

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda - Marked

Tuesday, February 7, 2023

5:00 PM

Council Chamber, 1st Floor, City Hall

Land Use & Zoning Committee

Kevin Carrico, Chair

Rory Diamond, Vice Chair

Danny Becton

Nick Howland

Sam Newby

Brenda Priestly Jackson

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
<p>1. 2021-0656 OPEN PH CONT PH 3/7/23</p> <p>Applicant: Driver, McAfee, Diebenow, PLLC</p>	<p>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)</p> <p>9/14/21 CO Introduced: LUZ 9/21/21 LUZ Read 2nd & Rerefer 9/28/21 CO Read 2nd & 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, 2/7/23 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/12/21</p>
<p>2. 2022-0393 OPEN PH CONT PH 2/22/23</p> <p>NO PD/PC REPORTS</p> <p>Applicant: Cyndy Trimmer</p>	<p>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)</p> <p>5/24/22 CO Introduced: LUZ 6/7/22 LUZ Read 2nd & Rerefer 6/14/22 CO Read 2nd & Rerefer: LUZ 6/28/22 CO PH Only LUZ PH – 7/19/22, 8/2/22, 8/16/22, 9/20/22, 10/18/22, 11/15/22, 12/6/22, 1/4/23, 2/7/23 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22</p>

3. [2022-0537](#) 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)
OPEN PH
CONT PH
2/22/23
NO PD/PC
REPORTS
Applicant:
William Michaelis
 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](#) 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)
OPEN PH
CONT PH
2/22/23
NO PD/PC
REPORTS
Applicant:
William Michaelis
 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. [2022-0855](#) 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
2/22/23 12/13/22 CO Read 2nd & Rerefer
NO PD/PC 1/10/23 CO PH Only
REPORTS LUZ PH – 1/18/23, 2/7/23
Applicant: Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23
Janis Fleet
6. [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 12/6/22 LUZ Read 2nd & Rerefer
2/22/23 12/13/22 CO Read 2nd & Rerefer
(At request of 1/10/23 CO PH Only
applicant) LUZ PH – 1/18/23, 2/7/23
Applicant: Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23
Cyndy Trimmer
7. [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 12/6/22 LUZ Read 2nd & Rerefer
2/22/23 12/13/22 CO Read 2nd & Rerefer
(At request of 1/10/23 CO PH Only
applicant) LUZ PH – 1/18/23, 2/7/23
Applicant: Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23
Steve Diebenow

8. [2022-0888](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (R.E. # 181767-0060) (12.95± Acres) – CGC to RPI – Steinemann San Pablo, LLC (Appl # L-5715-22C) (Dist. 13-Diamond) (Trout) (LUZ) (Rezoning 2022-889)
OPEN PH
CONT PH
2/22/23
NO PD/PC
REPORTS
Applicant:
Steve Diebenow
 12/13/22 CO Introduced: LUZ
 1/4/23 LUZ Read 2nd & Rerefer
 1/10/23 CO Read 2nd & Rerefer
 1/24/23 CO PH Addnt'l 2/14/23
 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
9. [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)
OPEN PH
CONT PH
2/22/23
NO PD/PC
REPORTS
Applicant:
Steve Diebenow
 12/13/22 CO Introduced: LUZ
 1/4/23 LUZ Read 2nd & Rerefer
 1/10/23 CO Read 2nd & Rerefer
 1/24/23 CO PH Addnt'l 2/14/23
 LUZ PH – 2/7/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23
10. [2022-0890](#) 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) (PD & PC Apv) (Rezoning 2022-891)
OPEN PH
CLOSE PH
MOVE
Applicant:
Brian Small
 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
 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

- 11.** [2022-0891](#) 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) (PD & PC Apv) (N CPAC Amend/Apv) (Small Scale 2022-890)
EX-PARTE
OPEN PH
CLOSE PH
MOVE
Applicant: 12/13/22 CO Introduced: LUZ
Brian Small 1/4/23 LUZ Read 2nd & Rerefer
 1/10/23 CO Read 2nd & Rerefer
 1/24/23 CO PH Addnt'l 2/14/23
 LUZ PH – 2/7/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23
- 12.** [2022-0892](#) 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) (PD & PC Apv) (Rezoning 2022-893)
OPEN PH
CLOSE PH
MOVE
Applicant: 12/13/22 CO Introduced: LUZ
William Michaelis 1/4/23 LUZ Read 2nd & Rerefer
 1/10/23 CO Read 2nd & Rerefer
 1/24/23 CO PH Addnt'l 2/14/23
 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

13. [2022-0893](#) 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) (PD & PC Amend/Apv)
EX-PARTE
OPEN PH
CLOSE PH
 (Small Scale 2022-892)
AMEND 12/13/22 CO Introduced: LUZ
MOVE 1/4/23 LUZ Read 2nd & Rerefer
(w/Conditions) 1/10/23 CO Read 2nd & Rerefer
 1/24/23 CO PH Addnt'l 2/14/23
Applicant: LUZ PH – 2/7/23
William Michaelis Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23

CONDITIONS:

1. No parking shall be created or constructed in the City right-of-way unless otherwise approved by the Planning and Development Department.
2. Streets dedicated to the City of Jacksonville shall terminate in a city standard cul-de-sac as required by Chapter 654, Ordinance Code, unless otherwise approved by the Planning and Development Department.

14. [2022-0894](#) 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) (PD & PC Apv)
OPEN PH
CLOSE PH
 (Rezoning 2022-895)
MOVE 12/13/22 CO Introduced: LUZ
Applicant: 1/4/23 LUZ Read 2nd & Rerefer
Lara Hipps 1/10/23 CO Read 2nd & Rerefer
 1/24/23 CO PH Addnt'l 2/14/23
 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

15. [2022-0895](#) 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) (PD & PC Apv) (N CPAC Apv)
EX-PARTE
OPEN PH
CLOSE PH
MOVE
Applicant:
Lara Hipps

(Small Scale 2022-894)
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
LUZ PH – 2/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23

16. [2022-0896](#) 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) (PD & PC Apv)
OPEN PH
CLOSE PH
MOVE
Applicant:
Steve Diebenow

(Rezoning 2022-897)
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
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

17. [2022-0897](#) 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) (PD & PC Amend/Apv) (Small Scale 2022-896)

EX-PARTE

OPEN PH

CLOSE PH

AMEND

MOVE

(w/Conditions)

Applicant:

Steve Diebenow

12/13/22 CO Introduced: LUZ
 1/4/23 LUZ Read 2nd & Rerefer
 1/10/23 CO Read 2nd & Rerefer
 1/24/23 CO PH Addnt'l 2/14/23
 LUZ PH – 2/7/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/24/23 & 2/14/23

AMENDMENT:

1. Attaches the revised PUD Written Description dated January 17, 2023.

CONDITIONS:

1. The proposed road shall terminate in a city standard cul-de-sac as required by Chapter 654, Ordinance Code, unless otherwise approved by the Planning and Development Department.
2. Guest parking shall be provided as required by Chapter 656, Ordinance Code, unless otherwise approved by the Planning and Development Department.
3. If the street will be dedicated to the City of Jacksonville, no parking shall be created or constructed in the city right-of-way unless otherwise approved by the Planning and Development Department.

18. [2022-0898](#) 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) (PD & PC Apv) (Rezoning 2022-899)

OPEN PH

CLOSE PH

MOVE

Applicant:

Zach Miller

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
 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

- 19.** [2022-0899](#) 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) (PD & PC Apv) (Small Scale 2022-898)
EX-PARTE
OPEN PH
CLOSE PH
MOVE
Applicant:
Zach Miller
- 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
LUZ PH – 2/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/24/23 & 2/14/23
- 20.** [2022-0900](#) 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) (PD & PC Apv)
EX-PARTE
OPEN PH
CLOSE PH
MOVE
Applicant:
Wyman Duggan
- 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 Only
LUZ PH – 2/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/24/23
- 21.** [2022-0901](#) 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) (Hetzl) (LUZ) (PD & PC Apv)
EX-PARTE
OPEN PH
CLOSE PH
MOVE
Applicant:
Curtis Hart
- 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 Only
LUZ PH – 2/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23

- 22.** [2022-0902](#) 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) (PD Apv)
EX-PARTE 12/13/22 CO Introduced: LUZ
OPEN PH 1/4/23 LUZ Read 2nd & Rerefer
CLOSE PH 1/10/23 CO Read 2nd & Rerefer
MOVE 1/24/23 CO PH Only
Applicant: LUZ PH – 2/7/23
Hipps Group Inc. Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601-1/24/23
- 23.** [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) (PD Apv)
EX-PARTE 12/13/22 CO Introduced: LUZ
OPEN PH 1/4/23 LUZ Read 2nd & Rerefer
CLOSE PH 1/10/23 CO PH Cont'd 1/24/23 Read 2nd & Rerefer
MOVE 1/24/23 CO PH Only
 LUZ PH – 2/7/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 1/10/23, 1/24/23

24. [2022-0909](#)**DEFER**

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) (PD & PC Apv)

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

25. [2023-0001](#)

DEFER

**(PH Next Cycle
2/22/23)**

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

1/18/23 LUZ Read 2nd & Rerefer

1/24/23 CO Read 2nd & Rerefer

LUZ PH - 2/22/23

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

- 26.** [2023-0002](#)
DEFER
(PH Next Cycle
2/22/23)
- 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
1/18/23 LUZ Read 2nd & Rerefer
1/24/23 CO Read 2nd & Rerefer
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
- 27.** [2023-0003](#)
DEFER
(PH Next Cycle
2/22/23)
- 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
1/18/23 LUZ Read 2nd & Rerefer
1/24/23 CO Read 2nd & Rerefer
LUZ PH - 2/22/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23 & 2/28/23
- 28.** [2023-0004](#)
DEFER
(PH Next Cycle
2/22/23)
- 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
1/18/23 LUZ Read 2nd & Rerefer
1/24/23 CO Read 2nd & Rerefer
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

29. [2023-0005](#)
DEFER
(PH Next Cycle
2/22/23)
- 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
1/18/23 LUZ Read 2nd & Rerefer
1/24/23 CO Read 2nd & Rerefer
LUZ PH - 2/22/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23 & 2/28/23
30. [2023-0006](#)
DEFER
(PH Next Cycle
2/22/23)
- 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
1/18/23 LUZ Read 2nd & Rerefer
1/24/23 CO Read 2nd & Rerefer
LUZ PH - 2/22/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23
31. [2023-0007](#)
DEFER
(PH Next Cycle
2/22/23)
- 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
1/18/23 LUZ Read 2nd & Rerefer
1/24/23 CO Read 2nd & Rerefer
LUZ PH - 2/22/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23

- 32.** [2023-0008](#) 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) (N CPAC Apv)
1/10/23 CO Introduced: LUZ
1/18/23 LUZ Read 2nd & Rerefer
1/24/23 CO Read 2nd & Rerefer
LUZ PH - 2/22/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23
- 33.** [2023-0009](#) 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
1/18/23 LUZ Read 2nd & Rerefer
1/24/23 CO Read 2nd & Rerefer
LUZ PH - 2/22/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/14/23
- 34.** [2023-0010](#) 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
1/18/23 LUZ Read 2nd & Rerefer
1/24/23 CO Read 2nd & Rerefer
LUZ PH - 2/22/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/14/23

- 35.** [2023-0011](#) 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
1/18/23 LUZ Read 2nd & Rerefer
1/24/23 CO Read 2nd & Rerefer
LUZ PH - 2/22/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/14/23
- 36.** [2023-0012](#) 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) (Ex-Parte: CM Pittman)
1/10/23 CO Introduced: LUZ
1/18/23 LUZ Read 2nd & Rerefer
1/24/23 CO Read 2nd & Rerefer
LUZ PH - 2/22/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/14/23
- 37.** [2023-0013](#) 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
1/18/23 LUZ Read 2nd & Rerefer
1/24/23 CO Read 2nd & Rerefer
LUZ PH - 2/22/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/14/23

- 38.** [2023-0014](#) 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
1/18/23 LUZ Read 2nd & Rerefer
1/24/23 CO Read 2nd & Rerefer
LUZ PH - 2/22/23
- 39.** [2023-0037](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 11651 Davis Creek Rd E, btwn Philips Hwy & Energy Center Dr - (R.E. # 168068-1100 (Portion)) (18.77± Acres) - BP to HI - Sphinx Management, Inc. (Appl # L-5738-22C) (Dist. 11-Becton) (Fogarty) (LUZ) (Rezoning 2023-38)
1/24/23 CO Introduced: LUZ
LUZ PH - 3/7/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/28/23 & 3/14/23
- 40.** [2023-0038](#) ORD-Q Rezoning at 11651 Davis Creek Rd E, btwn Philips Hwy & Energy Center Dr - (18.77± Acres) - AGR, IBP, & PUD (2009-532-E) to PUD, to Permit Heavy & Light Industrial Uses, as Described in the Davis Creek Road E PUD - Sphinx Management, Inc. (R.E. # 168068-1100 (Portion)) (Appl # L-5738-22C) (Dist. 11-Becton) (Abney) (LUZ) (SE CPAC Deny) (Small Scale 2023-37)
1/24/23 CO Introduced: LUZ
LUZ PH - 3/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23 & 3/14/23

- 41.** [2023-0039](#)
2ND READING ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 Royal Ave, btwn Ramona Blvd & Lenox Ave - (R.E. # 079316-0000) (0.20± Acres) - CGC to LDR - Canobie Lake TD Land Trust UTD 1/1/18, Daniel Powell, as Trustee (Appl # L-5774-22C) (Dist. 9 -Clark-Murray) (Salley) (LUZ)
(Rezoning 2023-40)
1/24/23 CO Introduced: LUZ
LUZ PH - 3/7/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/28/23 & 3/14/23
- 42.** [2023-0040](#)
2ND READING ORD-Q Rezoning at 0 Royal Ave, btwn Ramona Blvd & Lenox Ave - (0.20± Acres) - CCG-2 to RLD-60 - Canobie Lake TD Land Trust UTD 1/1/18, Daniel Powell, as Trustee (R.E. # 079316-0000) (Appl # L-5774-22C) (Dist. 9 -Clark-Murray) (Cox) (LUZ)
(Small Scale 2023-39)
1/24/23 CO Introduced: LUZ
LUZ PH - 3/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23 & 3/14/23
- 43.** [2023-0041](#)
2ND READING ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 10220 New Kings Rd, btwn Barth Rd & Pitts Rd - (R.E. # 002742-0010 (Portion)) (2.79± Acres) - LDR to CGC - Heath's Diesel Service, Inc. (Appl # L-5782-22C) (Dist.8-Pittman) (Lukacovic) (LUZ)
(Rezoning 2023-42)
1/24/23 CO Introduced: LUZ
LUZ PH - 3/7/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/28/23 & 3/14/23
- 44.** [2023-0042](#)
2ND READING ORD-Q Rezoning at 10220 New Kings Rd, btwn Barth Rd & Pitts Rd - (2.79± Acres) - RR-Acre to CCG-2 - Heath's Diesel Service, Inc. (R.E. # 002742-0010 (Portion)) (Appl # L-5782-22C) (Dist.8-Pittman) (Lewis) (LUZ)
(Small Scale 2023-41)
1/24/23 CO Introduced: LUZ
LUZ PH - 3/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23 & 3/14/23

45. [2023-0043](#) ORD-Q Rezoning at 9802 Baymeadows Rd, btwn Southside Blvd & Old Baymeadows Rd - (5.6± Acres) - PUD (1990-662-374-E) to PUD, to Permit Commercial Uses, as Described in the Baymeadows Village PUD - Property Management Support, Inc., as Trustee of the Baymeadows Village Land Trust U/T/A Dated 7/21/97 (R.E. # 148633-5400) (Dist.11-Becton) (Figueroa) (LUZ) 1/24/23 CO Introduced: LUZ
LUZ PH - 3/7/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

NOTE: The next regular meeting will be held Wednesday, February 22, 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.