

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Meeting Minutes- Amended

Tuesday, August 15, 2023

5:00 PM

Council Chamber  
1st Floor, City Hall

## Land Use & Zoning Committee

*Kevin Carrico, Chair*

*Reggie Gaffney, Jr., Vice Chair*

*Ken Amaro*

*Raul Arias*

*Joe Carlucci*

*Rory Diamond - Excused Absence*

*Rahman Johnson*

*Legislative Assistant: Maritza Sanchez*

*Legislative Assistant: Barbara Ireland Hobson*

*Council Research: Colleen Hampsey*

*Office of General Counsel: Shannon Eller*

*Office of General Counsel: Mary Staffopoulos, Deputy*

*Planning Dept.: Kristen Reed*

*Planning Dept.: Kaysie Cox*

*Planning Dept: Connor Corrigan*

**Meeting Convened: 5:01 PM**

**Meeting Adjourned: 6:03 PM**

**Rollcall**

**Present:** 6 - Chair Kevin Carrico, Vice Chair Reggie Gaffney Jr., Council Member Ken Amaro, Council Member Raul Arias, Council Member Joe Carlucci and Council Member Rahman Johnson

**Excused:** 1 - Council Member Rory Diamond

**Attendance:**

**CM Freeman - 2023-347**

**Item/File No.**

**Title History**

1. [2022-0393](#) ORD-Q Rezoning at 5711 Richard St, btwn Richard St & Cagle Rd - (1.01± Acres) – CCG-1 to PUD; to Permit Commercial Uses, as Described in the 5711 Richard St PUD – Southside Euro LLC - (R.E. # 153067-0100) (Dist. 5–J. Carlucci) (Lewis) (LUZ)  
5/24/22 CO Introduced: LUZ  
6/7/22 LUZ Read 2nd & Rerefer  
6/14/22 CO Read 2nd & Rerefer: LUZ  
6/28/22 CO PH Only  
LUZ PH – 7/19/22, 8/2/22, 8/16/22, 9/20/22, 10/18/22, 11/15/22, 12/6/22, 1/4/23, 2/7/23, 2/22/23, 3/22/23, 4/18/23, 5/2/23, 5/17/23, 6/21/23, 7/18/23, 8/1/23, 9/6/23  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22

**DEFER**

**Public hearing previously continued to 9/6/23**

2. [2022-0888](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (R.E. # 181767-0060) (12.95± Acres) – CGC to RPI – Steinemann San Pablo, LLC (Appl # L-5715-22C) (Dist. 13-Diamond) (Trout) (LUZ) (Rezoning 2022-889)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
1/24/23 CO PH Addnt'l 2/14/23  
2/14/23 CO PH Cont'd 2/28/23  
2/28/23 CO PH Cont'd 3/28/23  
3/28/23 CO PH Cont'd 4/11/23  
4/11/23 CO PH Cont'd 5/9/23  
5/9/23 CO PH Cont'd 5/23/23  
5/23/23 CO PH Cont'd 6/13/23  
6/13/23 CO PH Cont'd 6/27/23  
6/27/23 CO PH Cont'd 7/25/23  
7/25/23 CO PH Cont'd 8/8/23  
8/8/23 CO PH Cont'd 8/22/23  
LUZ PH – 2/7/23, 2/22/23, 3/22/23, 4/4/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23

**PH OPEN/CONT 9/6/23**

**No speakers**

3. [2022-0889](#) ORD-Q Rezoning at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (12.95± Acres) – PUD (2008-653-E) to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the San Pablo Place II PUD – Steinemann San Pablo, LLC (R.E. # 181767-0060) (Appl # L-5715-22C) (Dist. 13-Diamond) (Lewis) (LUZ)  
(Small Scale 2022-888)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
1/24/23 CO PH Addnt'l 2/14/23  
2/14/23 CO PH Cont'd 2/28/23  
2/28/23 CO PH Cont'd 3/28/23  
3/28/23 CO PH Cont'd 4/11/23  
4/11/23 CO PH Cont'd 5/9/23  
5/9/23 CO PH Cont'd 5/23/23  
5/23/23 CO PH Cont'd 6/13/23  
6/13/23 CO PH Cont'd 6/27/23  
6/27/23 CO PH Cont'd 7/25/23  
7/25/23 CO PH Cont'd 8/8/23  
8/8/23 CO PH Cont'd 8/22/23  
LUZ PH – 2/7/23, 2/22/23, 3/22/23, 4/4/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23

**PH OPEN/CONT 9/6/23**

**No speakers**

4. [2023-0164](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 8385 Ramona Blvd, btwn Hammond Blvd & Estates Cove Rd - (R.E. # 007142-0000) (2.16± Acres) - NC to LI - Randall W. Kerr (Appl # L-5776-22C) (Dist. 12-White) (Hinton) (LUZ) (PD Deny) (PC Apv) (Rezoning 2023-165)  
3/14/23 CO Introduced: LUZ  
3/22/23 LUZ Read 2nd & Rerefer  
3/28/23 CO Read 2nd & Rerefer  
4/11/23 CO PH Addn'tl 4/25/23  
4/25/23 CO PH Cont'd 5/9/23  
5/9/23 CO PH Cont'd 5/23/23  
5/23/23 CO PH Cont'd 6/13/23  
6/13/23 CO PH Cont'd 6/27/23  
6/27/23 CO PH Cont'd 7/25/23  
7/25/23 CO PH Cont'd 8/8/23  
8/8/23 CO PH Cont'd 9/12/23  
LUZ PH - 4/18/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, 9/6/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/11/23 & 4/25/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 9/12/23

**DEFER****Public hearing previously continued to 9/6/23**

5. [2023-0165](#) ORD-Q Rezoning at 8385 Ramona Blvd, btwn Hammond Blvd & Estates Cove Rd - (2.16± Acres) - CN to PUD, to Permit Industrial Warehousing Uses, as Described in the Ramona Kerr PUD - Randall W. Kerr (R.E. # 007142-0000) (Appl # L-5776-22C) (Dist. 12-White) (Cox) (LUZ) (PD & PC Deny) (Small Scale 2023-164)  
3/14/23 CO Introduced: LUZ  
3/22/23 LUZ Read 2nd & Rerefer  
3/28/23 CO Read 2nd & Rerefer  
4/11/23 CO PH Addn'tl 4/25/23  
4/25/23 CO PH Cont'd 5/9/23  
5/9/23 CO PH Cont'd 5/23/23  
5/23/23 CO PH Cont'd 6/13/23  
6/13/23 CO PH Cont'd 6/27/23  
6/27/23 CO PH Cont'd 7/25/23  
7/25/23 CO PH Cont'd 8/8/23  
8/1/23 LUZ PH Substitute/Rerefer 6-0  
8/8/23 CO PH Substitute/Rerefer 18-0  
LUZ PH - 4/18/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/11/23 & 4/25/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23

**DEFER****To be re-noticed**

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

**DEFER****Public hearing previously continued to 9/6/23**

- 7. [2023-0257](#) ORD Transmitting to the State of FL’s Various Agencies for Review, a Proposed Large-Scale Revision to the FLUM Series of the 2045 Comp Plan at 0 Garden St, btwn Paxton Rd & Imeson Rd - (101.87± Acres) - AGR-III to LI - Edward Elias & Rima Elias (R.E. # 003999-0800) (Appl # L-5803-23A) (Dist. 12-White) (Hinton) (LUZ)  
 4/25/23 CO Introduced: LUZ  
 5/2/23 LUZ Read 2nd & Rerefer  
 5/9/23 CO Read 2nd & Rerefer  
 5/23/23 CO PH Addn'tl 6/13/23  
 6/13/23 CO PH Cont'd 6/27/23  
 6/27/23 CO PH Cont'd 7/25/23  
 7/25/23 CO PH Cont'd 8/8/23  
 8/8/23 CO PH Cont'd 8/22/23  
 LUZ PH - 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23  
 Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 5/23/23 & 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23

**PH OPEN/CONT 9/6/23**

**No speakers**

- 8. [2023-0296](#) ORD-Q Rezoning at 0 Soutel Dr, btwn New Kings Rd & Dostie Dr S - (0.09± Acres) - CO to CCG-2 - Abdul Raziq Jalili (R.E. # 041735-0100 (Portion)) (Dist. 10-Pittman) (Cox) (LUZ) (PD & PC Deny)  
 5/9/23 CO Introduced: LUZ  
 5/17/23 LUZ Read 2nd & Rerefer  
 5/23/23 CO Read 2nd & Rerefer  
 6/13/23 CO PH Only  
 8/15/23 LUZ PH Amend (Deny)/Approve 6-0  
 LUZ PH - 6/21/23, 7/18/23, 8/1/23, 8/15/23  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/13/23

**PH AMEND/DENY**

**Public hearing opened and closed.**

**Motion/2nd move to amend to deny: Gaffney Jr./J. Carlucci**

**Motion/2nd move as amended: Gaffney Jr./J. Carlucci**

**No speakers**

**Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Johnson

**Excused:** 1 - Diamond

9. [2023-0325](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (39.31± Acres) - LDR to AGR - JMC Duval County Properties, LLC (R.E. # 000890-0100 (Portion)) (Appl #L-5797-23C) (Dist. 12-White) (Parola) (LUZ) (PD & PC Apv)  
(Rezoning 2023-326)  
5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer  
6/13/23 CO Read 2nd & Rerefer  
6/27/23 CO PH Addn'tl 7/25/23  
7/25/23 CO PH Cont'd 8/8/23  
8//8/23 CO PH Cont'd 8/22/23  
LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/27/23 & 7/25/23, 8/8/23, 8/22/23

**PH OPEN/CONT 9/6/23**

**No speakers**

10. [2023-0326](#) ORD-Q Rezoning at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (39.31± Acres) - PUD (2007-361-E) to PUD, to Permit Recreational Vehicle Park Uses, Single-Family Residential Uses, & Agriculture Uses, as Described in the Baldwin RV Park PUD - JMC Duval County Properties, LLC (R.E. # 000890-0100 (Portion)) (Appl # L-5797-23C) (Dist. 12-White) (Cox) (LUZ) (PD Amd/Apv) (PC Apv)  
(Small Scale 2023-325)  
5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer  
6/13/23 CO Read 2nd & Rerefer  
6/27/23 CO PH Addn'tl 7/25/23  
7/25/23 CO PH Cont'd 8/8/23  
8//8/23 CO PH Cont'd 8/22/23  
LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23 & 7/25/23, 8/8/23, 8/22/23

**PH OPEN/CONT 9/6/23**

**No speakers**

11. [2023-0327](#) ORD-Q Rezoning at 1300 Hendricks Ave, btwn Nira St & Gary St - (3.45± Acres) - PUD (2017-136-E) to PUD, to Permit Mixed-Use Development, as Described in the 1300 Hendricks PUD - Chadbourne II MF LLC (R.E. # 080822-0100) (Dist. 5- J. Carlucci) (Corrigan) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CM J. Carlucci)  
5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer  
6/13/23 CO Read 2nd & Rerefer  
6/27/23 PH Only  
8/15/23 LUZ PH Amend (w/Conds)/Approve 6-0  
LUZ PH - 7/18/23, 8/1/23, 8/15/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

#### **PH AMEND/APPROVE W/CONDITIONS**

**Public hearing opened and closed.**

**Motion/2nd move to approve the amendment: Gaffney Jr./J. Carlucci**

**Motion/2nd move to amend the amendment to delete Planning Commission condition "k":  
Gaffney Jr./Johnson**

**Motion/2nd move the amendment as amended: Gaffney Jr./Johnson**

**Motion/2nd move to approve as amended: Gaffney Jr./Johnson**

**Ex parte declaration: CM J. Carlucci**

**Speaker: Cyndy Trimmer (support)**

**Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Johnson

**Excused:** 1 - Diamond



**AMENDMENT:Rezoning is approved subject to the following conditions:**

- a. The minimum 5,000 square feet of non-residential floor area shall be located on the ground floor and shall not include areas devoted to parking or open space.**
- b. There shall be no outside amplified music after 10:00 p.m., Sunday through Thursday, and after midnight, Friday and Saturday. If amplified music is to be played indoors, it must be soundproofed from the units above.**
- c. Any needed operational improvements (such as restriping or timing of lights) will be the responsibility of the developer. In no event shall developer be required to make improvements to add traffic capacity. This condition is subject to review and approval by the Planning Department.**
- d. The permitted uses and limitations on the location of specific uses detailed in Section IV.A. of the March 3, 2023 Written Description (the “Written Description”) may only be modified through a rezoning.**
- e. The building setbacks detailed in Section V.A.5. and pedestrian access elements detailed in Section V.B.3. of the Written Description may only be modified through a rezoning.**
- f. The provisions regarding maximum signage reflected in Section V.C. of the Written Description may only be modified through a rezoning; however, a 5% variation in the size of tenant/commercial establishment signs may be permitted through a minor modification to this PUD.**
- g. The project shall provide for a minimum of 30,000 square feet of active recreation space on site and may address any shortfall as detailed in Section V.E. of the Written Description.**
- h. The transparency requirements contained in Section V.F. of the Written Description are hereby incorporated as conditions of this rezoning.**
- i. The minimum parking standards established in Section V.B.I. of the Written Description are hereby incorporated as conditions of this rezoning.**
- j. One tree shall be planted for every 40 feet of linear feet of frontage and may be clustered.**

12. [2023-0328](#) ORD-Q Rezoning at 0 Merrill Rd, btwn Merrill Rd & Westwick Ln - (43.34± Acres) - PBF-2 to RMD-A - Lakefront Church Property LLC (R.E. # 120735-0050) (Dist. 1-Amaro) (Fulton) (LUZ) (GAB CPAC Deny) (WRF 2023-329)  
5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer  
6/13/23 CO Read 2nd & Rerefer  
6/27/23 PH Only  
LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

**PH OPEN/CONT 9/6/23**

**No speakers**

13. [2023-0329](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-07), at 0 Merrill Rd, btwn Merrill Rd & Westwick Ln - Lakefront Church Property LLC - Requesting to Reduce the Min Road Frontage Requirements from 64 ft to 0 ft in PBF-2 (R.E. # 120735-0050) (Dist. 1-Amaro) (Fulton) (LUZ) (GAB CPAC Deny) (Rezoning 2023-328)  
5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer  
6/13/23 CO Read 2nd & Rerefer  
6/21/23 LUZ Amend/Rerefer 6-0  
6/27/23 CO Amend/Rerefer 18-0  
8/8/23 CO PH Only  
LUZ PH - 7/18/23, 8/1/23, & 8/15/23, 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23, & 8/8/23

**PH OPEN/CONT 9/6/23**

**No speakers**

14. [2023-0331](#) ORD-Q Rezoning at 881 Golfair Blvd, 0 W Castlewood Dr, 4430 N Davis St & 0 Baywood St, btwn Golfair Blvd & W Castlewood Dr - (4.04± Acres) - CCG-1 to PBF-1 - COJ (R.E. # 031961-0000, 031962-0000, 032088-0000, 032092-0000 & 032093-0010) (Dist. 10-Pittman) (Williams) (LUZ) (PD & PC Apv)  
5/23/23 CO Introduced: LUZ  
6/6/23 LUZ Read 2nd & Rerefer  
6/13/23 CO Read 2nd & Rerefer  
6/27/23 PH Only  
LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

**PH OPEN/CONT 9/6/23**

**Speakers: Katrina Spencer (oppose); Ameena Shareef (oppose); Mary Dunbar (oppose); Lydia Bell (oppose); Patricia Balkcom (oppose)**

15. [2023-0347](#) ORD-MC Amend Sec 656.306 (Medium Density Residential Category), Subpart B (Residential Use Categories & Zoning Districts), & Sec 656.311 (Residential-Professional-Institutional Category), Subpart C (Commercial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Add Detached Townhomes as a New Permitted Use; Amend Sec 656.604 (Number of Off-Street Parking Spaces Required), Subpart A (Off-Street Parking, On-Street Parking & Loading for Motor Vehicles), Pt 6 (Off-Street Parking, On-Street Parking & Loading Regulations), Ch 656 (Zoning Code), Ord Code, to Prov Parking Standards for Detached Townhomes; Prov for Codification Instructions (Eller) (Introduced by CM Diamond) (Co-Sponsors CMs Freeman & Carrico) (PD Amd/Apv) (PC Apv) 5/23/23 CO Introduced: TEU, LUZ  
 6/6/23 TEU Read 2nd & Rerefer  
 6/6/23 LUZ Read 2nd & Rerefer  
 6/13/23 CO Read 2nd & Rerefer  
 6/27/23 CO PH Addn'tl 7/25/23  
 7/25/23 CO PH Cont'd 8/8/23  
 8/1/23 TEU Amend/Approve 2-5 (Fail) (Pittman, Carlucci, Clark-Murray, Gay, Peluso)  
 8/8/23 CO PH Cont'd 8/22/23  
 8/15/23 LUZ PH Amend/Approve 6-0  
 LUZ PH - 7/18/23, 8/1/23, 8/15/23  
 Public Hearing Pursuant to Ch 166.041(3)(c)(2)(b), F.S. & CR 3.601 - 6/27/23 & 7/25/23, 8/8/23, 8/22/23

#### **PH AMEND/APPROVE**

**Public hearing opened and closed.**

**CM Freeman spoke on behalf of the bill, in the stead of the introducer CM Diamond who is on military leave.**

**Motion/2nd move to approve the TEU amendment: Gaffney Jr./Arias**

**Motion/2nd move to approve as amended: Gaffney Jr./Arias**

**Speakers: Zach Miller (support); Curtis Hart (support)**

**CM Carrico asked to be added as a co-sponsor.**

**Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Johnson

**Excused:** 1 - Diamond

**TEU AMENDMENT**

1. **Changes the term “detached townhome” to “cottage.”**
2. **Reflect that one guest parking space shall be provided for every three detached cottage units.**
3. **Amends Section 656.604(a)(2) subject heading to include cottages.**
4. **Deletes guest parking exemption for cottages.**
5. **Corrects scrivener’s errors.**

16. [2023-0359](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0, 10050, 10061, 10144 Noroad, 0 103rd St & 0 Connie Jean Rd, btwn 103rd St & Noroad - (37.86± Acres) - CGC, MDR & LDR to ROS - Noroad Development, LLC, Melvin R. Barbour & Vicky Barbour (R.E. # 012955-0010, 012956-0000, 012960-0000, 012961-0100, 012970-0100, 012971-0100 & 012974-0055) (Appl #L-5807-23C) (Dist. 12-White) (Parola) (LUZ)  
(Rezoning 2023-360)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
7/25/23 CO PH Addn'tl 8/8/23  
8//8/23 CO PH Cont'd 8/22/23  
LUZ PH - 8/1/23, 8/15/23, 9/6/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code  
-7/25/23 & 8/8/23, 8/22/23

**PH OPEN/CONT 9/6/23**

**No speakers**

17. [2023-0360](#) ORD-Q Rezoning at 0, 10050, 10061, 10144 Noroad, 0 103rd St & 0 Connie Jean Rd, btwn 103rd St & Noroad - (37.86± Acres) - RR-Acre, RMD-A, CCG-2 & CN to ROS - Noroad Development, LLC, Melvin R. Barbour & Vicky Barbour (R.E. # 012955-0010, 012956-0000, 012960-0000, 012961-0100, 012970-0100, 012971-0100 & 012974-0055) (Appl # L-5807-23C) (Dist. 12-White) (Fulton) (LUZ)  
(Small Scale 2023-359)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
7/25/23 CO PH Addn'tl 8/8/23  
8//8/23 CO PH Cont'd 8/22/23  
LUZ PH - 8/1/23, 8/15/23, 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23 & 8/8/23, 8/22/23

**PH OPEN/CONT 9/6/23**

**No speakers**

18. [2023-0365](#) ORD-Q Rezoning at 2220, 2242 & 2246 Oak St, btwn Oak St & Riverside Ave - (0.89± Acres) - PUD (2016-55-E) to PUD, to Permit Commercial & Multi-Family Residential Uses, as Described in the Roost PUD - Saleebas-2216 Oak Street, LLC (R.E. # 090661-0000, 090662-0000 & 090663-0000) (Dist. 7-Peluso) (Lewis) (LUZ)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
7/25/23 CO PH Only  
LUZ PH - 8/1/23, 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23

**DEFER**

**Public hearing previously continued to 9/6/23**

19. [2023-0368](#) ORD-Q Rezoning at 0 Merrill Rd, btwn Woolery Dr & I-295 - (4.00± Acres) - CO to CRO - SGRR LLC (R.E. # 120458-0000) (Dist. 1-Amaro) (Williams) (LUZ) (PD & PC Apv)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
7/25/23 CO PH Only  
8/15/23 LUZ PH Approve 6-0  
LUZ PH - 8/1/23, 8/15/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****Speaker: Hayden Phillips (support)****Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Johnson**Excused:** 1 - Diamond

20. [2023-0369](#) ORD-Q Apv Sign Waiver (Appl SW-23-06), for Sign at 2063 Oak St, btwn Goodwin St & Oak St- Ohtulk, LLC - Requesting to Reduce the Min Setback from 25 ft to 2 ft & 10 ft to 2 ft - CRO (R.E. # 090689-0000) (Dist. 7-Peluso) (Lewis) (LUZ) (PD Apv)  
6/13/23 CO Introduced: LUZ  
6/21/23 LUZ Read 2nd & Rerefer  
6/27/23 CO Read 2nd & Rerefer  
7/25/23 CO PH Only  
8/15/23 LUZ PH Approve 6-0  
LUZ PH - 8/1/23, 8/15/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****Speaker: John Allmand (support)****Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Johnson**Excused:** 1 - Diamond

- 21. [2023-0390](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 2516 & 2520 St. Johns Bluff Rd S, btwn Fraser Rd & Alden Rd - (2.28± Acres) - RPI to BP - 2516 SJB LLC & 2520 SJB LLC (R.E. # 163716-0000 & 163716-0500) (Appl #L-5809-23C) (Dist. 4-Carrico) (Lukacovic) (LUZ) (PD & PC Apv) (Rezoning 2023-391)  
 6/27/23 CO Introduced: LUZ  
 7/18/23 LUZ Read 2nd & Rerefer  
 7/25/23 CO Read 2nd & Rerefer  
 8/8/23 CO PH Addnt'l 8/22/23  
 8/15/23 LUZ PH Approve 6-0  
 LUZ PH - 8/15/23  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/8/23 & 8/22/23

**PH APPROVE**

**Public hearing opened and closed.  
Motion/2nd move to approve: Gaffney Jr./Arias**

**Speaker: Michael Sittner (support)**

**Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Johnson

**Excused:** 1 - Diamond

- 22. [2023-0391](#) ORD-Q Rezoning at 2516 & 2520 St. Johns Bluff Rd S, btwn Fraser Rd & Alden Rd - (2.28± Acres) - CRO to PUD, to Permit Commercial, Office & Warehousing Uses, as Described in the St. Johns Bluff PUD - 2516 SJB LLC & 2520 SJB LLC (R.E. # 163716-0000 & 163716-0500) (Appl # L-5809-23C) (Dist. 4-Carrico) (Fulton) (LUZ) (PD Amd/Apv) (PC Apv) (Ex Parte: CM Carrico) (Small Scale 2023-390)  
 6/27/23 CO Introduced: LUZ  
 7/18/23 LUZ Read 2nd & Rerefer  
 7/25/23 CO Read 2nd & Rerefer  
 8/8/23 CO PH Addnt'l 8/22/23  
 8/15/23 LUZ PH Amend (w/Cond)/Approve 5-1 (Johnson)  
 LUZ PH - 8/15/23  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23 & 8/22/23

**PH AMEND/APPROVE W/CONDITION**

**Public hearing opened and closed.  
Motion/2nd move to amend: Gaffney Jr./Arias  
Motion/2nd move to approve: Gaffney Jr./Arias**

**Ex parte declaration: CM Carrico  
Speaker: Michael Sittner (support)**

**Aye:** 5 - Carrico, Gaffney Jr., Amaro, Arias and Carlucci

**Nay:** 1 - Johnson

**Excused:** 1 - Diamond

**AMENDMENT:**

1. Attaches revised Exhibit 3 (the revised PUD Written Description dated August 1, 2023).
2. Rezoning approved subject to 1 condition:
  - a. All new development shall meet the minimum parking standards for Section 656.604 of the Zoning Code or the most recent ITE Parking Generation Manual.

23. [2023-0392](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0, 2303, 2335 & 2402 Market St N, 0, 2305 & 2401 Hubbard St, 2245 & 2301 Main St N, 0 14th St E, 0 15th St E & 2336 Liberty St N, btwn Main St N & Liberty St N - (8.09± Acres) - LI & MDR to CGC - FOC JP Prop 1A, LLC, FOC JP Prop 2, LLC, FOC JP Prop 3, LLC, FOC JP Prop 4, LLC, FOC JP Prop 5, LLC, FOC JP Prop 6, LLC & FOC JP Prop 7, LLC (R.E. # 044910-0000, 044911-0000, 044912-0000, 044914-0000, 044922-0005, 044931-0000, 044932-0000, 044936-0000, 044938-0005, 044941-0010, 044941-0060, 044942-0000 & 055295-0000) (Appl #L-5826-23C) (Dist. 7-Peluso) (Fogarty) (LUZ) (PD & PC Apv) (Rezoning 2023-393)  
6/27/23 CO Introduced: LUZ  
7/18/23 LUZ Read 2nd & Rerefer  
7/25/23 CO Read 2nd & Rerefer  
8/8/23 CO PH Addnt'l 8/22/23  
8/15/23 LUZ PH Approve 6-0  
LUZ PH - 8/15/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/8/23 & 8/22/23

**PH APPROVE**

**Public hearing opened and closed.**

**Motion/2nd move to approve: Gaffney Jr./Arias**

**Speaker: Emily Pierce (support)**

**Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Johnson

**Excused:** 1 - Diamond

24. [2023-0393](#) ORD-Q Rezoning at 0, 2303, 2335 & 2402 Market St N, 0, 2305 & 2401 Hubbard St, 2245 & 2301 Main St N, 0 14th St E, 0 15th St E & 2336 Liberty St N, btwn Main St N & Liberty St N - (8.09± Acres) - IBP, IL, RMD-B & PUD (2019-551-E) to PUD, to Permit Commercial, Multi-Family Residential, Light Industrial, & Indoor/Outdoor Recreational Uses, as Described in The Phoenix Arts + Innovation District PUD - FOC JP Prop 1A, LLC, FOC JP Prop 2, LLC, FOC JP Prop 3, LLC, FOC JP Prop 4, LLC, FOC JP Prop 5, LLC, FOC JP Prop 6, LLC & FOC JP Prop 7, LLC (R.E. # 044910-0000, 044911-0000, 044912-0000, 044914-0000, 044922-0005, 044931-0000, 044932-0000, 044936-0000, 044938-0005, 044941-0010, 044941-0060, 044942-0000 & 055295-0000) (Appl # L-5826-23C) (Dist. 7-Peluso) (Cox) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CMs Arias, Carrico & Johnson)  
 (Small Scale 2023-392)  
 6/27/23 CO Introduced: LUZ  
 7/18/23 LUZ Read 2nd & Rerefer  
 7/25/23 CO Read 2nd & Rerefer  
 8/8/23 CO PH Addnt'l 8/22/23  
 8/15/23 LUZ PH Amend (w/Conds)/Approve 6-0  
 LUZ PH - 8/15/23  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23 & 8/22/23

#### **PH AMEND/APPROVE W/CONDITION**

**Public hearing opened and closed.**

**Motion/2nd move to amend: Gaffney Jr./Arias**

**Motion/2nd move to approve as amended: Gaffney Jr./Arias**

**Ex parte declarations: CMs Arias, Carrico and Johnson**

**Speaker: Emily Pierce (questions only, support)**

**Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Johnson

**Excused:** 1 - Diamond

#### **AMENDMENT:**

1. The revised Exhibit 3 (revised PUD Written Description dated July 13, 2023).

#### **CONDITION:**

1. The PUD shall consist of an integrated system of pedestrian walkways, sidewalks and paths. This system shall also incorporate the Emerald Trail which is envisioned to be located along the southern edge of the PUD. The applicant will work with the City, Groundwork Jacksonville, Inc. and JTA upon a mutually agreeable trail location and design. The owner or its successor or assigns shall grant all necessary easements to the City, Groundwork and JTA as necessary to build and maintain the Emerald Trail.

- 25. [2023-0394](#) ORD-Q Rezoning at 800 Lomax St, btwn Margaret St & Oak St - (0.39± Acres) - CCG-1 to PUD, to Permit Commercial Uses, as Described in the 800 Lomax PUD - 800 Lomax LLC (R.E. # 090322-0000) (Dist.7-Peluso) (Cox) (LUZ) (PD & PC Apv)
  - 6/27/23 CO Introduced: LUZ
  - 7/18/23 LUZ Read 2nd & Rerefer
  - 7/25/23 CO Read 2nd & Rerefer
  - 8/8/23 CO PH Only
  - 8/15/23 LUZ PH Approve 6-0
  - LUZ PH - 8/15/23
  - Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23

**PH APPROVE**

**Public hearing opened and closed.  
Motion/2nd move to approve: Gaffney Jr./Arias**

**Speaker: Cyndy Trimmer (support)**

**Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Johnson

**Excused:** 1 - Diamond

- 26. [2023-0395](#) ORD-Q Rezoning at 13525 W Beaver St, btwn Otis Rd & Winn Dixie Pkwy - (16.72± Acres) - CCG-1 to PUD, to Permit Commercial Uses, as Described in the Beaver St Business Park PUD - Carlos R. Menendez & Shirla R. Menendez (R.E. # 001735-0060 (Portion)) (Dist.12-White) (Lewis) (LUZ) (PD Amd/Apv) (PC Apv)
  - 6/27/23 CO Introduced: LUZ
  - 7/18/23 LUZ Read 2nd & Rerefer
  - 7/25/23 CO Read 2nd & Rerefer
  - 8/8/23 CO PH Only
  - 8/15/23 LUZ Withdraw 6-0
  - LUZ PH - 8/15/23
  - Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23

**WITHDRAW (at request of the applicant)**

**Motion/2nd move to withdraw: Gaffney Jr./Arias**

**Speaker: Michael Herzberg (support)**

**Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Johnson

**Excused:** 1 - Diamond

27. [2023-0396](#) ORD-Q Rezoning at 0 Junia St, btwn Sycamore St & Palmetto St - (16.66± Acres) - RR-Acre to RLD-50 - Junia Lakes, LLC (R.E. # 002777-0100) (Dist.8-Gaffney, Jr.) (Fulton) (LUZ) (PD & PC Apv) (N CPAC Deny) (Ex Parte: CMs Amaro & J. Carlucci)  
6/27/23 CO Introduced: LUZ  
7/18/23 LUZ Read 2nd & Rerefer  
7/25/23 CO Read 2nd & Rerefer  
8/8/23 CO PH Only  
8/15/23 LUZ PH Approve 6-0  
LUZ PH - 8/15/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****Ex parte declarations: CMs Amaro and J. Carlucci****Speaker: Curtis Hart (support)****Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Johnson**Excused:** 1 - Diamond

28. [2023-0397](#) ORD-Q Rezoning at 0, 3025, 3101 & 3111 Percy Rd, btwn Percy Creek Dr & Willard Ln - (46.67± Acres) - RR-Acre & AGR to RLD-40 - Larry C. Harrold & Joan Harrold, Trustees Under the Harrold Living Trust, Dated 11/29/05, Andrew C. Harrold, Paul D. George, Christie L. George & Nora J. Miller (R.E. # 019453-0002, 019453-0200, 019458-0000 (Portion), 019459-0000 (Portion), 019462-0002 & 019535-0100) (Dist.8-Gaffney, Jr.) (Williams) (LUZ) (N CPAC Apv)  
6/27/23 CO Introduced: LUZ  
7/18/23 LUZ Read 2nd & Rerefer  
7/25/23 CO Read 2nd & Rerefer  
8/8/23 CO PH Only  
LUZ PH - 8/15/23, 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23

**PH OPEN/CONT 9/6/23****No speakers**

29. [2023-0398](#) ORD-Q Rezoning at 0 103rd St, btwn Kinkaid Rd & Ken Rd - (0.84± Acres) - CCG-2 to CCG-1 - Richard Neighbors (R.E. # 013792-0000) (Dist. 9-Clark-Murray) (Nutt) (LUZ)  
6/27/23 CO Introduced: LUZ  
7/18/23 LUZ Read 2nd & Rerefer  
7/25/23 CO Read 2nd & Rerefer  
8/8/23 CO PH Only  
LUZ PH - 8/15/23, 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23

**PH OPEN/CONT 9/6/23**

**No speakers**

30. [2023-0399](#) ORD-MC Amend Sec 30.203 (Conduct of Business), Pt 2 (Planning Commission), Ch 30 (Planning & Dev Dept), Ord Code, to Prov for Concurrence of 4 Members of the Planning Commission for a Report or Recommendation by the Planning Commission; Prov for Codification Instructions (Eller) (Introduced by CM Carrico)  
6/27/23 CO Introduced: R, LUZ  
7/17/23 R Read 2nd & Rerefer  
7/18/23 LUZ Read 2nd & Rerefer  
7/25/23 CO Read 2nd & Rerefer  
8/8/23 CO PH Only  
LUZ PH - 8/15/23, 9/6/23  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 8/8/23

**PH OPEN/CONT 9/6/23**

**No speakers**

31. [2023-0407](#) ORD Transmitting to the State of FL's Various Agencies for Review, a Proposed Large-Scale Revision to the FLUM Series of the 2045 Comp Plan, Including a Revision to the Development Areas Map at 0 Yellow Water Road, btwn Bell Estates Rd & Yellow Water Lane - (37.33± Acres) - AGR in the Rural Dev Area to LDR in the Suburban Dev Area- John Benton, as Trustee of the Yellow Water Land Trust Under the Provisions of a Trust Agrmt Dated 6/10/95 (R.E. # 002272-0030) (Appl # L-5717-22A) (Dist. 12-White) (Parola) (LUZ)  
07/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23

**DEFER**

**Public hearing next cycle 9/6/23**

32. [2023-0408](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 4868, 4876, 4882 & 4924 Jones Rd, btwn Pritchard Rd & Jones Rd - (19.37± Acres) - LDR to MU- Pursuant to FLUE Policy 4.3.13 - Anastasia & Auston Lafavor, Elizabeth & Bruce C. Ellison, Rosemary & Edward E. Jenkins, III, & Charles Ellison (R.E. # 003369-0010, 003369-0020, 003369-0030 & 003373-0010) (Appl #L-5833-23C) (Dist. 12-White) (Parola) (LUZ) (Companions 2023-409 & 2023-410)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23

**DEFER****Public hearing next cycle 9/6/23**

33. [2023-0409](#) ORD-Q Rezoning at 0 Pritchard Rd, 4868, 4876, 4882 & 4924 Jones Rd, btwn Pritchard Rd & Jones Rd - (40.20± Acres) - AGR, RR-Acre & PUD (2007-394-E) to PUD, to Permit Light Industrial & Business Park Uses & Provide for Land Use Conversions Pursuant to the Westlake DRI, as Described in the Westlake PUD - Westlake Land Management, Inc., Anastasia & Auston Lafavor, Elizabeth & Bruce C. Ellison, Rosemary & Edward E. Jenkins, III, & Charles Ellison (R.E. # 003322-0500, 003369-0010, 003369-0020, 003369-0030 & 003373-0010) (Appl # L-5833-23C) (Dist. 12-White) (Lewis) (LUZ) (Companions 2023-408 & 2023-410)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23 & 9/12/23

**DEFER****Public hearing next cycle 9/6/23**

34. [2023-0410](#) ORD-Q Amending Reso 73-1109-319, as Amended, Which Appvd a Dev Order for Westlake, a Development Regional Impact (DRI), Pursuant to an Application for Changes to a Previously Appvd DRI (AFC) Filed by Westlake Land Management, Inc., et al., & Dated 6/9/23, which Changes are Generally Described as Adding 19.37± Acres (R.E. #003369-0010, 003369-0020, 003369-0030 & 003373-0010) to the DRI, Amending the Master Dev Plan Map H to Incorporate the Added Propty as a Portion of DRI Parcel 3 & Prov for Land Use Conversions; Directing the Legislative Services Div to Forward a Certified Copy of this Ord to the Auth Agent (Parola) (LUZ)  
(Companion 2023-408 & 2023-409)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Sec 380.06(7), F.S & CR 3.601 - 8/22/23 & 9/12/23

**DEFER****Public hearing next cycle 9/6/23**

35. [2023-0411](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 620 Chaffee Rd S, btwn I-10 Expwy & Crystal Springs Rd - (0.47± Acres) - MDR to CGC - First Coast Energy, L.L.P. (R.E. # 001848-0000 (Portion)) (Appl #L-5830-23C) (Dist. 12-White) (Hinton) (LUZ)  
(Companions 2023-412, 2023-413 & 2023-414)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23

**DEFER****Public hearing next cycle 9/6/23**

36. [2023-0412](#) ORD-Q Rezoning at 620 Chaffee Rd S, btwn I-10 Expwy & Crystal Springs Rd - (0.47± Acres) - RMD-MH to CCG-1 - First Coast Energy, L.L.P. (R.E. # 001848-0000 (Portion)) (Appl # L-5830-23C) (Dist. 12-White) (Cox) (LUZ) (Companions 2023-411, 2023-413 & 2023-414)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23 & 9/12/23

**DEFER**

**Public hearing next cycle 9/6/23**

37. [2023-0413](#) ORD-Q Apv Zoning Exception (Appl E-23-50), at 620 Chaffee Rd S, btwn I-10 Expwy & Crystal Springs Rd - First Coast Energy, L.L.P. - Requesting Permanent or Restricted Outside Sale & Svc Meeting the Performance Standards & Dev Criteria Set Forth in Ch 656 (Zoning Code), Pt 4 (Supplementary Regulations), Subpart A (Performance Standards & Development Criteria) in CCG-1 & RMD-MH (R.E. # 001848-0000 (Portion)) (Dist 12-White) (Cox) (LUZ) (Companions 2023-411, 2023-412 & 2023-414)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 8/22/23 & 9/12/23

**DEFER**

**Public hearing next cycle 9/6/23**

38. [2023-0414](#) ORD-Q Granting Administrative Deviation (Appl # AD-23-50), at 620 Chaffee Rd S, btwn I-10 Expwy & Crystal Springs Rd - First Coast Energy, L.L.P. - Requesting to: (1) Increase the Max Number of Off-Street Parking Spaces from 40 to 74, (2) Decrease the Min Number of Loading Spaces Required from 1 to 0, (3) Increase the Max Width of Driveway Access on Chaffee Rd S from 36 ft Required to 45 ft, (4) Reduce Setback from Adjacent Residential Dist from a Min of 15 ft to 10 ft, & (5) Reduce Uncomplimentary Land-Use Buffer Width from 10 ft to 0 ft on the West Property Boundary in CCG-1 & RMD-MH (RE# 001848-0000 (Portion)) (Dist. 12-White) (Cox) (LUZ)  
(Companions 2023-411, 2023-412 & 2023-413)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Amend/Rerefer 6-0  
8/8/23 CO Amend/Rerefer 17-0  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 8/22/23 & 9/12/23

**DEFER****Public hearing next cycle 9/6/23**

39. [2023-0415](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 911 Halsema Rd S, btwn Rosetta Rd & Turkey Rd - (29.06± Acres) - LDR to ROS - William M. Lloyd, III & Jenny L. Lloyd (R.E. # 001927-0004) (Appl #L-5819-23C) (Dist. 12-White) (Lukacovic) (LUZ)  
(Rezoning 2023-416)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23

**DEFER****Public hearing next cycle 9/6/23**

40. [2023-0416](#) ORD-Q Rezoning at 911 Halsema Rd S, btwn Rosetta Rd & Turkey Rd - (29.06± Acres) - RLD-100A, RLD-90 & RR-Acre to PUD, to Permit Recreational Vehicle Park Uses, as Described in the Halsema Road PUD - William M. Lloyd, III & Jenny L. Lloyd (R.E. # 001927-0004) (Appl # L-5819-23C) (Dist. 12-White) (Lewis) (LUZ)  
(Small Scale 2023-415)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23 & 9/12/23

**DEFER****Public hearing next cycle 9/6/23**

41. [2023-0417](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 6624 & 6634 Pickettville Rd, btwn I-295 Expwy N & Lane Ave N - (5.19± Acres) - LDR to LI - Andriy Hryhorchuk & Lyudmyla Hryhorchuk (R.E. # 004357-0010 (Portion) & 004358-0000) (Appl # L-5791-23C) (Dist. 10-Pittman) (Salley) (LUZ)  
(Rezoning 2023-418)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23

**DEFER****Public hearing next cycle 9/6/23**

42. [2023-0418](#) ORD-Q Rezoning at 6624 & 6634 Pickettville Rd, btwn I-295 Expwy N & Lane Ave N - (5.19± Acres) - RLD-60 to IL - Andriy Hryhorchuk & Lyudmyla Hryhorchuk (R.E. # 004357-0010 (Portion) & 004358-0000) (Appl # L-5791-23C) (Dist. 10-Pittman) (Fulton) (LUZ)  
(Small Scale 2023-417)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23 & 9/12/23

**DEFER****Public hearing next cycle 9/6/23**

43. [2023-0419](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 U.S. 301 Hwy S, btwn I-10 Expwy & Fiftone Rd - (5.00± Acres) - AGR to CGC - Dudley Boys II, LLC (R.E. # 000982-3000 (Portion)) (Appl #L-5835-23C) (Dist. 12-White) (Fogarty) (LUZ)  
(Rezoning 2023-420)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23

**DEFER****Public hearing next cycle 9/6/23**

44. [2023-0420](#) ORD-Q Rezoning at 0 U.S. 301 Hwy S, btwn I-10 Expwy & Fiftone Rd - (5.00± Acres) AGR to CCG-1 - Dudley Boys II, LLC (R.E. # 000982-3000 (Portion)) (Appl # L-5835-23C) (Dist. 12-White) (Williams) (LUZ)  
(Small Scale 2023-419)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23 & 9/12/23

**DEFER****Public hearing next cycle 9/6/23**

45. [2023-0421](#) ORD-Q Rezoning at 12489 San Jose Blvd, btwn Paddle Creek Dr & Julington Creek Rd - (1.11± Acres) - CCG-1 to PUD, to Permit Commercial Uses, as described in the 12489 San Jose Blvd. Commercial Development PUD - H&M Venture Properties LLC (R.E. # 159181-0150) (Dist. 6-Boylan) (Lewis) (LUZ)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**DEFER****Public hearing next cycle 9/6/23**

46. [2023-0422](#) ORD-Q Rezoning at 6242 Old Soutel Ct, btwn Soutel Dr & Picket Dr - (1.43± Acres) - PUD (2021-42-E) to PUD, to Permit Recreational Vehicle Parking Uses, as Described in the Camp Allen, LLC PUD - Camp Allen, LLC (R.E. # 030087-0000) (Dist. 10-Pittman) (Lewis) (LUZ)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**DEFER****Public hearing next cycle 9/6/23**

47. [2023-0423](#) ORD-Q Rezoning at 0 & 1461 Rogero Rd, btwn Brandemere Rd N & Brademere Rd S - (0.25± Acres) - CO & PUD (2007-994-E) to PUD, to Permit Commercial Uses, as Described in the JC's PUD - Harper & Associates Real Estate, LLC (R.E. # 141632-0000 & 141633-0010) (Dist. 1-Amaro) (Corrigan) (LUZ)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**DEFER****Public hearing next cycle 9/6/23**

48. [2023-0424](#) ORD-Q Rezoning at 0 Acoma Ave, 0, 5551 & 5581 Timuquana Rd, btwn Seaboard Ave & Catoma St - (7.10± Acres) - PUD (2001-265-E & 2007-261-E) to PUD, to Permit Recreational Vehicle & Self-Storage Uses, as Described in the Timuquana Rd PUD - Paul Jean-Marie Kassab, as Trustee of the Paul Jean-Marie Kassab Revocable Living Trust Under the Trust Agrmt Dated 2/27/06 (R.E. # 103098-0000, 103099-0020, 103100-0000, 103110-0000 & 103111-0000) (Dist. 9-Clark-Murray) (Corrigan) (LUZ)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**DEFER****Public hearing next cycle 9/6/23**

- 49. [2023-0425](#) ORD-Q Rezoning at 0 Dames Point Crossing Blvd, btwn Merrill Rd & Dames Point Crossing Blvd N - (0.52± Acres) - PUD (2003-192-E) to PUD, to Permit Commercial Retail Sales & Svcs & Warehousing Uses, as Described in the Dames Point Crossing Auto PUD - Autozim LLC (R.E. # 112897-1545) (Dist. 1-Amaro) (Cox) (LUZ)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**DEFER**

**Public hearing next cycle 9/6/23**

- 50. [2023-0426](#) ORD-Q Rezoning at 730 Mandalay Rd, btwn Altama Rd & Tonga Dr - (4.60± Acres) - RLD-90 to PUD, to Permit Church & Associated Daycare Center Facility Uses, as Described in the Ella Rose PUD - Holiday Hill Baptist Church, Inc., f/k/a Trustee Corporation of Holiday Hill Baptist Church, Inc. (R.E. # 136625-0000) (Dist. 4-Carrico) (Lewis) (LUZ)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**DEFER**

**Public hearing next cycle 9/6/23**

- 51. [2023-0427](#) ORD-Q Rezoning at 0 103rd St, btwn Rockola Rd & Old Middlebureg Rd S - (0.91± Acres) - CCG-1 to CCG-2 - Gregory Cochran & Patricia Cochran, Trustees, Under the Cochran Living Trust Dated 5/31/22, & Any Amendments Thereto (R.E. # 013016-0000) (Dist. 12-White) (Corrigan) (LUZ)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**DEFER**

**Public hearing next cycle 9/6/23**

52. [2023-0428](#) ORD-Q Rezoning at 0 Perdue Rd, btwn Airport Center Dr E & Duval Station Rd - (0.71± Acres) - PUD (2010-487-E) to RMD-D - Christopher Mathis & Latoya Adger (R.E. # 106618-0014) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**DEFER****Public hearing next cycle 9/6/23**

53. [2023-0429](#) ORD-Q Rezoning at 10606 Saltzman Ter, btwn Airport Ter Dr & Atlantic Blvd - (1.08± Acres) - CRO to RMD-D - Noal LLC, as Trustee of the 10606 Saltzman Terrace Land Trust U/A/D 10/11/11 (R.E. # 163198-0180) (Dist. 2-Gay) (Corrigan) (LUZ)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**DEFER****Public hearing next cycle 9/6/23**

54. [2023-0430](#) ORD-Q Rezoning at 0, 13582 & 13600 Bamboo Dr, btwn Atlantic Blvd & Coconut Rd - (0.86± Acres) - RLD-60 to RMD-D - San Pablo - Bamboo Grove South, LLC, f/k/a San Pablo-Bamboo-Townhouse LLC (R.E. # 167212-0000, 167214-0500 & 167215-0000) (Dist. 13-Diamond) (Nutt) (LUZ)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**DEFER****Public hearing next cycle 9/6/23**

55. [2023-0431](#) ORD-Q Rezoning at 245 Riverside Dr, btwn Riverside Ave & the St. Johns River - (3.38± Acres) - PUD (1999-246-E) to CCBD - Gates of Riverside, LLC (R.E. # 088972-0000) (Dist.7-Peluso) (Nutt) (LUZ)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**DEFER****Public hearing next cycle 9/6/23**

56. [2023-0432](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-08), at 0 Distribution Ave E, btwn Business Park Blvd N & Distribution Ave S - Twin Towers Group LLC - Requesting to Reduce the Min Road Frontage Requirements from 35 ft to 0 ft in IL (R.E. # 167826-0010) (Dist. 11-Arias) (Cox) (LUZ)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**DEFER****Public hearing next cycle 9/6/23**

57. [2023-0433](#) ORD-Q Apv Zoning Exception (Appl E-23-45), at 926 Arlington Rd N, btwn Arlington Rd N & the Arlington Expwy - Arlington Cardinal Plaza LLC - Requesting an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption, for Atlantis Event Center & Lounge, Inc., in CCG-1 (R.E. # 136545-0000) (Dist 1-Amaro) (Cox) (LUZ)  
(Companion 2023-434)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 8/22/23

**DEFER****Public hearing next cycle 9/6/23**

58. [2023-0434](#) ORD-Q Apv the Waiver of Min Distance Requirements for Liquor License Location (Appl WLD-23-10), at 926 Arlington Rd N, btwn Arlington Rd N & the Arlington Expwy - Arlington Cardinal Plaza LLC - Requesting to Reduce the Min Distance for a Liquor License Location from a Church or School from 1500 ft to 469 ft for Atlantis Event Center & Lounge, Inc. in CCG-1 (R.E. # 136454-0000) (Dist. 1-Amaro) (Cox) (LUZ)  
(Companion 2023-433)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rererfer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**DEFER****Public hearing next cycle 9/6/23**

59. [2023-0435](#) ORD-Q Apv Zoning Exception (Appl E-23-44), at 3907 Baymeadows Rd, btwn San Jose Blvd & Waterford Terr - 3907 Baymeadows Investment LLC - Requesting an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption, for No Way Jose of Jax LLC in CCG-1 (R.E. # 152530-0000) (Dist 5- J. Carlucci) (Corrigan) (LUZ)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rererfer  
8/8/23 CO Read 2nd & Rerefer  
LUZ PH - 9/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 8/22/23

**DEFER****Public hearing next cycle 9/6/23**

60. [2023-0479](#) ORD Transmitting to the State of FL's Various Agencies for Review, a Proposed Large-Scale Revision to the FLUM Series of the 2045 Comp Plan, Including a Revision to the Development Areas Map at 0 Arnold Rd, btwn Lannie Rd & Arnold Rd - (200.00± Acres) - AGR in the Rural Dev Area to LI & CSV in the Suburban Dev Area - Kathy L. Kite (R.E. # 019608-0050) (Appl # L-5825-23A) (Dist. 8-Gaffney, Jr.) (Salley) (LUZ)  
8/8/23 CO Introduced: LUZ  
8/15/23 LUZ Read 2nd & Rererfer  
LUZ PH - 9/19/23  
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 9/12/23 & 9/26/23

**READ 2ND & REREFER**

61. [2023-0480](#) ORD-Q Rezoning at 6467 Greenland Rd, btwn Philips Hwy & Greenland Chase Blvd - (4.84± Acres) - IH to PBF-2 - Mandarin Christian Church (of Jacksonville, Florida), Inc. (R.E. # 156679-0000 (Portion)) (Dist. 11-Arias) (Corrigan) (LUZ)  
8/8/23 CO Introduced: LUZ  
8/15/23 LUZ Read 2nd & Rerefer  
LUZ PH - 9/19/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/12/23

**READ 2ND & REREFER**

62. [2023-0481](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-11), at 0 Riverplace Ct, btwn Riverplace Ct & Riverplace Dr - The Shrish Tomur Revocable Trust U/A Dated 5/15/01 - Requesting to Reduce the Min Road Frontage Requirements from 96 ft to 75 ft in RLD-120 (R.E. # 105948-0110) (Dist. 6-Boylan) (Lewis) (LUZ)  
8/8/23 CO Introduced: LUZ  
8/15/23 LUZ Read 2nd & Rerefer  
LUZ PH - 9/19/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/12/23

**READ 2ND & REREFER**

63. [2023-0482](#) ORD-Q Apv Zoning Exception (Appl E-23-46), at 5045 Soutel Dr, btwn Archery Ave & Leander J. Shaw Jr. St - Benfarah, LLC - Requesting an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption, for Allusions Restaurant & Lounge, Inc. in CCG-1 (R.E. # 038260-0010) (Dist 10- Pittman) (Corrigan) (LUZ)  
8/8/23 CO Introduced: LUZ  
8/15/23 LUZ Read 2nd & Rerefer  
LUZ PH - 9/19/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 9/12/23

**READ 2ND & REREFER**

**NOTE: The next regular meeting will be held Wednesday, September 6, 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.**

Amended Minutes: Colleen Hampsey,  
Council Research CHampsey@coj.net  
904.255.5151  
Posted: 8.22.23 5:00 pm