009-542-E & 2009-544-E) to PUD, to Permit Commercial, Residential & Light Industrial Uses, as Described in the Acree Forest PUD – H & W Timber, LLC (R.E. # 002507-0005, 002558-0300, 002569-0010 & 002631-0010) (Appl # L-5677-22A) (Dist. 7-Gaffney, Jr. & Dist 8-Pittman) (Abney) (LUZ) (PD & PC Amend/Apv)  
**EX-PARTE**  
**OPEN PH**  
**CLOSE PH**  
**AMEND**  
**MOVE**  
**(w/Conditions)** (Companions 2022-850 & 2022-852)  
11/22/22 CO Introduced: LUZ  
12/6/22 LUZ Read 2nd & Rerefer  
12/13/22 CO Read 2nd & Rerefer  
1/10/23 CO PH Addnt'l 1/24/23  
**Applicant:** LUZ PH – 1/18/23  
**Paul Harden** Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23 & 1/24/23

**AMENDMENT:**

1. The revised written description dated December 20, 2022.

**CONDITIONS:**

1. Parking requirements for commercial uses shall be consistent with the requirements of Chapter 656, Part 6, Ordinance Code, unless otherwise approved by the Planning and Development Department.
2. Sidewalks internal to the subdivision shall meet the requirements of Section 654.133 (e) and (f), Ordinance Code.
3. Traffic studies may be required for individual sites within this PUD. Prior to the commencement of any traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division and the traffic reviewer from Development Services.
4. The proposed street typical cross section for local residential roads shall match that found in City Standard Details for City of Jacksonville, Plate P-127. The typical cross section for other streets shall meet the requirements of Section 3.1 of the Land Development Procedures Manual for the appropriate Design Classification.

5. The Master Developer is responsible for mitigating transportation impacts for the Northwood Regional Activity Center (RAC). Transportation infrastructure and impacts by development phase or by trip generation thresholds which include internal capture percentages for the necessary mix of uses or net external trips, must be identified in an overall Traffic Impact Analysis prepared by a Registered Florida Professional Engineering for the entire Northwood RAC. The methodology and study limits for this analysis shall be approved by the City Traffic Engineer, the City Transportation Planning Division and the Florida Department of Transportation (FDOT). The submittal of the Northwood RAC Traffic Impact Analysis is required prior to submittal of the first digital civil site plans set.
6. The Master Developer shall provide Biennial Monitoring Reports ("BMR") every two (2) years to the Planning and Development Department and FDOT District 2 Growth Management Office commencing in year two after the PUD is approved. The BMR shall be prepared by a Registered Florida Professional Engineer and only after a methodology meeting is held with the appropriate members of FDOT, the City Traffic Engineering Division, and the City Transportation Planning Division prior to conducting the analysis.
7. The existing stage of the development, and that proposed within the next 24 month period, as well as phasing and trip thresholds shall be reported in the BMR to identify if those transportation and roadway infrastructure improvements identified in the Northwood RAC Traffic Impact Analysis are triggered or warranted. Any transportation infrastructure or mitigation improvements triggered as needed in the BMR must be completed by the Master Developer before the next monitoring period in order to obtain additional building permits from the City or access permits from the FDOT.
8. Individual smaller Traffic Access Studies may still be required by the City or the FDOT for each individual component of the PUD to be sure that access is sufficient. These studies would be flagged during digital Civil Site Plan review. The smaller Traffic Analysis Studies would be necessary to identify specific driveway access and location, the need for median openings or turn lanes, curb radii design and safety improvements to allow the component developments to obtain the building or access permits necessary to safely access the individual sites.

9. [2022-0852](#)

**MOVE**

ORD-MC Etab the Acree Community Dev Dist (Acree CDD), Pursuant to Sec 190.005, F.S., & Ch 92, Ord Code, Including the Grant of Special Powers; Naming the Acree CDD; Describing the External Boundaries of the Acree CDD; Consenting to Future Expansion of the Acree CDD to Sufficiently Contiguous Lands in Accord with Sec 190.046 (1) (h) (3), F.S.; Naming the Initial Acree CDD Board of Supervisors; Amend Sec 92.22 (Existing Community Development Districts), Ch 92 (Uniform Development Districts), Ord Code, to Include the Acree CDD; Prov for Conflict & Severability (Wyskiel) (TEU) (PD Apv)  
(Companions 2022-850 & 2022-851)  
11/22/22 CO Introduced: TEU, LUZ  
12/6/22 TEU Read 2nd & Rerefer  
12/6/22 LUZ Read 2nd & Rerefer  
12/13/22 CO Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 & Sec 190.05, F.S. & Sec 92.11, Ord Code - 1/24/23

- 10.**     [2022-0853](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 Philips Hwy, btwn Philips Hwy & Brookwater Dr - (R.E. # 168090-0040 (Portion)) (29.55± Acres) – CGC & LDR to MDR – Tri Lake Investments, LLC (Appl # L-5764-22C) (Dist. 11-Becton) (Salley) (LUZ) (PD & PC Apv) (Rezoning 2022-854)  
**OPEN PH**                     11/22/22 CO Introduced: LUZ  
**CLOSE PH**                   12/6/22 LUZ Read 2nd & Rerefer  
**MOVE**                       12/13/22 CO Read 2nd & Rerefer  
                                  1/10/23 CO PH Addnt'l 1/24/23  
                                  LUZ PH – 1/18/23  
                                  Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/10/23 & 1/24/23
- 11.**     [2022-0854](#)     ORD-Q Rezoning at 0 Philips Hwy, btwn State Rd 9B & Wells Creek Pkwy - (31.20± Acres) – PUD (2017-622-E) to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the Ellis Cove PUD – Tri Lake Investments, LLC (R.E. # 168090-0040) (Appl # L-5764-22CA) (Dist. 11-Becton) (Abney) (LUZ) (PD Amend/Apv) (PC Apv) (Small-Scale 2022-853)  
**EX-PARTE**                   11/22/22 CO Introduced: LUZ  
**OPEN PH**                   12/6/22 LUZ Read 2nd & Rerefer  
**CLOSE PH**                   12/13/22 CO Read 2nd & Rerefer  
**AMEND**                     1/10/23 CO PH Addnt'l 1/24/23  
**MOVE**                     LUZ PH – 1/18/23  
**(w/Condition)**             Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23 & 1/24/23  
**Applicant:**  
**Emily Pierce**

**PLANNING DEPARTMENT CONDITION:**

**1. All uses within the development shall comply with the bicycle parking requirements of Section 656.608, Ordinance Code, or as otherwise approved by the Planning and Development Department.**

- 12.**     [2022-0855](#)     ORD-Q Rezoning at 0 & 7264 Jones Branch Cir, btwn Jones Branch Blvd & the CSX Transportation Rail Line - (11.87± Acres) – PUD (2006-485-E) to PUD, to Permit Commercial Uses, Including Tractor Trailer Storage, as Described in the Jones Creek PUD – Jones Creek Commercial, Inc. (R.E. # 003388-0105, 003388-0120, 003388-0130, 003388-0300 & 003388-0350) (Dist. 10-Priestly Jackson) (Lewis) (LUZ)  
**OPEN PH**                   11/22/22 CO Introduced: LUZ  
**CONT PH**                   12/6/22 LUZ Read 2nd & Rerefer  
**2/7/23**                     12/13/22 CO Read 2nd & Rerefer  
**NO PD/PC**                   1/10/23 CO PH Only  
**REPORTS**                   LUZ PH – 1/18/23  
**Applicant:**               Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23  
**Janis Fleet**

13. [2022-0856](#) ORD-Q Rezoning at 0 Reed Ave, btwn Reed Ave & Hood Rd - (6.78± Acres) – RR-Acre to RLD-70– Pat & Jo Management LLC (R.E. # 149153-0050) (Dist. 6-Boylan) (Corrigan) (LUZ) (PD Apv) (PC Deny)  
**OPEN PH** 11/22/22 CO Introduced: LUZ  
**CONT PH** 12/6/2/22 LUZ Read 2nd & Rerefer  
**2/7/23** 12/13/22 CO Read 2nd & Rerefer  
**(At request of applicant)** 1/10/23 CO PH Only  
LUZ PH – 1/18/23  
**Applicant:** Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23  
**Cyndy Trimmer**
14. [2022-0857](#) ORD-Q Rezoning at 12045 Aladdin Rd, btwn Aladdin Rd & Marbon Rd - (8.14± Acres) – RR-Acre to RLD-70 – Helen Stanley Gatlin (Life Estate) & Helen M. Dunn (Remainderman) (R.E. # 158113-0005) (Dist. 6-Boylan) (Cox) (LUZ) (PD Apv) (PC Apv w/ Change to RLD-90)  
**OPEN PH** 11/22/22 CO Introduced: LUZ  
**CONT PH** 12/6/2/22 LUZ Read 2nd & Rerefer  
**2/7/23** 12/13/22 CO Read 2nd & Rerefer  
**(At request of applicant)** 1/10/23 CO PH Only  
LUZ PH – 1/18/23  
**Applicant:** Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23  
**Steve Diebenow**
15. [2022-0858](#) ORD-Q Rezoning at 4457 Beverly Ave, btwn Roosevelt Blvd & Beverly Ave - (0.13± Acres) – PUD (2005-564-E) to CCG-1 – Triple Net Equities, Inc. (R.E. # 069244-0000) (Dist. 14-DeFoor) (Abney) (LUZ) (PD & PC Apv) (Companions 2022-859 & 2022-860)  
**EX-PARTE** 11/22/22 CO Introduced: LUZ  
**OPEN PH** 12/6/2/22 LUZ Read 2nd & Rerefer  
**CLOSE PH** 12/13/22 CO Read 2nd & Rerefer  
**MOVE** 1/10/23 CO PH Only  
LUZ PH – 1/18/23  
**Applicant:** Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23  
**Steve Diebenow**

- 16.**     [2022-0859](#)     ORD-Q Apv Zoning Variance at 4261 Roosevelt Blvd, 4457 & 4461 Beverly Ave, btwn Roosevelt Blvd & Beverly Ave – Triple Net Equities, Inc. (0.80± Acres) Requesting to Reduce Min Width Requirements for Sidewalk Abutting Retail Store Front & Parking Lot from 6 ft to 5 ½ ft (R.E. # 069239-0000, 069243-0000 & 069244-0000) (Appl# V-22-14) (Dist 14-DeFoor) (Abney) (LUZ) (PD & PC Apv)  
**EX-PARTE**     (Companions 2022-858 & 2022-860)  
**OPEN PH**     11/22/22 CO Introduced: LUZ  
**CLOSE PH**     12/6/22 LUZ Read 2nd & Rerefer  
**MOVE**     12/13/22 CO Read 2nd & Rerefer  
                 1/10/23 CO PH Only  
                 LUZ PH – 1/18/23  
                 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23
- 17.**     [2022-0860](#)     ORD-Q Granting Admin Deviation (Appl# AD-22-70), at 4261 Roosevelt Blvd, 4457 & 4461 Beverly Ave, btwn Roosevelt Blvd & Beverly Ave – Triple Net Equities, Inc. – Requesting To: (1) Increase the Max Number of Off-Street Compact Parking Spaces from 30% to 52%, (2) Reduce Setback for any Improvements Other Than Landscaping, Visual Screening or Retention from a Min of 15 ft to 4 ft, (3) Decrease Min Number of Loading Spaces from 2 to 0, (4) Reduce the Dumpster Setback Along the South Propty Boundary from 5 ft to 0 ft, (5) Reduce the Min Width of Driveways from 24 ft to 20 ft, (6) Reduce Vehicle Use Area Interior Landscape from 1,330 sq ft to 220 sq ft, (7) Reduce the Landscape Buffer btwn Vehicle Use Area Along Roosevelt Blvd, Melrose Ave & Beverly Ave from 10 ft Per Linear Feet of Frontage & 5 ft Min Width Required to 3 ft Per Linear Feet of Frontage & 1 ft Min Width, (8) Reduce the Perimeter Landscape Buffer Area btwn Vehicle Use Area & Abutting Propty Along the North Propty Boundary from 5 ft Min Width Required to 0 ft, (9) Decrease the Min Width of Driveway Access from 24 ft Required to 20 ft, (10) Decrease the Min Width of Driveway Access to Adjoining Propty Along the North Propty Boundary from 24 ft Required to 20 ft, (11) Reduce the Uncomplimentary Land Use Buffer Width Along the East Propty Boundary from 10 ft Wide Required to 4 ft, & (12) Reduce the Uncomplimentary Land use Buffer Trees Along the East Propty Boundary from 12 Required to Zero Trees, in CCG-1 & PUD (2005-564-E); Prov for Distribution (RE# 069239-0000, 069243-0000 & 069244-0000) (Dist. 14-DeFoor) (Abney) (LUZ) (PD Apv) (PC Amend/Apv)  
**EX-PARTE**     (Companions 2022-858 & 2022-859)  
**OPEN PH**     11/22/22 CO Introduced: LUZ  
**CLOSE PH**     12/6/22 LUZ Read 2nd & Rerefer  
**AMEND**     12/13/22 CO Read 2nd & Rerefer  
**MOVE**     1/10/23 CO PH Only  
**(w/condition)**     LUZ PH – 1/18/23  
**Applicant:**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/10/23  
**Steve Diebenow**

**PLANNING COMMISSION CONDITION:****1. The uncomplimentary use buffer screening shall be 100% opaque.****18.     [2022-0887](#)****EX-PARTE****OPEN PH****CLOSE PH****MOVE****Applicant:****Careamor****Rawls, LLC**

ORD-Q Amend Reso 74-690-243, as Amended, Which Appvd a Development Order for Belfort Station (A/K/A Cypress Plaza), a Development of Regional Impact (DRI), Pursuant to an Application for Change to a Previously Appvd Dev of Regional Impact (AFC) Filed by Careamor Rawls, LLC (Dr. Renard Rawls), & Dated 11/17/22, to Change the Desig of 2.04± Acres (R.E. #152578-1040) on the Master Dev Plan Map H from Office/Light Industrial to Commercial/Office/Light Industrial, to Permit Dev of Add'l Commercial Uses Through Conversion of Other Uses; Finding that These Changes are Consistent with the 2030 Comp Plan & the City of Jax Land Dev Regulations; Directing the Legislative Svcs Div to Forward Certified Copies of this Ord to Auth Agents (Staffopoulos) (LUZ) (PD Apv)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO PH Addnt'l 1/24/23 Read 2nd & Rerefer  
LUZ PH – 1/18/23  
Public Hearing Pursuant to Sec 380.06(7), F.S & CR 3.601 –1/10/23 & 1/24/23

**19.     [2022-0888](#)****DEFER****(PH Next Cycle  
2/7/23)**

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  
LUZ PH – 2/7/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23

**20.     [2022-0889](#)****DEFER****(PH Next Cycle  
2/7/23)**

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  
LUZ PH – 2/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23

**21.     [2022-0890](#)  
DEFER  
(PH Next Cycle  
2/7/23)**

ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 Western Ave, 12804 & 12810 Lem Turner Rd, btwn Western Ave & Lem Turner Rd - (R.E. # 019495-9100, 019507-0000, 019516-0000, 019517-0000 & 019531-0000) (17.85± Acres) – RR to MDR – Houston’s H & W Meats, Inc., Marla A. Hansen, Robert E. Hansen, John R. Hansen & Amy E. Hansen (Appl # L-5736-22C) (Dist. 8-Pittman) (Lukacovic) (LUZ)  
(Rezoning 2022-891)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
LUZ PH – 2/7/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23

**22.     [2022-0891](#)  
DEFER  
(PH Next Cycle  
2/7/23)**

ORD-Q Rezoning at 0 Western Ave, 12804 & 12810 Lem Turner Rd, btwn Western Ave & Lem Turner Rd - (17.85± Acres) – RR-Acre to PUD, to Permit Multi-Family Residential (Duplex) Uses, as Described in the Cedar Creek PUD – Houston’s H & W Meats, Inc., Marla A. Hansen, Robert E. Hansen, John R. Hansen & Amy E. Hansen (R.E. # 019495-9100, 019507-0000, 019516-0000, 019517-0000 & 019531-0000) (Appl # L-5736-22C) (Dist. 8-Pittman) (Cox) (LUZ)  
(Small Scale 2022-890)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
LUZ PH – 2/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23

**23.     [2022-0892](#)  
DEFER  
(PH Next Cycle  
2/7/23)**

ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 5175 Justamere Rd, btwn 103rd St & Magnolia Hills Dr - (R.E. # 012966-0100) (14.98± Acres) – LDR to MDR – Ricardo Ramon & Rachael D. Ramon (Appl # L-5756-22C) (Dist. 12-White) (Parola) (LUZ)  
(Rezoning 2022-893)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
LUZ PH – 2/7/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23

- 
24.     [2022-0893](#)  
**DEFER**  
**(PH Next Cycle**  
**2/7/23)**
- ORD-Q Rezoning at 5175 Justamere Rd, btwn 103rd St & Magnolia Hills Dr - (14.98± Acres) – CO, RLD-100B & PUD (1987-871-E) to PUD, to Permit Up to 209 Townhomes, as Described in the Justamere PUD – Ricardo Ramon & Rachael D. Ramon (R.E. # 012966-0100) (Appl # L-5756-22C) (Dist. 12-White) (Abney) (LUZ)  
(Small Scale 2022-892)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
LUZ PH – 2/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23
25.     [2022-0894](#)  
**DEFER**  
**(PH Next Cycle**  
**2/7/23)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 New Kings Rd, btwn Pruitt Ln & Pitts Rd - (R.E. # 003875-1000 (Portion)) (2.51± Acres) – LDR to CGC – J&J Homes & Services, Inc. (Appl # L-5759-22C) (Dist. 8-Pittman) (Lukacovic) (LUZ)  
(Rezoning 2022-895)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
LUZ PH – 2/7/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23
26.     [2022-0895](#)  
**DEFER**  
**(PH Next Cycle**  
**2/7/23)**
- ORD-Q Rezoning at 0 New Kings Rd, btwn Pruitt Ln & Pitts Rd - (3.51± Acres) – CCG-2 & RR-Acre to PUD, to Permit Commercial Uses, as Described in the New Kings Rd PUD – J&J Homes & Services, Inc. (R.E. # 003875-1000) (Appl # L-5759-22C) (Dist. 8-Pittman) (Cox) (LUZ)  
(Small Scale 2022-894)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
LUZ PH – 2/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23
-

27. [2022-0896](#)  
**DEFER**  
**(PH Next Cycle**  
**2/7/23)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 1209 & 1291 Hammond Blvd, btwn Hammond Blvd & Adelenia Ln - (R.E. # 008754-0000 & 008757-0000) (7.73± Acres) – LDR to MDR – Charles C. Gay, Jr. & Pamela W. Gay (Appl # L-5765-22C) (Dist. 12-White) (Lukacovic) (LUZ)  
(Rezoning 2022-897)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
LUZ PH – 2/7/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23
28. [2022-0897](#)  
**DEFER**  
**(PH Next Cycle**  
**2/7/23)**
- ORD-Q Rezoning at 1209 & 1291 Hammond Blvd, btwn Hammond Blvd & Adelenia Ln - (7.73± Acres) – PUD (2019-38-E) to PUD, to Permit Up to 64 Townhomes, as Described in the Hammond Boulevard PUD – Charles C. Gay, Jr. & Pamela W. Gay (R.E. # 008754-0000 & 008757-0000) (Appl # L-5765-22C) (Dist. 12-White) (Lewis) (LUZ)  
(Small Scale 2022-896)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
LUZ PH – 2/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/24/23 & 2/14/23
29. [2022-0898](#)  
**DEFER**  
**(PH Next Cycle**  
**2/7/23)**
- ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 Mayer Dr, btwn Arlington Rd & Arlington Expwy - (R.E. # 141495-0000) (0.31± Acres) – RPI to LDR – BCEL 10D LLC (Appl # L-5770-22C) (Dist. 1-Morgan) (Trout) (LUZ)  
(Rezoning 2022-899)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
LUZ PH – 2/7/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23

- 30.**     [2022-0899](#)  
**DEFER**  
**(PH Next Cycle**  
**2/7/23)**
- ORD-Q Rezoning at 0 Mayer Dr, btwn Arlington Rd & Arlington Expwy - (0.31± Acres) – CRO to RLD-60– BCEL 10D LLC (R.E. # 141495-0000) (Appl # L-5770-22C) (Dist. 1-Morgan) (Abney) (LUZ)  
(Small Scale 2022-898)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
LUZ PH – 2/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/24/23 & 2/14/23
- 31.**     [2022-0900](#)  
**DEFER**  
**(PH Next Cycle**  
**2/7/23)**
- ORD-Q Rezoning at 4829 Firestone Rd, btwn Firestone Rd & I-295 - (1.30± Acres) – RMD-A to PUD, to Permit Single-Family Residential Uses, as Described in the Villages of Hope PUD – Donna Fenchel & Richard Fenchel (R.E. # 014288-0000) (Dist. 10-Priestly Jackson) (Corrigan) (LUZ)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
LUZ PH – 2/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/24/23
- 32.**     [2022-0901](#)  
**DEFER**  
**(PH Next Cycle**  
**2/7/23)**
- ORD-Q Rezoning at 10930 Old Gainesville Rd, btwn Chaffee Rd S & Norton Rd - (2.70± Acres) – RMD-A & RLD-60 to RMD-D – Jesse A. Andrews, Jr., Lamar W. Andrews & Ronny E. Andrews (R.E. # 012797-0030) (Dist. 12-White) (Hetzel) (LUZ)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
LUZ PH – 2/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23
- 33.**     [2022-0902](#)  
**DEFER**  
**(PH Next Cycle**  
**2/7/23)**
- ORD-Q Apv the Waiver of Min Road Frontage (Appl WRF-22-28), at 351 Otis Rd, btwn Dollar Ln & Sellers Ln – A & K Florida Enterprises, LLC – Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 40 ft for 2 Lots in RR-Acre (R.E. #001712-0020) (Dist. 8-Pittman) (Huxford) (LUZ)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
LUZ PH – 2/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601-1/24/23

34. [2022-0903](#) ORD-Q re Ch 307 (Historic Preservation), Ord Code; Desig the Commercial Bldg, at 225 N Laura St, btwn W Monroe St & W Adams St, as a Local Landmark – Juliette Balcony, LLC – Directing the Chief of Legislative Svcs to Notify the Applicant, the Propty Owner, & the Propty Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas (R.E. # 073697-0000) (Dist-7 Gaffney, Jr.) (Lopera) (Introduced by CP at Req of JHPC)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO PH Cont'd 1/24/23 Read 2nd & Rerefer  
LUZ PH – 2/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/10/23, 1/24/23
- DEFER**  
**(PH Next Cycle**  
**2/7/23)**

35. [2022-0909](#)**DEFER****(Due to Planning  
Commission  
Public Hearing)**

ORD-MC Amend Ch 655 (Concurrency and Mobility Management System), Pt 1 (General Provisions), Sec 655.102 (Purpose & Declaration of Public Policy), Sec 655.103 (Legislative Findings & Intent), Sec 655.105 (Definitions), Sec 655.106 (Concurrency & Mobility Management System Office (CMMSO)), Sec 655.107 (Levels of Service & Performance Standards), Sec 655.108 (De Minimis Development), Sec 655.109 (Exemptions; Vested Rights; Permits or Approvals Conferring Vested Rights; Common Law Vested Rights), Sec 655.111 (Concurrency Reservation Certificate Application Process & Review Procedures), Sec 655.112 (Minimum Requirements for CCAS or CRC Approval), Sec 655.114 (Appeals), Sec 655.116 (Schedule of Fees), & Sec 655.122 (Concurrency & Mobility Management System Handbook), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5, Ch 655, & Adding Definitions; Amend Ch 655 (Concurrency & Mobility Management System), Pt 2 (Jacksonville Development Agreement Regulations), Sec 655.201 (Purpose & Declaration of Public Policy), Sec 655.204 (Definitions), Sec 655.205 (General Requirements), Sec 655.208 (Schedule of Fees), & Sec 655.215 (Existing CRC & CCAS Not Subject to a Development Agreement), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5, Ch 655; Amend Ch 655 (Concurrency & Mobility Management System), Pt 3 (Fair Share Assessment Procedures), Sec 655.301 (Existing Valid Fair Share Contracts), & Sec 655.309 (Existing CRC & CCAS Not Subject to Fair Share Contract), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5 Ch 655; Repealing & Reserving Sec 655.302 (Extension of Fair Share Assessment Contracts), Pt 3 (Fair Share Assessment Procedures), Ch 655 (Concurrency & Mobility Management System), Ord Code, in its Entirety; Amend Ch 655 (Concurrency & Mobility Management System), Pt 4 (Public School Concurrency), Sec 655.401 (Purpose & Declaration of Public Policy), Sec 655.404 (Applicability & Exemptions), & Sec 655.406 (Concurrency Service Areas Defined), Ord Code, to Update the Nomenclature Generated From Amdts to Pt 5, Ch 655 & Replace the Three Poor Quality Maps Depicting the Concurrency Svc Areas With Better Quality Color Maps; Amend Ch 655 (Concurrency & Mobility Management System), Pt 5 (Mobility Fee), Sec 655.501 (Purpose & Declaration of Public Policy), Sec 655.502 (Definitions), Sec 655.503 (Mobility Fee Requirement, Certificate, Application Process & Calculation), Sec 655.504 (Re-Evaluation of Mobility Fee Formula Factors), Sec 655.505 (Deposit of Mobility Fees; Mobility Zones & Appropriation of Mobility Fees), Sec 655.506 (Duration of Mobility Fee Calculation Certificate), Sec 655.509 (Mobility Plan Working Group), & Sec 655.510 (Private Primary & Secondary Educational Schools Exemption), Ord Code, to Codify the Changes Suggested By the Mobility Plan Working Group, Based on Data & Analysis From Resource Systems Group Which Included Add'l Definitions, Reprioritization of the Mobility Projs, Recalculation of the Mobility Fee, Clarification of Trip Reduction Adjustments - the Final Report From the Working Group is Dated 12/21/2020; Repealing Sec 655.507 (Transportation Improvement Projects Constructed By a Landowner or Developer) & Sec 655.508 (Mobility Fee Contract), Pt 5, (Mobility Fee), Ch 655 (Concurrency & Mobility Management

System), Ord Code, in Their Entirety; Creating a New Sec 655.507 (Mobility Fee Credit), & a New Sec 655.508 (Memorialization of Mobility Fee, Credit, & Trip Reduction) Pt 5, (Mobility Fee), Ch 655 (Concurrency & Mobility Management System), Ord Code, to Codify the Changes Suggested By the Mobility Plan Working Group, Based on Data & Analysis From Resource Systems Group Which Included Restructuring the Goals of the Mobility System to Make Safety the Primary Goal, Add'l Definitions, Revision of Mobility Projs to Concentrate on Safety & Balancing All Modes of Travel, Recalculation of the Mobility Fee, Clarification of Trip Reduction Adjustments, Recalculation of Mobility Fee Credit, & Reducing the Need for Mobility Fee Contracts; Repealing & Reserving Sec 655.511 (Credit for Trip Reduction Adjustments), Pt 5 (Mobility Fee), Ch 655 (Concurrency & Mobility Management System), Ord Code, in its Entirety; Amend Ch 111 (Special Revenue & Trust Accounts), Pt 5 (Public Works, Utilities, & Infrastructure), Sec 111.520 (Concurrency Management System Fund), & Sec 111.546 (Mobility Fee Zone Special Revenue Fund), Ord Code, to Revise the Apportionments Btwn Motorized & Non-Motorized Modes of Transportation; Prov for Codification Instructions (Grandin) (Introduced by CP at Request of Mayor)

12/13/22 CO Introduced: F, TEU, LUZ

1/4/23 F Read 2nd & Rerefer

1/4/23 TEU Read 2nd & Rerefer

1/4/23 LUZ Read 2nd & Rerefer

1/10/23 CO PH Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 – 1/10/23

**36.     [2023-0001](#)**  
**2ND READING**

ORD Adopt Amendments to the 2030 Comp Plan of the City of Jacksonville; Amend the Introduction, the Conversation/Coastal Management Element, the Capital Improvement Element, the FLUM, the Housing Element, the Historic Preservation Element, the Intergovernmental Coordination Element, the Infrastructure Element, the Propty Rights Element, the Public Schools & Facilities Element, the Recreation & Open Space Element, the Transportation Element, the Definitions, & the Map Series; Extending the Timeframe Contemplated by the Plan from 2030 to 2045 & to Rename the Plan the “2045 Comprehensive Plan” (Reed) (Introduced by CP at Req of Mayor)

1/10/23 CO Introduced: LUZ

LUZ PH - 2/22/23

Public Hearing Pursuant to Sec 380.06(7), F.S & CR 3.601 - 2/14/23 & 2/28/23

**37.     [2023-0002](#)**  
**2ND READING**

ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 & 10880 103rd St, & 0 & 5400 Arrow Ln, btwn Cecil Commerce Center Pkwy & Piper Glen Blvd - (R.E. # 015403-0000, 015404-0000, 015405-0000 & 015405-0010) (19.11± Acres) - CGC to CGC with FLUE Site Specific Policy 4.4.39 - Adopting a New Site Specific Policy 4.4.39 in the FLUE - Flying R Enterprises, Inc. (FKA 103rd Street Auto Parts, Inc.), Daniel Grosu & Stefan Daniel Cosa (Appl # L-5766-22C) (Dist. 12-White) (LUZ)  
(Rezoning 2023-3)  
1/10/23 CO Introduced: LUZ  
LUZ PH - 2/22/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/14/23 & 2/28/23

**38.     [2023-0003](#)**  
**2ND READING**

ORD-Q Rezoning at 0 & 10880 103rd St, & 0 & 5400 Arrow Ln, btwn Cecil Commerce Center Pkwy & Piper Glen Blvd - (19.11± Acres) - CCG-2 & CO to PUD; to Permit Multi-Family Residential Uses, as Described in the 103rd Street Multi-Family PUD - Flying R Enterprises, Inc. (FKA 103rd Street Auto Parts, Inc.), Daniel Grosu & Stefan Daniel Cosa (R.E. # 015403-0000, 015404-0000, 015405-0000 & 015405-0010) (Appl # L-5766-22C) (Dist. 12-White) (Abney) (LUZ)  
(Small Scale 2023-2)  
1/10/23 CO Introduced: LUZ  
LUZ PH - 2/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23 & 2/28/23

**39.     [2023-0004](#)**  
**2ND READING**

ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 4046, 4048 & 4112 Livingston Rd, & 0 & 4094 Hardy Dr, btwn Old St Augustine Rd & Pine Acres Rd- (R.E. # 155760-0000, 155768-0000, 155768-0010, 156305-0010 & 156307-0000) (11.49± Acres) - LDR to MDR - Mandarin Christian Church (of Jacksonville, Florida), Inc. (Appl # L-5777-22C) (Dist. 6-Boylan) (Trout) (LUZ)  
(Rezoning 2023-5)  
1/10/23 CO Introduced: LUZ  
LUZ PH - 2/22/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/14/23 & 2/28/23

- 40.     [2023-0005](#)**  
**2ND READING**
- ORD-Q Rezoning at 4046, 4048 & 4112 Livingston Rd, & 0 & 4094 Hardy Dr, btwn Old St Augustine Rd & Pine Acres Rd - (11.49± Acres) - RLD-60 to PUD; to Permit Up To 100 Townhomes with Associated Recreational Uses, as Described in the Livingston Road PUD - Mandarin Christian Church (of Jacksonville, Florida), Inc. (R.E. # 155760-0000, 155768-0000, 155768-0010, 156305-0010 & 156307-0000) (Appl # L-5777-22C) (Dist. 6-Boylan) (Lewis) (LUZ)  
(Small Scale 2023-4)  
1/10/23 CO Introduced: LUZ  
LUZ PH - 2/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23 & 2/28/23
- 41.     [2023-0006](#)**  
**2ND READING**
- ORD-Q Rezoning at 2190 St. Johns Bluff Rd S, btwn Bradley Rd & Fraser Rd - (2.49± Acres) - IBP to PUD; to Permit Commercial, Office & Light Industrial Uses, as Described in the KC Holdings PUD - KC Holdings of North Florida, LLC (R.E. # 163804-0100) (Dist. 4-Carrico) (Cox) (LUZ)  
1/10/23 CO Introduced: LUZ  
LUZ PH - 2/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23
- 42.     [2023-0007](#)**  
**2ND READING**
- ORD-Q Rezoning at 1004 Hendricks Ave, 0 & 1454 Prudential Drive, & 0 Home St, btwn Prudential Dr & Hendricks Ave - (1.01± Acres) - CCBD to PUD; to Permit Commercial Uses, as Described in the Downtown Southbank Mixed-Use PUD - G.I.S. Holdings, Inc. & Karen R. Hirshberg, Individually & as Trustee of the A. Walter Hirshberg Family Trust (R.E. # 080288-0000, 080289-0000, 080290-0000 & 080297-0000) (Dist. 5-Cumber) (Lewis) (LUZ)  
1/10/23 CO Introduced: LUZ  
LUZ PH - 2/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23
- 43.     [2023-0008](#)**  
**2ND READING**
- ORD-Q Rezoning at 206 & 212 Ponce Blvd, & 203, 211 & 212 Sago Ave, btwn Sago Ave & New Berlin Rd - (2.52± Acres) - CO & RLD-60 to PBF-2 - Trustee Corporation of First Baptist Church of Oceanway, Inc. & First Baptist Church of Oceanway, Inc. (R.E. # 107457-0000, 107458-0000, 107459-0000, 107460-0000 & 107461-0000) (Dist. 7-Gaffney, Jr) (Lewis) (LUZ)  
1/10/23 CO Introduced: LUZ  
LUZ PH - 2/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23

- 44.     [2023-0009](#)**  
**2ND READING**  
ORD-Q Apv the Waiver of Min Road Frontage (Appl WRF-22-29), at 0 Tangelo Ln, btwn Mandarin Rd & Varina Ct - Samuel D Kredell, Trustee of Samuel D. Kredell Revocable Living Trust - Requesting to Reduce the Min Road Frontage Requirements from 72 ft to 0 ft in RLD-90 (R.E. # 105833-0130) (Dist. 6-Boylan) (Lewis) (LUZ)  
1/10/23 CO Introduced: LUZ  
LUZ PH - 2/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/14/23
- 45.     [2023-0010](#)**  
**2ND READING**  
ORD-Q Apv the Waiver of Min Road Frontage (Appl WRF-22-30), at 0 & 1230 N Cathy Tripp Ln, btwn Well Water Rd & Cathy Tripp Ln N - Charles A. Stokes & Rose M. Stokes - Requesting to Reduce the Min Road Frontage Requirements from 160 ft to 0 ft for 2 Lots in RR-Acre (R.E. # 004683-0100 & 004683-0200) (Dist. 8-Pittman) (Lewis) (LUZ)  
1/10/23 CO Introduced: LUZ  
LUZ PH - 2/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/14/23
- 46.     [2023-0011](#)**  
**2ND READING**  
ORD-Q Apv the Waiver of Min Road Frontage (Appl WRF-22-31), at 2342 Jones Rd, btwn Jerry Acres Ln & Vineyard Ln - Holly B. Reinhardt & Joel E. Reinhardt - Requesting to Reduce the Min Road Frontage Requirements from 160 ft to 0 ft in RR-Acre (R.E. # 004600-1130) (Dist. 8-Pittman) (Lewis) (LUZ)  
1/10/23 CO Introduced: LUZ  
LUZ PH - 2/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/14/23
- 47.     [2023-0012](#)**  
**2ND READING**  
ORD-Q Apv the Waiver of Min Road Frontage (Appl WRF-22-32), at 8145 Plummer Rd, btwn Holton Ln & Saddle Crest Way - Claudia Maria Armijo Irias & Celeste Maria Elvir Armijo - Requesting to Reduce the Min Road Frontage Requirements from 160 ft to 100 ft for 2 Lots in RR-Acre (R.E. # 002616-0210) (Dist. 7-Gaffney, Jr) (Lewis) (LUZ)  
1/10/23 CO Introduced: LUZ  
LUZ PH - 2/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/14/23

48. [2023-0013](#)  
**2ND READING**
- ORD-Q Amend Reso 88-983-362, as Amended, Which Appvd a Development Order for the Mayo Clinic Jacksonville, a Development of Regional Impact (DRI), Pursuant to an Application for Change to a Previously Appvd Dev of Regional Impact (AFC) Filed by Mayo Clinic Jacksonville (a Nonprofit Corporation), & Dated 11/28/22, to Add 210± Acres to the DRI to be Designated on Map H as the “North Campus”, to Update Various Dates that were Previously Extended Pursuant to Sec 252.363, F.S., & to Remove & Replace Transportation Language to Reflect Current Requirements, All as More Specifically Described Herein; Finding that These Changes are Consistent with the 2030 Comp Plan & the City of Jax Land Dev Regulations; Directing the Legislative Svcs Div to forward Certified Copies of this Ord to Auth Agents (Staffopoulos) (LUZ)  
1/10/23 CO Introduced: LUZ  
LUZ PH - 2/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/14/23
49. [2023-0014](#)  
**2ND READING**
- RESO-Q Concerning the Appeal of a Final Order of the Jax Historic Preservation Commission Denying Appl for Certificate of Appropriateness, As Req by Kimberly Simon Baker, Seeking Appvl to Replace an Existing Shingle Roof With a Silver Metal Roof (Reroof) on a Contributing Structure in the Riverside/Avondale Historic Dist at 1968 Morningside St - Pursuant to Ch 307 (Historic Preservation & Protection), Pt 2 (Appellate Procedure), Ord Code; Adopt Recommended Findings & Conclusions of the LUZ Committee (COA-22-28217) (R.E. # 092736-0000) (Dist 14 - DeFoor) (Staffopoulos) (LUZ)  
1/10/23 CO Introduced: LUZ  
LUZ PH - 2/22/23

**NOTE: The next regular meeting will be held Tuesday, February 7, 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.**