

# City of Jacksonville

117 W Duval St  
Jacksonville, FL 32202



## Committee Meeting Minutes

In Person Meeting

Tuesday, May 18, 2021

5:00 PM

Council Chambers 1st Floor, City Hall

## Land Use & Zoning Committee

*Michael Boylan, Chair*

*Reggie Gaffney, Vice Chair - Excused Absence*

*Terrance Freeman*

*Aaron Bowman*

*Rory Diamond*

*Al Ferraro*

*Randy White*

*Legislative Assistant: Jessica Smith*

*Legislative Assistant: Sandra Nester*

*Attorney: Shannon Eller*

*Research Assistant: Yvonne Mitchell*

*Planning Dept.: Folks Huxford*

*Planning Dept.: Kristen Reed*

*Planning Dept.: Bruce Lewis*

*Planning Dept.: Laurie Santana*

*Sgt. at Arms: Chris Hancock*

If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, such person will need a record of the proceedings, and for such purposes, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The meeting noticed herein for Tuesday, May 18, 2021, 5:00 PM can be accessed as follows:

1. You may attend the meeting in-person at the physical location- City Council Chambers, but CDC guidelines will be adhered to due to COVID-19. Concurrent with the expiration of Mayor Curry's Emergency Executive Proclamation 2020-005, any member of the public entering City-owned public buildings may choose to wear a mask inside the building. Council strongly encourages the use of masks for all employees and visitors, especially when social distancing at 6 feet (or more) is not possible. Council will make masks available for visitors and the public.
2. You may attend the meeting virtually (for viewing only- no participation in public comment or public hearings).
3. The public is encouraged to share general comments with individual Council Members by email or telephone. CCMeeting05252021@coj.net is the designated email for comments from the public.

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 Meeting Convened: 5:00 PM

Meeting Adjourned: 5:58 PM

**Attendance: Chair Michael Boylan, Vice Chair Reggie Gaffney, Council Member Terrance Freeman, Council Member Aaron Bowman, Council Member Rory Diamond, Council Member Al Ferraro and Council Member Randy White**

**Item/File No.****Title History**

1.     [2020-0020](#)   ORD-Q Rezoning at 3323 Loretto Rd., 0 Fairbanks Rd., 3318 Fairbanks Rd & 3301 Kennedy Ln. (23.59± Acres) btwn Kennedy Ln & Lazy Willow Ln. – RR-Acre to PUD – Murel G. Cissell Living Trust & Cissell Real Estate Holdings, LLC. (Dist 6-Boylan) (Lewis) (LUZ) (SECPAC Deny) (Ex-Parte: CMs Boylan, Wilson, Diamond, Bowman, Dennis, DeFoor, R.Gaffney, Freeman & Hazouri)  
 1/14/20 CO Introduced: LUZ  
 1/22/20 LUZ Read 2nd & Rerefer  
 1/28/20 CO Read 2nd & Rereferred: LUZ  
 2/11/20 CO PH Only  
 3/17/20 LUZ Meeting Cancelled COVID-19/Emergency-No Action  
 3/24/20 CO Meeting Cancelled COVID-19/Emergency-No Action  
 4/7/20 LUZ Meeting Cancelled COVID-19/PH Cont 4/21/20, per 2020-200-E  
 11/17/20 LUZ Meeting Cancelled-No Action  
 LUZ PH – 2/19/20, 3/17/20, 4/7/20, 4/21/20, 6/16/20, 8/4/20, 8/18/20, 9/1/20, 9/15/20, 10/6/20, 10/20/20, 11/4/20, 11/17/20, 12/1/20, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21, 4/20/21, 5/4/21, 5/18/21, 6/2/21  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601- 2/11/20

**PH OPEN/CONT 6/2/21. No Speakers**

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2. [2020-0340](#) ORD Adopt Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 Florence St., btwn Phyllis St. & Florence St. (0.07± Acres) – LI to MDR – Hoose Homes & Investments, LLC. (Appl# L-5447-20C) (Dist 9- Dennis) (Reed) (LUZ) (PD Deny) (Rezoning 2020-341)  
6/23/20 CO Introduced: LUZ  
7/21/20 LUZ Read 2nd & Rerefer  
7/28/20 CO Read 2nd & Rereferred: LUZ  
8/11/20 CO PH Addn'l 8/25/20  
8/25/20 CO PH Cont'd 9/8/20, per 2020-200-E  
9/8/20 CO PH Cont'd 9/22/20, per 2020-200-E  
9/22/20 CO PH Cont'd 10/13/20, per 2020-200-E  
10/13/20 CO PH Cont'd 10/27/20, per 2020-200-E  
10/27/20 CO PH Cont'd 11/10/20, per 2020-200-E  
11/10/20 CO Meeting Cancelled - No Action  
11/17/20 LUZ Meeting Cancelled - No Action  
11/24/20 CO PH Cont'd 12/8/20  
12/8/20 CO PH Cont'd 1/12/21  
1/12/21 CO PH Cont'd 1/26/21  
1/26/21 CO PH Cont'd 2/9/21  
2/9/21 CO PH Cont'd 2/23/21  
2/23/21 CO PH Cont'd 3/9/21  
3/9/21 CO PH Cont'd 3/23/21  
3/23/21 CO PH Cont'd 4/13/21  
4/13/21 CO PH Cont'd 4/27/21  
4/27/21 CO PH Con'td 5/11/21  
5/11/21 CO PH Con'td 5/25/21  
LUZ PH - 8/18/20, 9/1/20, 9/15/20, 10/6/20, 10/20/20, 11/4/20, 12/1/20, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21, 4/20/21, 5/4/21, 5/18/21, 6/2/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code - 8/11/20 & 8/25/20, 9/8/20, 9/22/20, 10/13/20, 10/27/20, 11/10/20, 11/24/20, 12/8/20, 1/12/21, 1/26/21, 2/9/21, 2/23/21, 3/9/21, 3/23/21, 4/13/21, 4/27/21, 5/11/21, 5/25/21

**PH OPEN/CONT 6/2/21. No Speakers**

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3. [2020-0341](#) ORD-Q Rezoning at 0 Florence St. (0.07± Acres), btwn Phyllis St. & Florence St. – IL to RMD-A – Hoose Homes & Investments, LLC. (Dist 9-Dennis) (Cox) (LUZ)  
(Small-Scale 2020-340)  
6/23/20 CO Introduced: LUZ  
7/21/20 LUZ Read 2nd & Rerefer  
7/28/20 CO Read 2nd & Rereferred: LUZ  
8/11/20 CO PH Addn'l 8/25/20  
8/25/20 CO PH Cont'd 9/8/20, per 2020-200-E  
9/8/20 CO PH Cont'd 9/22/20, per 2020-200-E  
9/22/20 CO PH Cont'd 10/13/20, per 2020-200-E  
10/13/20 CO PH Cont'd 10/27/20, per 2020-200-E  
10/27/20 CO PH Cont'd 11/10/20, per 2020-200-E  
11/10/20 CO Meeting Cancelled - No Action  
11/17/20 LUZ Meeting Cancelled - No Action  
11/24/20 CO PH Cont'd 12/8/20  
12/8/20 CO PH Cont'd 1/12/21  
1/12/21 CO PH Cont'd 1/26/21  
1/26/21 CO PH Cont'd 2/9/21  
2/9/21 CO PH Cont'd 2/23/21  
2/23/21 CO PH Cont'd 3/9/21  
3/9/21 CO PH Cont'd 3/23/21  
3/23/21 CO PH Cont'd 4/13/21  
4/13/21 CO PH Cont'd 4/27/21  
4/27/21 CO PH Con'td 5/11/21  
5/11/21 CO PH Con'td 5/25/21  
LUZ PH - 8/18/20, 9/1/20, 9/15/20, 10/6/20, 10/20/20, 11/4/20, 12/1/20, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21, 4/20/21, 5/4/21, 5/18/21, 6/2/21  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 8/11/20 & 8/25/20, 9/8/20, 9/22/20, 10/13/20, 10/27/20, 11/10/20, 11/24/20, 12/8/20, 1/12/21, 1/26/21, 2/9/21, 2/23/21, 3/9/21, 3/23/21, 4/13/21, 4/27/21, 5/11/21,5/25/21

**PH OPEN/CONT 6/2/21. No Speakers**

4. [2020-0391](#) ORD-Q Rezoning at 8113 Alton Ave, & 8129 Alton Ave (0.99± Acres) btwn Acme St. & Bowlan St N – CO to PUD – North Florida Land Trust Inc. (Dist 1-Morgan) (Abney) (LUZ) (GAB CPAC Apv) (Ex-Parte: CM Morgan)  
 7/28/20 Introduced: LUZ  
 8/4/20 LUZ Read 2nd & Rerefer  
 8/11/20 CO Read 2nd & Rereferred: LUZ  
 8/25/20 CO PH Only  
 4/6/21 LUZ PH Sub/Rerefer 7-0  
 4/13/21 CO Substitute/Rereferred:LUZ 19-0  
 LUZ PH – 9/1/20, 9/15/20, 10/6/20, 10/20/20, 11/4/20, 12/1/20, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21 & 6/2/21  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 8/25/20 & 5/25/21

**DEFER****(PH NEXT CYCLE ON 6/2/21)**

5. [2020-0575](#) ORD-Q Rezoning at 0 Pearl St. N. (0.22± Acres) btwn 18th St. W. & 19th St. W. – CN to CCG-1 – Emilio Montilla Investments, Inc. (Dist 7-R. Gaffney) (Cox) (LUZ)  
 9/22/20 CO Introduced: LUZ  
 10/6/20 LUZ Read 2nd & Rerefer  
 10/13/20 CO Read 2nd & Rereferred: LUZ  
 10/27/20 CO PH Only  
 11/17/20 LUZ Meeting Cancelled - No Action  
 LUZ PH – 11/4/20, 11/17/20, 12/1/20, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21, 4/20/21, 5/4/21, 5/18/21, 6/2/21  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 10/27/20

**PH OPEN/CONT 6/2/21. No Speakers**

6. [2020-0661](#) ORD-Q Rezoning at 0 Cedar Point Rd (10.36± Acres), btwn Boney Rd & Nungezer Rd – RR-Acre to PUD – Rawls Ranch, Inc. (Dist 2-Ferraro) (Lewis) (LUZ) (PD Deny) (PC Amd/Apv) (Ex-Parte: CMs Bowman, Boylan & R. Gaffney)  
 10/27/20 Introduced: LUZ  
 11/4/20 LUZ Read 2nd & Rerefer  
 11/10/20 CO Meeting Cancelled - No Action  
 11/17/20 LUZ Meeting Cancelled - No Action  
 11/24/20 CO PH Read 2nd & Rereferred: LUZ  
 LUZ PH – 12/1/20, 1/5/21, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21, 4/20/21, 5/4/21, 5/18/21, 6/2/21  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 11/24/20

**PH OPEN/CONT 6/2/21. No Speakers****(Defer at Request of Chairman Boylan)**

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7. [2020-0689](#) ORD-Q Rezoning at 0 Broward Rd, btwn Zoo Parkway & Broward Rd (113.47± Acres) – RLD-90 & RMD-A to PUD - Charles M. Broward, ET AL. (Dist 8-Pittman) (Abney) (LUZ) (N CPAC Deny) (Ex-Parte: CMs Bowman, Salem, Boylan, Pittman, DeFoor, Carlucci, Diamond & Freeman)  
11/24/20 CO Introduced: LUZ  
12/1/20 LUZ Read 2nd & Rerefer  
12/8/20 CO PH Read 2nd & Rereferred: LUZ  
LUZ PH – 1/5/21, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 4/6/21, 5/4/21, 5/18/21, 6/2/21  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/8/20

**PH OPEN/CONT 6/2/21****Speaker: Paul Forte (Support)**

8. [2021-0011](#) ORD-Q Rezoning at 0 Heckscher Dr., btwn Legend Ln. & Orahoad Ln. (1.474± Acres) – PUD to PUD – Relentless HD, LLC. (Dist 2-Ferraro) (Corrigan) (LUZ) (N CPAC Deny) (Ex-Parte: CMs Boylan & DeFoor)  
1/12/21 CO Introduced: LUZ  
1/20/21 LUZ Read 2nd & Rerefer  
1/26/21 CO Read 2nd & Rereferred: LUZ  
2/9/21 CO PH Only  
LUZ PH – 2/17/21, 3/2/21, 4/6/21, 4/20/21, 5/4/21, 5/18/21, 6/2/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 2/9/21

**PH OPEN/CONT 6/2/21. No Speakers**

9. [2021-0043](#) ORD-Q Rezoning at 0 Jones Rd & 4802 Jones Rd, (16.15± Acres) btwn Pritchard Rd & Magill – RR-Acre to RLD-60 - Iris S. Buchanan (as Trustee of the Iris S. Buchanan Revocable Trust Agreement dated 3/5/01) (R.E. #'s 003355-0000 & 003368-0000) as Defined & Classified Under Zoning Code. (Dist 8-Pittman) (Quinto) (LUZ) (PD Apv) (PC Procedural Deny) (Ex-Parte: CMs Pittman, Carlucci, Boylan, White, R. Gaffney, Diamond, Boylan & Ferraro)  
1/26/21 CO Introduced: LUZ  
2/2/21 LUZ Read 2nd & Rerefer  
2/9/21 CO Read 2nd & Rereferred: LUZ  
2/23/21 CO PH Only  
LUZ PH – 3/2/21, 3/16/21, 4/6/21, 4/20/21, 5/4/21, 5/18/21, 6/2/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 2/23/21

**PH OPEN/CONT 6/2/21. No Speakers****(Defer at Request of OGC)**

10. [2021-0073](#) ORD-Q Apv Waiver of Min Rd. Frontage Appl WRF-21-01 at 1934 Bartram Rd., btwn Embassy Dr. & Milmar Dr. N., Owned by Joshua T. Gideon, Et Al., Requesting to Reduce Min Rd. Frontage Requirements from 48Ft to 24Ft in RLD-60. (Dist 5-Cumber) (Abney) (LUZ) (PD Amd/Apv)  
 2/9/21 CO Introduced: LUZ  
 2/17/21 LUZ Read 2nd & Rerefer  
 2/23/21 CO Read 2nd & Rereferred: LUZ  
 3/9/21 CO PH Only  
 3/16/21 LUZ PH Amend/Approve 7-0  
 3/23/21 CO Postponed to 4/13/21 18-0  
 4/13/21 CO Rereferred: LUZ 19-0  
 LUZ PH – 3/16/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 3/9/21

**DEFER****(Item will be Re-Advertised when Revised Application is submitted)**

11. [2021-0170](#) ORD-Q Rezoning at 0 Lakeside Dr. & 4228 Lakeside Dr., (2.74± Acres) btwn Euclid St. & Herschel St. – PUD to PUD – BBC Ortega Landing, LLC. (R.E. 094170-0100 & 094170-0152) (Dist 14-DeFoor) (Abney) (LUZ) (SW CPAC Deny) (Ex-Parte: CMs DeFoor, Boylan, Diamond, Bowman & Freeman)  
 3/23/21 CO Introduced: LUZ  
 4/6/21 LUZ Read 2nd & Rerefer  
 4/13/21 CO Read 2nd & Rereferred: LUZ  
 4/27/21 CO PH Only  
 LUZ PH – 5/4/21, 5/18/21, 6/2/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/27/21

**PH OPEN/CONT 6/2/21. No Speakers**

12. [2021-0193](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 707 Clearview Ln. & 741 Brazeale Ln., btwn Dutton Island Rd. W. & Fairway Villas Dr. (0.77± Acres) – MDR to CGC – Clearview Park, LLC. (Appl# L-5524-21C) (Dist 13-Diamond) (Fogarty) (LUZ) (GAB Apv) (Rezoning 2021-194)  
 4/13/21 CO Introduced: LUZ  
 4/20/21 LUZ Read 2nd & Rerefer  
 4/27/21 CO Read 2nd & Rereferred: LUZ  
 5/11/21 CO PH; Addn'l PH 5/25/21  
 LUZ PH: 5/18/21, 6/2/21  
 Public Hearing Pursuant to Chapt 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 5/11/21 & 5/25/21

**PH OPEN/CONT 6/2/21. No Speakers**



13. [2021-0194](#) ORD-Q Rezoning at 707 Clearview Ln. & 741 Brazeale Ln., (0.77± Acres) btwn Dutton Island Rd. W. & Fairway Villas Dr. – RMD-A to CCG-2 – Clearview Park, LLC. (Appl# L-5524-21C) (Dist 13-Diamond) (Lewis) (LUZ)  
 (Small-Scale 2021-193) (GAB Apv) (Ex-Parte: CM Boylan & Diamond)  
 4/13/21 CO Introduced: LUZ  
 4/20/21 LUZ Read 2nd & Rerefer  
 4/27/21 CO Read 2nd & Rereferred: LUZ  
 5/11/21 CO PH; Addn'l PH 5/25/21  
 LUZ PH: 5/18/21, 6/2/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21 & 5/25/21

**PH OPEN/CONT 6/2/21. No Speakers**

14. [2021-0195](#) ORD-Q Rezoning at N. Side of Max Leggett Pkwy, E. Side of Integra Dr., & the W. Side of Hyatt Rd. (74.48± Acres) – PUD to PUD – Duval/Owens Phase II Property Owners Association, Inc., Duval/Owens Signature, LLP, Jacksonville VA OPC, LLC, & Second Time Signature, LLP. (Dist 7-R. Gaffney) (Lewis) (LUZ) (NCPAC Deny) (PD & PC Amd/Apv) (Ex-Parte: CMs Boylan & DeFoor)  
 4/13/21 CO Introduced: LUZ  
 4/20/21 LUZ Read 2nd & Rerefer  
 4/27/21 CO Read 2nd & Rereferred: LUZ  
 5/11/21 CO PH Only  
 5/18/21 LUZ PH Amend/Approve 6-0  
 LUZ PH: 5/18/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

**Ex Parte: None      Report: Lewis**

**PH Opened and Closed**

**Speakers: Emily Pierce (Support)**

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

**Motion/ 2nd moved as amended: Ferraro/ Diamond**

**PH AMEND/APROVE**

**Aye:**            6 -    Boylan, Freeman, Bowman, Diamond, Ferraro and White

**Excused:**    1 -    Gaffney

**PROPOSED AMENDMENT:**

1. The revised site plan dated April 20, 2021.
2. The revised written description dated May 11, 2021.

**CONDITIONS:**

1. Warehousing, light manufacturing and fabricating uses are only permitted as accessory uses within the CGC land use category. Such uses may be permitted provided that it is part of a commercial retail sales or service establishment and the accessory use shall be located on a road classified as collector or higher on the Functional Highway Classification Map.
2. A traffic study must be provided to the Planning and Development Department prior to the final 10-set review. The traffic study shall be conducted by a professional traffic engineer, and a methodology meeting shall be held with the Transportation Planning Division and the City Traffic Engineer prior to the commencement of the study.

15. [2021-0196](#) ORD-Q Rezoning at 903 University Blvd. N., (18.28± Acres) btwn Harris Ave. & the Arlington Expressway – CCG-1 & CCG-2 to PUD – 903 University Blvd., LLC. (R.E.# 129407-0010) (Dist 1-Morgan) (Lewis) (LUZ) (PD & PC Apv)  
4/13/21 CO Introduced: LUZ  
4/20/21 LUZ Read 2nd & Rerefer  
4/27/21 CO Read 2nd & Rereferred: LUZ  
5/11/21 CO PH Only  
5/18/21 LUZ PH Approve 5-1 (CM Ferraro)  
LUZ PH: 5/18/21, 6/2/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

**Ex Parte: None      Report: Lewis**

**PH Opened and Closed Speakers: Mark Shelton Support)**

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

**PH APPROVE**

**Aye:**            5 -    Boylan, Freeman, Bowman, Diamond and White

**Nay:**            1 -    Ferraro

**Excused:**    1 -    Gaffney

16. [2021-0197](#) ORD-Q Rezoning at 4076 Belfort Rd. & 4100 Belfort Rd., (2.20± Acres) btwn Belfort Oaks Pl. & Southpoint Dr. E. – PUD to PUD – Southpoint Village, LLC. & SPV-II, LLC. (R.E. 152866-1200 & 152866-1400) (Dist 4-Carrico) (Lewis) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CMs Carrico, White & Boylan)  
4/13/21 CO Introduced: LUZ  
4/20/21 LUZ Read 2nd & Rerefer  
4/27/21 CO Read 2nd & Rereferred: LUZ  
5/11/21 CO PH Only  
5/18/21 LUZ PH Amend/Approve 6-0  
LUZ PH – 5/18/21  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/11/21

**Ex Parte: Boylan/ White      Report:Lewis**

**PH Opened and Closed**

**Speakers: Cyndy Trimmer (Support)**

**Motion/ 2nd move to amend: Ferraro/ White**

**Motion/ 2nd moved as amended: Ferraro/ White**

**PH AMEND/APPROVE**

**Aye:**            6 -    Boylan, Freeman, Bowman, Diamond, Ferraro and White

**Excused:**    1 -    Gaffney

**PROPOSED AMENDMENT:**

- 1. Commercial uses shall not exceed 69,000 square feet.**

17. [2021-0198](#) ORD-Q Rezoning at 0 San Pablo Rd. S. & 1635 San Pablo Rd. S. (0.45± Acres) btwn Bamboo Dr. & Cocoanut Rd. – CO to PUD – The Carriere Family Limited Partnership. (R.E. 167213-0000, 167218-0600 & 167219-0000) (Dist 3-Bowman) (Wells) (LUZ) (PD & PC Apv)  
 4/13/21 CO Introduced: LUZ  
 4/20/21 LUZ Read 2nd & Rerefer  
 4/27/21 CO Read 2nd & Rereferred: LUZ  
 5/11/21 CO PH Only  
 5/18/21 LUZ PH Approve 6-0  
 LUZ PH – 5/18/21  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/11/21

**Ex Parte: None Report: Lewis**

**PH Opened and Closed**

**Speakers: James Fuqua (Support)**

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

**PH APPROVE**

**Aye:** 6 - Boylan, Freeman, Bowman, Diamond, Ferraro and White

**Excused:** 1 - Gaffney

18. [2021-0199](#) ORD-Q Rezoning at 0 Bailey Body Rd. & 0 Atlantic Blvd. (3.04± Acres) – CCG-1, CCG-2 & RMD-A to PBF-1 – COJ. (R.E.#s 145172-0010, 145175-0005, 145175-0015 & 145177-0000(Portion)) (Dist 4-Carrico) (Abney) (LUZ) (PD & PC Apv)  
 4/13/21 CO Introduced: LUZ  
 4/20/21 LUZ Read 2nd & Rerefer  
 4/27/21 CO Read 2nd & Rereferred: LUZ  
 5/11/21 CO PH Only  
 5/18/21 LUZ PH Approve 6-0  
 LUZ PH: 5/18/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21

**Ex Parte: None Report: Huxford**

**PH Opened and Closed**

**Speakers: None**

**Motion/ 2nd move to approve: Ferraro/ White**

**PH APPROVE**

**Aye:** 6 - Boylan, Freeman, Bowman, Diamond, Ferraro and White

**Excused:** 1 - Gaffney

19. [2021-0200](#) ORD-Q Amending Reso 89-821-339, As Amended, Which Apvd a Developmnt Order for the Flagler Center (F/K/A Gran Park at Jacksonville), a Developmnt of Regional Impact (DRI), Pursuant to an Application for Change to a Previously Apvd Developmnt of Regional Impact (AFC) Filed by Citicorp Credit Svcs, Inc. (USA), & Dated 2/17/21, to Amend the Conceptual Master Plan Map H. (Reed) (LUZ) (PD Apv) 4/13/21 CO Introduced: LUZ  
4/20/21 LUZ Read 2nd & Rerefer  
4/27/21 CO Read 2nd & Rereferred: LUZ  
5/11/21 CO PH; Addn'l PH 5/25/21  
5/18/21 LUZ PH Approve 6-0  
LUZ PH: 5/18/21  
Public Hearing Pursuant to Chapt 166, F.S. & Sec 380.06 F.S. & C.R. 3.601 – 5/11/21 & 5/25/21

**Ex Parte:** None      **Report:** Poprola

**PH Opened and Closed**

**Speakers:** Ray Spofford (Support)/ Gray Schaufler (Support)

**Motion/ 2nd move to approve:** Ferraro/ White

**PH APPROVE**

**Aye:** 6 - Boylan, Freeman, Bowman, Diamond, Ferraro and White

**Excused:** 1 - Gaffney

20. [2021-0222](#) ORD-MC Amending Chapt 656.422 (Chickens Allowed By Permit In Certain Zoning Districts), Chapt 656 (Zoning Code), Ord Code, To Make Clear That Issuance of Permit Does Not Supersede Deed Restrictions or Homeowners' or Neighborhood Association Covenants, Bylaws or Regulations; Amending Exemption Provided For in 2015-337-E for Certain Identified Neighborhoods to Include DeerCreek Country Club; Apv & Adopting a Modified Application That Includes Additional Certifications by Applicant & Consent of Association if a Property is Located in a Deed Restricted Community or One Subject to a Homeowners', Neighborhood or Master Association (Johnston) (Introduced by CM Becton)  
 4/13/21 CO Introduced: NCSPHS, LUZ  
 4/19/21 NCSPHS Read 2nd & Rerefer  
 4/20/21 LUZ Read 2nd & Rerefer  
 4/27/21 CO Read 2nd & Rereferred: LUZ  
 5/11/21 CO PH; Addn'l PH 5/25/21  
 LUZ PH -5/18/21, 6/2/21  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/11/21 & 5/25/21

**PH OPEN/CONT 6/2/21. No Speakers**

21. [2021-0224](#) ORD Adopting a Modification to the City of Jax 2030 Comprehensive Plan for the Purpose of Updating the 5-Yr CIP Schedule of Projects Within the Capital Improvements Element. (Eller) (Req of Mayor) (PD Apv)  
 4/27/21 CO Introduced: LUZ  
 5/4/21 LUZ Read 2nd & Rerefer  
 5/11/21 CO PH;Addn'l PH 5/25/21;Read 2nd & Rerefer: LUZ  
 5/18/21 LUZ PH Approve 6-0  
 LUZ PH: 5/18/21  
 Public Hearing Pursuant to Chapt 166 & Sec 163.3177(3)(b) – 5/11/21 & 5/25/21

**Ex Parte: None      Report: Parola**

**PH Opened and Closed**

**Speakers: None**

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

**PH APPROVE**

**Aye:**            6 -    Boylan, Freeman, Bowman, Diamond, Ferraro and White

**Excused:**    1 -    Gaffney

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22. [2021-0225](#) ORD Transmitting a Proposed Large Scale Revision to the FLUM of 2030 Comp Plan at W. Side of I-95, N. of Owens Rd. (130.99 ± Acres) – LI to MDR. (Appl #L-5532-21A) (Dist 7-R.Gaffney) (Reed) (LUZ)  
4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rerefered:LUZ  
LUZ PH: 6/2/21  
Public Hearing Pursuant to Chapt 163.3184(3), F.S. & Chap 650, Pt.4, C.R.– 5/25/21 & 6/8/21

**DEFER**

**(PH NEXT CYCLE ON 6/2/21)**

23. [2021-0226](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 Normandy Blvd., btwn Guardian Dr. & Lamplighter Ln. (5.50± Acres) – CGC to MDR – Nahid Venus, Et Al. (Appl# L-5535-21C) (Dist 12-White) (McDaniel) (LUZ)  
(Rezoning 2021-227)  
4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rerefered:LUZ  
LUZ PH: 6/2/21  
Public Hearing Pursuant to Chapt 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 5/25/21 & 6/8/21

**DEFER**

**(PH NEXT CYCLE ON 6/2/21)**

24. [2021-0227](#) ORD-Q Rezoning at 0 Normandy Blvd., (6.46±Acres) btwn Guardian Dr. & Lamplighter Ln. – RLD-60 to RMD-B – Nahid Venus, Et Al. (Appl# L-5535-21C) (Dist 12-White) (Lewis) (LUZ)  
(Small Scale 2021-226)  
4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rerefered:LUZ  
LUZ PH: 6/2/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21 & 6/8/21

**DEFER**

**(PH NEXT CYCLE ON 6/2/21)**

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25. [2021-0228](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 St. Johns Bluff Rd. S., btwn Bradley Rd. & Lost Pine Dr. (2.49± Acres) – RPI to BP – KC Holdings of North FL, LLC. (Appl# L-5541-21C) (Dist 4-Carrico) (Kelly) (LUZ)  
(Rezoning 2021-229)  
4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rerefered:LUZ  
LUZ PH: 6/2/21  
Public Hearing Pursuant to Chapt 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 5/25/21 & 6/8/21

**DEFER**

**(PH NEXT CYCLE ON 6/2/21)**

26. [2021-0229](#) ORD-Q Rezoning at 0 St. Johns Bluff Rd., (2.49±Acres) btwn Bradley Rd. & Lost Pine Dr. – CRO to IBP – KC Holdings of North FL, LLC. (Appl# L-5541-21C) (Dist 4-Carrico) (Lewis) (LUZ)  
(Small Scale 2021-228)  
4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rerefered:LUZ  
LUZ PH: 6/2/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21 & 6/8/21

**DEFER**

**(PH NEXT CYCLE ON 6/2/21)**

27. [2021-0230](#) ORD-Q Rezoning at 0 Gracy Rd., (89.07±Acres) btwn Lauren Oak Ln. & Sherman Hills Pkwy. – PUD & RR-Acre to PUD – Green Valley Land, LLC. (Dist 12-White) (Abney) (LUZ) (Ex-Parte: CM Boylan)  
4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rerefered: LUZ  
LUZ PH: 6/2/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21

**DEFER**

**(PH NEXT CYCLE ON 6/2/21)**



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28. [2021-0231](#) ORD-Q Rezoning at 6595 Columbia Park Ct., (39.05±Acres) btwn Columbia Park Dr. & Greenland Chase Blvd. – PUD to PUD – Shepherd of the Woods Lutheran Church, Inc. (Dist 11-Becton) (Lewis) (LUZ)  
(Ex-Parte: CM DeFoor)  
4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rerefered: LUZ  
LUZ PH: 6/2/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21

**DEFER**

**(PH NEXT CYCLE ON 6/2/21)**

29. [2021-0232](#) ORD-Q Rezoning at 0 Emerson St., 3143 Emerson St., 3563 Philips Hwy., (38.30±Acres) btwn Emerson St. & Belair Rd. S. – PUD to PUD – PSF I Jax Metro, LLC. (Dist 5-Cumber) (Lewis) (LUZ)  
4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rerefered:LUZ  
LUZ PH: 6/2/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21

**DEFER**

**(PH NEXT CYCLE ON 6/2/21)**

30. [2021-0233](#) ORD-Q Rezoning at 0 Morse Ave., (21.44±Acres) btwn Ricker Rd. & Rampart Rd. – RR-Acre to RMD-A – Martha H. Burkhalter Trust. (R.E.# 015805-9500, 015806-0100 (Portion) & 015807-0000) (Dist 10-Priestly Jackson) (Cox) (LUZ)  
4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rerefered: LUZ  
5/18/21 LUZ Substitute/Rerefer 6-0  
LUZ PH: 6/2/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21

**Ex Parte: None**

**Motion/ 2nd to move the substitute: Diamond/ Ferraro**

**Motion/ 2nd substitute moved: White/ Ferraro**

**SUB/REREFER**

**Aye:** 6 - Boylan, Freeman, Bowman, Diamond, Ferraro and White

**Excused:** 1 - Gaffney

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31. [2021-0234](#) ORD-Q Rezoning at 12329 Moose Rd., (1.37±Acres) btwn Moose Rd. & Moose Hollow Dr. – RR-Acre to RLD-100A – Fin Homes, LLC. (Dist 2-Ferraro) (Wells) (LUZ) (N CPAC Deny) (Ex-Parte: CM Boylan)  
4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rerefered: LUZ  
LUZ PH: 6/2/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21

**DEFER**

**(PH NEXT CYCLE ON 6/2/21)**

32. [2021-0252](#) ORD Apv & Auth the Mayor & Corp Secretary to Execute & Deliver a Land Use Developmnt Agreemnt btwn the City of Jax & Indigo Shoppes, LLC (Owner), Related to the Kendall Town Ctr PUD to Provide r/w to the City of Jax for the Future Extension of Lone Star Rd., As Described Therein, Pursuant to Sec 163.3220, Et Seq., F.S., & Pt 2, Chap 655, Ord Code; Providing for Oversight by the Planning & Developmnt Dept. (Eller) (Introduced by CM Morgan)  
4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rerefered:LUZ  
LUZ PH: 6/2/21  
Public Hearing Pursuant to Sec 163.3220, Et Seq., F.S., & Pt 2, Chap 655, Ord Code – 5/25/21 & 6/8/21

**DEFER**

**(PH NEXT CYCLE ON 6/2/21)**

33. [2021-0269](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 Tracy Rd, btwn Lone Star Rd & Alderman Rd (1.16± Acres) – LDR to RPI – BCEL 5B, LLC. (Appl# L-5537-21C) (Dist 1-Morgan) (Lukacovic) (LUZ) (Rezoning 2021-270)  
5/11/21 CO Introduced: LUZ  
5/18/21 LUZ Read 2nd & Rerefer  
LUZ PH – 6/15/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 6/8/21 & 6/22/21

**READ 2ND & REREFER**

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34. [2021-0270](#) ORD-Q Rezoning at 0 Tracy Rd (1.16± Acres) btwn Lone Star Rd & Alderman Rd – RLD-60 to CRO - BCEL 5B, LLC. (Appl# L-5537-21C) (Dist 1-Morgan) (Quinto) (LUZ) (Small-Scale 2021-269) 5/11/21 CO Introduced: LUZ 5/18/21 LUZ Read 2nd & Rerefer LUZ PH – 6/15/21 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 6/8/21 & 6/22/21

**READ 2ND & REREFER**

35. [2021-0271](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 5335 Ramona Blvd, btwn Lenox Ave & Stevens St (1.87± Acres) – RPI to LI – Shabach Kingdom Fellowship, Inc. (Appl# L-5543-21C) (Dist 9-Dennis) (Kelly) (LUZ) (Rezoning 2021-272) 5/11/21 CO Introduced: LUZ 5/18/21 LUZ Read 2nd & Rerefer LUZ PH – 6/15/21 Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 6/8/21 & 6/22/21

**READ 2ND & REREFER**

36. [2021-0272](#) ORD-Q Rezoning at 5335 Ramona Blvd (1.87± Acres) btwn Lenox Ave & Stevens St – RLD-60 to IL - Shabach Kingdom Fellowship, Inc. (Appl# L-5543-21C) (Dist 9-Dennis) (Quinto) (LUZ) (Small-Scale 2021-271) 5/11/21 CO Introduced: LUZ 5/18/21 LUZ Read 2nd & Rerefer LUZ PH – 6/15/21 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 6/8/21 & 6/22/21

**READ 2ND & REREFER**

37. [2021-0273](#) ORD-Q Rezoning at 0 Sutton Park Dr South & 13901 Sutton Park Dr South (19.45± Acres) btwn Sutton Park Dr North & Sutton Park Dr South – PUD to PUD – Frank C. Steinemann, Jr., Steinemann Windsor Park I, LLC, & Steinemann Windsor Parke II, LLC. (R.E.# 167733-0810, 167733-0820, 167773-1000, 167733-1110 & 167733-1120) (Dist 3-Bowman) (Abney) (LUZ) (Ex-Parte: CM Boylan) 5/11/21 CO Introduced: LUZ 5/18/21 LUZ Read 2nd & Rerefer LUZ PH: 6/15/21 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 6/8/21

**READ 2ND & REREFER**

38. [2021-0274](#) ORD-Q Rezoning at 4025 Cedar Point Rd (3.0± Acres) btwn Grover Rd & Cedarbrook View Dr – RR-ACRE to RLD-100A – Duval Construction, Inc. (R.E.# 106586-0040) (Dist 2-Ferraro) (Quinto) (LUZ) (N CPAC Apv) (Ex-Parte: CM Boylan)  
5/11/21 CO Introduced: LUZ  
5/18/21 LUZ Read 2nd & Rerefer  
LUZ PH: 6/15/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 6/8/21

**READ 2ND & REREFER**

39. [2021-0275](#) ORD-Q Apv Waiver of Minimum Road Frontage Appl WRF- 21-06 at 2235 Oxbow Rd, btwn Oxbow Road & Monteau Dr, Owned by Trust No. 2235OR, Requesting to Reduce Required Min Road Frontage from 144ft to 119ft for 3 Single Family Homes on 1 lot in RLD-60. (Dist 12-White) (Corrigan) (LUZ)  
5/11/21 CO Introduced: LUZ  
5/18/21 LUZ Read 2nd & Rerefer  
LUZ PH: 6/15/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 6/8/21

**READ 2ND & REREFER**

40. [2021-0276](#) ORD Adopting a Large-Scale FLUM Amendmnt to 2030 Comp Plan Generally Located North & South of Normandy Blvd & off of McClelland Rd & off of Solomon Rd (2167.51±) – AGR-II, AGR-III, AGR-IV, RR & LI to AGR-IV, RR, CGC & CSV - Diamond Timber Invest, LLC, Timber Forest Trail Invest, LLC, Longleaf Timber Company, INC., VCP-Real Estate Invest, LTD., & Normandy Mitigation, LLC, ET AL. (Appl# L-5441-20A) (Dist 12-White)(Reed)(LUZ)  
(Rezoning 2021-277)  
5/11/21 CO Introduced: LUZ  
5/18/21 LUZ Read 2nd & Rerefer  
LUZ PH – 6/15/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 6/8/21 & 6/22/21

**READ 2ND & REREFER**

41. [2021-0277](#) ORD-Q Rezoning Generally Located North & South of Normandy Blvd & off of McClelland Rd & off of Solomon Rd (3270.17±) – PUD-SC, AGR, RR-ACRE & PUD to AGR, RR-ACRE & PUD - Diamond Timber Invest, LLC, Timber Forest Trail Invest, LLC, Longleaf Timber Company, INC., VCP-Real Estate Invest, LTD., & Normandy Mitigation, LLC, ET AL. (Appl# L-5441-20A) (Dist 12-White)(Lewis)(LUZ) (Large-Scale 2021-276)  
5/11/21 CO Introduced: LUZ  
5/18/21 LUZ Read 2nd & Rerefer  
LUZ PH – 6/15/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 - 6/8/21 & 6/22/21

**READ 2ND & REREFER**

42. [2021-0293](#) ORD-Q Concerning Atlantic Coast Line Locomotive # 1504, at 1000 W. Bay St. & situated on the grounds of the Prime Osbourne Convention Ctr; Declaring ACL1504, valued at \$50,000.00, to be surplus to the needs of the City of Jax (“The City”) & Auth the Approp City Officials to transfer title of said property to the North FL Chapt of the National Railway Historical Society, Inc. (“NFC-NRHS”), at no cost, in accordance with Sec122.812 (C), Ord Code, for restoration & operation as a short-line passenger excursion & fundraising train; designating the Planning & Development to monitor actual use of ACL 1504; providing for a reverter; Auth removal of the National Register of Historic Places Designations ; Rescinding local landmark & landmark site designations for ACL 1504, Waiving the requirements of Chapt 307, Ord Code, relative to review of the rescission of the local landmark & landmark site designations by the Jax Historic Preservation Commission & to the extent said Chapt is inconsistent with this Ord, & directing the Zoning Administrator & Chief of Legislative Svcs Div to take certain actions relative to the rescission of local landmark & landmark site designations for ACL 1504.(Dist 7-R.Gaffney) (Staffopoulos) (Introduced by CP Hazouri at Req of Mayor & CM White)  
5/11/21 CO Introduced: TEU, F, R, LUZ  
5/17/21 TEU Read 2nd & Rerefer  
5/18/21 F Read 2nd & Rerefer  
5/18/21 R Read 2nd & Rerefer  
5/18/21 LUZ Read 2nd & Rerefer  
LUZ PH: 6/2/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –5/25/21

**READ 2ND & REREFER**

**NOTE: The next regular meeting will be held Wednesday June 2, 2021.**

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

Rollcall

**Present:** 7 - Chair Michael Boylan, Vice Chair Reggie Gaffney, Council Member Terrance Freeman, Council Member Aaron Bowman, Council Member Rory Diamond, Council Member Al Ferraro and Council Member Randy White

Yvonne P. Mitchell, Council Research Division  
ymitch@coj.net (904) 255-5171

Posted 05.20.21 1:00 PM

Materials: Minutes, handout