

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Meeting Minutes - Amended

Tuesday, September 19, 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 - Excused Late Arrival 5:37 p.m.*

*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.: Bruce Lewis*

**Meeting Convened: 5:00 PM****Meeting Adjourned: 7:36 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:****CVP White - Visiting****CM Pittman - 23-331 & 23-482****CM Freeman - Visiting****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, 10/3/23  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22

**DEFER****Public hearing previously continued to 10/3/23.**

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 | 8/22/23 CO PH Cont'd 9/12/23  
9/12/23 CO PH Cont'd 9/26/23  
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, 9/19/23, 10/3/23  
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, 9/12/23, 9/26/23

**PH OPEN/CONT 10/3/23**

**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 | 8/22/23 CO PH Cont'd 9/12/23  
9/12/23 CO PH Cont'd 9/26/23  
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, 9/19/23, 10/3/23  
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, 9/12/23, 9/26/23

**PH OPEN/CONT 10/3/23**

**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  
9/12/23 CO PH Cont'd 9/26/23  
9/19/23 LUZ PH Approve 5-0  
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, 9/19/23  
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, 9/26/23

#### **PH APPROVE**

**Public hearing opened and closed.**

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

**Speakers: Chris Hagan (support)**

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

**Excused:** 1 - Diamond

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 Deny) (PC Amd/Apv) (Ex Parte: CM Carrico)  
(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  
9/12/23 CO PH Addn'tl 9/26/23  
9/19/23 LUZ PH Amend (w/Cond)/Approve 5-0  
LUZ PH - 4/18/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23, 7/18/23, 8/1/23, & 9/19/23  
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, & 9/12/23 & 9/26/23

#### **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**

**Speakers: Chris Hagan (support)**

**Ex parte declaration: CM Carrico**

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

**Excused:** 1 - Diamond

#### **AMENDMENT CONDITION:**

**1. The Development shall comply with Sec. 656.1005.2 (d)(6) of the Ordinance Code. Within the Lighting Regulation Zone at Outlying Field Whitehouse, all artificial lighting equipment, including but not limited to flood lights and searchlights, whether temporary or permanent installations, shall have positive optical control so that no light is emitted above the horizontal plane. No building permit shall be granted in this zone unless this requirement is met. Development within the Lighting Regulation Zone at Outlying Field Whitehouse is subject to Airport Notice Zone Acknowledgements as required in Sec. 656.1010.**

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, 9/19/23, 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

### PH OPEN/CONT 10/3/23

#### No speakers

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  
8/22/23 CO PH Cont'd 9/12/23  
9/12/23 CO PH Cont'd 10/24/23  
LUZ PH - 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/17/23  
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, 9/12/23, 10/24/23

### DEFER

#### Public hearing previously continued to 10/17/23

8. [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  
8/22/23 CO PH Cont'd 9/12/23  
9/12/23 CO PH Cont'd 10/10/23  
LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/3/23  
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, 9/12/23, 10/10/23

**DEFER****Public hearing previously continued to 10/3/23**

9. [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  
8/22/23 CO PH Cont'd 9/12/23  
9/12/23 CO PH Cont'd 10/10/23  
LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23 & 7/25/23, 8/8/23, 8/22/23, 9/12/23, 10/10/23

**DEFER****Public hearing previously continued to 10/3/23**



10. [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, 9/19/23, 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

**PH OPEN/CONT 10/17/23**

**No speakers**

11. [2023-0329](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-07), at 0 Merrill Rd, btwn Merrill Rd & Westwick Ln - Lakefront Church Property LLC - Requesting to Reduce the Min Road Frontage Requirements from 64 ft to 0 ft in PBF-2 (R.E. # 120735-0050) (Dist. 1-Amaro) (Fulton) (LUZ) (GAB CPAC Deny) (PD Approve) (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, 9/19/23, 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23, & 8/8/23

**PH OPEN/CONT 10/17/23**

**No speakers**

- 12. [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) (Ex Parte: CMs Amaro, J. Carlucci, Carrico & Johnson)  
 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  
 9/19/23 LUZ PH Approve 5-1 (Gaffney, Jr.)  
 LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 9/19/23  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

**PH APPROVE**

**Public hearing opened and closed.**

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

**Ex parte declarations: CMs Amaro, J. Carlucci, Carrico, Johnson**

**Brittany Norris, Joshua Gideon (Planning Department), Steve Long and Robin Smith (Public Works) spoke on behalf of the Administration.**

**Ms. Norris reviewed the history of the project that began under the previous Mayor and is already under construction.**

**Jason Teal, OGC, explained that the project is permissible under it's current zoning designation of CCG-1 but that the City's practice is to rezone properties to PBF-1 when they are City buildings on City owned land. He also explained that due to the building's square footage, there will have to be a subsequent zoning exception application made to allow for the size of building they intend to construct.**

**Tim Crutchfield spoke on behalf of the Medical Examiner's Office and explained the need for a larger and modern facility.**

**CM Gaffney Jr. encouraged the members of the community in attendance to work with the Administration on the utilization of the property adjacent to the new ME's Office that was previously a liquor store and is in the process of being purchased by the City.**

**CM Johnson asked about JSEB participation in the construction and Mr. Smith said 15% of the contractors are in the JSEB program.**

**CM Carrico asked about the distribution of rezoning notices to the neighboring property owners. Ms. Abney, Planning Department, listed the dates and methods by which the notices were sent out by mail and signage displayed on the property.**

**Speakers: Lydia Bell (oppose); Alfreda Dassie (oppose, did not speak); Ameena Shareef (oppose); Delores Robinson (oppose); Katrina Spencer (oppose); Tabitha Byers (oppose); Patricia Balkcom (oppose)**

**Aye: 5 - Carrico, Amaro, Arias, Carlucci and Johnson**

**Nay: 1 - Gaffney Jr.**

**Excused:** 1 - Diamond

13. [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  
8/22/23 CO PH Cont'd 9/12/23  
9/12/23 CO PH Cont'd 10/24/23  
LUZ PH - 8/1/23, 8/15/23, 9/6/23, 10/17/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -7/25/23 & 8/8/23, 8/22/23, 9/12/23, 10/24/23

#### **DEFER**

#### **Public hearing previously continued to 10/17/23**

14. [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 PUD, to Permit a Recreational Vehicle Park Uses, as Described in the Noroad Motorhome Resort PUD - 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  
8/22/23 CO PH Cont'd 9/12/23  
9/6/23 LUZ PH Substitute/Rerefer 6-0  
9/12/23 CO PH Substitute/Rerefer 16-0  
LUZ PH - 8/1/23, 8/15/23, 9/6/23, & 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23 & 8/8/23, 8/22/23, 9/12/23, & 10/10/23 & 10/24/23

#### **DEFER**

#### **New Public Hearing 10/3/23 (item was previously substituted and rereferred)**

15. [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) (PD & PC Amd/Apv) (Ex Parte: CM Carrico)  
 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  
 9/19/23 LUZ PH Amend/Approve (w/Conds) 5-0  
 LUZ PH - 8/1/23, 9/6/23, 9/19/23  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/25/23

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

**Public hearing opened and closed.**

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

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

**Speaker: Jason Gabriel (support)**

**Ex parte declaration: CM Carrico**

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

**Excused:** 1 - Diamond

#### **AMENDMENT:**

1. Attaches a Revised Exhibit 3 (Revised Written description dated August 31, 2023).
2. Attaches a Revised Exhibit 4 (Revised Site Plan dated August 25, 2023).

#### **CONDITIONS:**

1. The restaurant is limited to a maximum of 150 seats total, inclusive of interior and exterior.
2. The patio shall be limited to a maximum of 24 seats.
3. Hours of operation for the restaurant shall be limited to 6:30 a.m. to 12:00 a.m., Thursday through Saturday, and 6:30 a.m. to 11:00 p.m., Sunday through Wednesday.
4. All live entertainment shall stop at 10:30 p.m. on Sundays through Wednesdays and at 11:30 p.m. on Thursdays through Saturdays.
5. All commercial deliveries and dumpster pick-ups shall be between the hours of 8:00 a.m. and 8:00 p.m.
6. Landscaping shall be developed in accordance with the Janet O. Whitmill Landscape Plan attached hereto as Exhibit 5 and dated May 5, 2016.
7. The owner shall ensure drivers exiting the driveway can see vehicles on Oak Street in both directions. The on-street parking and landscaping may be a sight obstruction, particularly the proposed spaces. Therefore, the developer shall show lines of clear sight for drivers exiting the driveway as described in Section 804.617 (a) and (b), Ordinance Code. There shall be no sight obstructions as defined in FDOT Design Manual Section 212.11 in the clear sight triangles.

16. [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  
8/22/23 CO PH Addn'tl 9/12/23  
9/12/23 CO PH Cont'd 9/26/23  
LUZ PH - 9/6/23, 9/19/23, 10/3/23  
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23, 9/26/23

### PH OPEN/CONT 10/3/23

#### No speakers

17. [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 Laffavor, 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) (PD & PC Apv)  
(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  
8/22/23 CO PH Addn'tl 9/12/23  
9/12/23 CO PH Cont'd 9/26/23  
9/19/23 LUZ PH Approve 5-0  
LUZ PH - 9/6/23, 9/19/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23, 9/26/23

### PH APPROVE

#### Public hearing opened and closed.

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

#### Speakers: Matt Jackson (support); Koce Gjorgjiev (support)

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

**Excused:** 1 - Diamond

18. [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) (PD & PC Apv) (Ex Parte: CMs Gaffney, Jr., J. Carlucci & Carrico) (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  
8/22/23 CO PH Addn'tl 9/12/23  
9/12/23 CO PH Cont'd 9/26/23  
9/19/23 LUZ PH Amend/Approve 5-0  
LUZ PH - 9/6/23, 9/19/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23 & 9/12/23, 9/26/23

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

**Public hearing opened and closed.**

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

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

**Speakers: Matt Jackson (support); Koce Gjorgjiev (support)**

**Ex parte declarations: CMs Gaffney Jr., J. Carlucci and Carrico**

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

**Excused:** 1 - Diamond

#### **AMENDMENT**

- 1. Attaches a Revised Exhibit 3 (Revised PUD Written Description dated September 18, 2023).**
- 2. Attaches a Revised Exhibit 4 (Revised PUD Site Plan dated September 18, 2023).**

19. [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) (PD Apv) (Ex Parte: CMs Gaffney, Jr., J. Carlucci, & Carrico)  
(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  
8/22/23 CO PH Addn'tl 9/12/23  
9/12/23 CO PH Cont'd 9/26/23  
9/19/23 LUZ PH Approve 5-0  
LUZ PH - 9/6/23, 9/19/23  
Public Hearing Pursuant to Sec 380.06(7), F.S & CR 3.601 - 8/22/23 & 9/12/23, 9/26/23

#### **PH APPROVE**

**Public hearing opened and closed.**

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

**Speakers: Matt Jackson (support, questions only)**

**Ex parte declarations: CMs Carrico, Gaffney Jr., and J. Carlucci**

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

**Excused:** 1 - Diamond

20. [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) (PD & PC Apv)  
(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  
8/22/23 CO PH Addn'tl 9/12/23  
9/12/23 CO PH Cont'd 9/26/23  
9/19/23 LUZ PH Approve 6-0  
LUZ PH - 9/6/23, 9/19/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23, 9/26/23

**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

21. [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) (PD & PC Apv)  
(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  
8/22/23 CO PH Addn'tl 9/12/23  
9/12/23 CO PH Cont'd 9/26/23  
9/19/23 LUZ PH Approve 6-0  
LUZ PH - 9/6/23, 9/19/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23 & 9/12/23, 9/26/23

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****Speaker: Cyndy Trimmer (support, questions only)****Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Johnson



**Excused:** 1 - Diamond

22. [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) (PD & PC Apv) (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  
8/22/23 CO PH Addn'tl 9/12/23  
9/12/23 CO PH Cont'd 9/26/23  
9/19/23 LUZ PH Approve 6-0  
LUZ PH - 9/6/23, 9/19/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 8/22/23 & 9/12/23, 9/26/23

#### **PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: Cyndy Trimmer (support, questions only)**

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

**Excused:** 1 - Diamond

23. [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) (PD & PC Apv) (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  
8/22/23 CO PH Addn'tl 9/12/23  
9/12/23 CO PH Cont'd 9/26/23  
9/19/23 LUZ PH Approve 6-0  
LUZ PH - 9/6/23, 9/19/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 8/22/23 & 9/12/23, 9/26/23

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

24. [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  
8/22/23 CO PH Addn'tl 9/12/23  
9/12/23 CO PH Cont'd 9/26/23  
LUZ PH - 9/6/23, 9/19/23, 10/17/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23, 9/26/23

**PH OPEN/CONT 10/17/23****No speakers**

25. [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  
8/22/23 CO PH Addn'tl 9/12/23  
9/12/23 CO PH Cont'd 9/26/23  
LUZ PH - 9/6/23, 9/19/23, 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23 & 9/12/23, 9/26/23

**PH OPEN/CONT 10/17/23**

**No speakers**

26. [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  
8/22/23 CO PH Only  
LUZ PH - 9/6/23, 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**DEFER**

**Public hearing previously continued to 10/17/23**

27. [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  
8/22/23 CO PH Only  
LUZ PH - 9/6/23, 9/19/23, 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**PH OPEN/CONT 10/17/23**

**No speakers**

28. [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) (PD & PC Apv)  
7/25/23 CO Introduced: LUZ  
8/1/23 LUZ Read 2nd & Rerefer  
8/8/23 CO Read 2nd & Rerefer  
8/22/23 CO PH Only  
LUZ PH - 9/6/23, 9/19/23, 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**PH OPEN/CONT 10/3/23**

**Public hearing opened and closed.**

**Public hearing reopened and continued to 10/3/23 at the request of Council Member Gaffney, Jr.**

**No speakers.**

29. [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) (PD Apv)  
 7/25/23 CO Introduced: LUZ  
 8/1/23 LUZ Read 2nd & Rerefer  
 8/8/23 CO Read 2nd & Rerefer  
 8/22/23 CO PH Only  
 9/19/23 LUZ PH Approve 6-0  
 LUZ PH - 9/6/23, 9/19/23  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****No speakers****Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Johnson**Excused:** 1 - Diamond

30. [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) (GAB CPAC Deny) (PD Deny) (Companion 2023-434)  
 7/25/23 CO Introduced: LUZ  
 8/1/23 LUZ Read 2nd & Rerefer  
 8/8/23 CO Read 2nd & Rerefer  
 8/22/23 CO PH Only  
 9/19/23 LUZ PH Amend (Deny)/Approve 6-0  
 LUZ PH - 9/6/23, 9/19/23  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 8/22/23

**PH/Amend to Deny/Approve****Public hearing opened and closed.****Motion/2nd move to amend to deny: Amaro/Arias****Motion/2nd to move as amended: Amaro/Arias****Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Johnson**Excused:** 1 - Diamond

31. [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) (GAB CPAC Deny) (PD Deny) (Companion 2023-433)  
 7/25/23 CO Introduced: LUZ  
 8/1/23 LUZ Read 2nd & Rererfer  
 8/8/23 CO Read 2nd & Rerefer  
 8/22/23 CO PH Only  
 9/19/23 LUZ PH Amend (Deny)/Approve 6-0  
 LUZ PH - 9/6/23, 9/19/23  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**PH/Amend to Deny/Approve**

**Public hearing opened and closed.**

**Motion/2nd move to amend to deny: Amaro/Arias**

**Motion/2nd to move as amended: Amaro./Arias**

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

**Excused:** 1 - Diamond

32. [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) (PD & PC Apv)  
 8/8/23 CO Introduced: LUZ  
 8/15/23 LUZ Read 2nd & Rerefer  
 8/22/23 CO Read 2nd & Rerefer  
 9/12/23 CO PH Addn'tl 9/26/23  
 9/19/23 LUZ PH Approve 5-0  
 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

**PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: Paul Harden (support, questions only)**

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

**Excused:** 1 - Diamond

33. [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) (PD & PC Apv)  
8/8/23 CO Introduced: LUZ  
8/15/23 LUZ Read 2nd & Rerefer  
8/22/23 CO Read 2nd & Rerefer  
9/12/23 CO PH Only  
9/19/23 LUZ PH Approve 6-0  
LUZ PH - 9/19/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/12/23

#### **PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: Autumn Martinage (support)**

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

**Excused:** 1 - Diamond

34. [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) (PD Apv)  
8/8/23 CO Introduced: LUZ  
8/15/23 LUZ Read 2nd & Rerefer  
8/22/23 CO Read 2nd & Rerefer  
9/12/23 CO PH Only  
9/19/23 LUZ PH Approve 6-0  
LUZ PH - 9/19/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/12/23

#### **PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: Curtis Hart (support)**

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

**Excused:** 1 - Diamond

- 35.     [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) (PD Apv) (Ex Parte: CMs Johnson & Gaffney, Jr.)  
8/8/23 CO Introduced: LUZ  
8/15/23 LUZ Read 2nd & Rerefer  
8/22/23 CO Read 2nd & Rerefer  
9/12/23 CO PH Only  
9/19/23 LUZ PH Approve 6-0  
LUZ PH - 9/19/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 9/12/23

**PH APPROVE**

**Public hearing opened and closed.**  
**Motion/2nd move to approve: Gaffney Jr./Arias**  
**Speaker: Lawrence Yancy (support)**  
**Ex parte declarations: CMs Gaffney Jr. and Johnson**

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

**Excused:**    1 - Diamond

- 36.     [2023-0533](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 6826 Richardson Rd, btwn New Kings Rd & Richardson Rd - (3.08± Acres) - RPI to CGC - Park & Go Truck Storage, LLC (R.E. # 041512-0000) (Appl # L-5823-23C) (Dist. 10-Pittman) (Parola) (LUZ)  
(Rezoning 2023-534)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/26/23 & 10/10/23

**DEFER**

**Public hearing next cycle 10/3/23**



37. [2023-0534](#) ORD-Q Rezoning at 6826 Richardson Rd, btwn New Kings Rd & Richardson Rd - (3.08± Acres) - PUD (2005-120-E) to PUD, to Permit an Automobile Svc Station & Recreational Vehicle & Self-Storage Uses, as Described in the Richardson Rd PUD - Park & Go Truck Storage, LLC.  
(R.E. # 041512-0000) (Appl # L-5823-23C) (Dist. 10-Pittman) (Lewis) (LUZ)  
(NW CPAC Deny)  
(Small Scale 2023-533)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 10/10/23

**DEFER****Public hearing next cycle 10/3/23**

38. [2023-0535](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 10939 Biscayne Blvd, btwn Mar Vic Ln & Yelford Cir - (0.97± Acres) - LDR to MDR - Dunn Avenue Holdings, LLC (R.E. # 044176-0050) (Appl # L-5831-23C) (Dist. 8-Gaffney, Jr.) (Fogarty) (LUZ)  
(Rezoning 2023-536)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/26/23 & 10/10/23

**DEFER****Public hearing next cycle 10/3/23**

39. [2023-0536](#) ORD-Q Rezoning at 10939 Biscayne Blvd, btwn Mar Vic Ln & Yelford Cir - (0.97± Acres) - RLD-100A to RMD-C - Dunn Avenue Holdings, LLC (R.E. # 044176-0050) (Appl # L-5831-23C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny)  
(Small Scale 2023-535)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 10/10/23

**DEFER****Public hearing next cycle 10/3/23**

40. [2023-0537](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 & 1010 Mill Creek Rd, btwn Regency Square Blvd N & Libby Rd S - (4.24± Acres) - CGC to MDR - 1010 Mill Creek, LLC (R.E. # 120877-0010 & 121150-0100) (Appl # L-5838-23C) (Dist. 1-Amaro) (Lukacovic) (LUZ) (JWC Apv)  
(Rezoning 2023-538)  
8/22/23 CO Introduced: LUZ, JWC  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/26/23 & 10/10/23

**DEFER****Public hearing next cycle 10/3/23**

41. [2023-0538](#) ORD-Q Rezoning at 0 & 1010 Mill Creek Rd, btwn Regency Square Blvd N & Libby Rd S - (4.24± Acres) - CRO & CO to RMD-C - 1010 Mill Creek, LLC (R.E. # 120877-0010 & 121150-0100) (Appl # L-5838-23C) (Dist. 1-Amaro) (Fulton) (LUZ)  
(Small Scale 2023-537)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 10/10/23

**DEFER****Public hearing next cycle 10/3/23**

42. [2023-0539](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 1005 Pecan Park Rd, btwn International Airport Blvd & I-95 - (1.19± Acres) - AGR to LDR - William Alexander Mercer (R.E. # 108119-0000) (Appl # L-5856-23C) (Dist. 8-Gaffney, Jr.) (Salley) (LUZ)  
(Rezoning 2023-540)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/26/23 & 10/10/23

**DEFER****Public hearing next cycle 10/3/23**

43. [2023-0540](#) ORD-Q Rezoning at 1005 Pecan Park Rd, btwn International Airport Blvd & I-95- (1.19± Acres) - AGR to RLD-60 - William Alexander Mercer (R.E. # 108119-0000) (Appl # L-5856-23C) (Dist. 8-Gaffney, Jr.) (Williams) (LUZ) (Small Scale 2023-539)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 10/10/23

**DEFER**

**Public hearing next cycle 10/3/23**

44. [2023-0541](#) ORD-Q Rezoning at 0, 12441, 12447, 12453, 12459, 12465, & 12471 Tierra Chase Way, btwn Mt. Pleasant Rd & Mt. Pleasant Woods Dr - (3.13± Acres) - RR-Acre to PUD, to Permit Single Family Residential Uses, as Described in the Tierra Chase PUD - Century Communities of Florida, LLC (R.E. # 160903-0150 (Portion), 160903-0215 (Portion), 160903-0220 (Portion), 160903-0225 (Portion), 160903-0230 (Portion), 160903-0235 (Portion) & 160903-0240 (Portion)) (Dist. 2-Gay) (Nutt) (LUZ)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

**DEFER**

**Public hearing next cycle 10/3/23**

45. [2023-0542](#) ORD-Q Rezoning at 617 E 3rd St, btwn Palmetto St & Spearing St - (0.14± Acres) - RMD-A to RMD-B - Tieska Jumbo (R.E. # 114549-0000) (Dist. 7-Peluso) (Fulton) (LUZ)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

**DEFER**

**Public hearing next cycle 10/3/23**

46. [2023-0543](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-09), at 2790 Garris Ln, btwn Yellow Bluff Rd & Garris Ln - Mary Lee Anderson - Requesting to Reduce the Min Road Frontage Requirements from 160 ft to 0 ft in RR-Acre (R.E. # 106169-0030) (Dist. 2-Gay) (Lewis) (LUZ)  
(Companion 2023-544)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

**DEFER****Public hearing next cycle 10/3/23**

47. [2023-0544](#) ORD-Q Granting Administrative Deviation (Appl AD-23-43), at 2790 Garris Ln, btwn Yellow Bluff Rd & Garris Ln - Mary Lee Anderson - Requesting to Reduce the Min Lot Area From 2.0 Acres to 1.13 Acres - RR-Acre (RE# 106169-0030) (Dist. 2-Gay) (Lewis) (LUZ)  
(Companion 2023-543)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

**DEFER****Public hearing next cycle 10/3/23**

48. [2023-0545](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-02), at 0 Gerona Dr N, btwn Westham Rd & Brougham Ave - Omko, Inc. - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 0 ft in RLD-60 (R.E. # 166872-0020) (Dist. 3-Lahnen) (Lewis) (LUZ)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

**DEFER****Public hearing next cycle 10/3/23**

49. [2023-0546](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-12), at 10702 Alta Dr, btwn Masters Rd & Port Industrial Dr - Joseph Holton, Viktorya Budnik, Donald Heath Williams & Margarita Williams - Requesting to Reduce the Min Road Frontage Requirements from 160 ft to 35 ft for 2 Lots in RLD-100A (R.E. # 109086-0000) (Dist. 2-Gay) (Fulton) (LUZ)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

**DEFER****Public hearing next cycle 10/3/23**

50. [2023-0547](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-14), at 16005 Yogi Bear Ln, btwn Shellcracker Rd & Croaker Rd - Lee Matthew Schlachter & Lora Mae Schlachter - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 159682-0265) (Dist. 2-Gay) (Cox) (LUZ)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

**DEFER****Public hearing next cycle 10/3/23**

51. [2023-0548](#) ORD-Q Apv Zoning Exception (Appl E-23-51), at 2695 Post St, btwn King St & Acosta St - Brewzstead 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 the CoLab Cafe Limited Liability Company, in CCG-1 (R.E. # 064199-0010) (Dist 7-Peluso) (Corrigan) (LUZ)  
(Companion 2023-549)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

**DEFER****Public hearing next cycle 10/3/23**

52. [2023-0549](#) ORD-Q Apv the Waiver of Min Distance Requirements for Liquor License Location (Appl WLD-23-13), at 2695 Post St, btwn King St & Acosta St - Brewzstead LLC - Requesting to Reduce the Min Distance for a Liquor License Location from a Church or School from 1,500 ft to 1,215 ft for the CoLab Cafe Limited Liability Company, in CCG-1 (R.E. # 064199-0010) (Dist. 7-Peluso) (Corrigan) (LUZ)  
(Companion 2023-548)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

**DEFER****Public hearing next cycle 10/3/23**

53. [2023-0550](#) ORD-Q Apv Zoning Exception (Appl E-23-54), at 9735 Old St. Augustine Rd, btwn Pritmore Rd & Old St. Augustine Rd - KDP1 Ventures LLC - Requesting: (1) an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption, (2) Permanent Outside Sale & Svc of All Alcoholic Beverages Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, & (3) Outside Sale & Svc of Food Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, for Layalina Restaurant Inc., in CCG-1 (R.E. # 148952-0000) (Dist 5-J. Carlucci) (Fulton) (LUZ)  
8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

**DEFER****Public hearing next cycle 10/3/23**

54. [2023-0553](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg Located at 208 N Laura St, btwn Monroe St W & Adams St W, as a Local Landmark - The Greenleaf Building Condominium Association, Inc.; Directing the Chief of Legislative Svcs to Notify the Applicant, the Propty Owner, & the Propty Appraiser of the Local Landmark Designation, & to Record the Local Landmark Designation in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Designation on the Zoning Atlas (R.E. # 073751-1002) (Dist 7-Peluso) (Lopera) (Req of JHPC) 8/22/23 CO Introduced: LUZ  
9/6/23 LUZ Read 2nd & Rerefer  
9/12/23 CO Read 2nd & Rerefer  
LUZ PH - 10/3/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/26/23

**DEFER****Public hearing next cycle 10/3/23**

55. [2023-0591](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 Old Saint Augustine Rd, btwn Lake Gardens Dr & Whitmore Rd - (1.10± Acres) - LDR to PBF - American Legion Mandarin "Fallen Heroes" Post 372 Inc. (R.E. # 158290-0020) (Appl #L-5836-23C) (Dist. 6-Boylan) (Salley) (LUZ) (Rezoning 2023-592)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/10/23 & 10/24/23

**READ 2ND & REREFER**

56. [2023-0592](#) ORD-Q Rezoning at 0 Old Saint Augustine Rd, btwn Lake Gardens Dr & Whitmore Rd - (1.10± Acres) - RLD-60 to PUD, to Permit Dev of an American Legion Post Private Club & Related Amenities, with Sales & Svc of All Alcoholic Beverages, Including Liquor, Beer & Wine, For On-Premises Consumption, as Described in the American Legion Mandarin Post 372 PUD - American Legion Mandarin "Fallen Heroes" Post 372 Inc. (R.E. # 158290-0020) (Appl #L-5836-23C) (Dist. 6-Boylan) (Lewis) (LUZ) (Small Scale 2023-591)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601- 10/10/23 & 10/24/23

**READ 2ND & REREFER**

57. [2023-0593](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 & 7447 Salisbury Rd, btwn Salisbury Rd & Baymeadows Cir W - (39.21± Acres) - LI to MDR & CSV - Cypress Plaza Properties, Inc. & Allstate Electrical Contractors, Inc. (R.E. # 152578-0000 & 152578-0010) (Appl #L-5844-23C) (Dist. 11-Arias) (Hinton) (LUZ)  
(Rezoning 2023-594)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/10/23 & 10/24/23

**READ 2ND & REREFER**

58. [2023-0594](#) ORD-Q Rezoning at 0 & 7447 Salisbury Rd, btwn Salisbury Rd & Baymeadows Cir W - (39.21± Acres) - IL to PUD, to Permit Multi-Family Residential with Associated Recreational Uses, as Described in the Belfort Creek PUD - Cypress Plaza Properties, Inc. & Allstate Electrical Contractors, Inc. (R.E. # 152578-0000 & 152578-0010) (Appl #L-5844-23C) (Dist. 11-Arias) (Lewis) (LUZ)  
(Small Scale 2023-593)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23 & 10/24/23

**READ 2ND & REREFER**

59. [2023-0595](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 6410 Jones Rd, btwn Cisco Dr & Bee Balm Blvd - (32.32± Acres) - AGR to LDR - Ralph Wayne Davis & Emily Gail Davis (R.E. # 002896-0220 (Portion)) (Appl #L-5857-23C) (Dist. 12-White) (Parola) (LUZ)  
(Rezoning 2023-596)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/10/23 & 10/24/23

**READ 2ND & REREFER**



60. [2023-0596](#) ORD-Q Rezoning at 6410 Jones Rd, btwn Cisco Dr & Bee Balm Blvd - (32.32± Acres) - AGR to PUD, to Permit Single-Family Residential & Townhome Uses, as Described in the Jones Rd Phase 2 PUD - Ralph Wayne Davis & Emily Gail Davis (R.E. # 002896-0220 (Portion)) (Appl #L-5857-23C) (Dist. 12-White) (Nutt) (LUZ)  
(Small Scale 2023-595)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23 & 10/24/23

**READ 2ND & REREFER**

61. [2023-0597](#) ORD-Q Rezoning at 2825 Mayport Rd, btwn Mayport Rd & Pioneer Dr - (0.70± Acres) - PUD (1995-1158-E) to PUD, to Permit Commercial Uses, Including Outdoor Storage Yards Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4 (Supplementary Regulations), Ch 656 (Zoning Code), Ord Code, as Described in the 2825 Mayport PUD - 2825 Mayport Rd LLC (R.E. # 168365-0000 (Portion)) (Dist. 13-Diamond) (Lewis) (LUZ)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23

**READ 2ND & REREFER**

62. [2023-0598](#) ORD-Q Rezoning at 0 & 5800 Ramona Blvd, 0 Lane Blvd & 0 Lane Ave S, btwn Lane Ave S & Ramona Blvd - (25.66± Acres) - CCG-2 & PUD (1998-903-E) to PUD, to Permit Commercial Uses & Up to 400 Townhomes, as Described in the Lane Avenue PUD - Grace & Company, Incorporated (R.E. # 007468-0100, 007468-0200, 007470-0100 & 007471-0000) (Dist. 9-Clark-Murray) (Cox) (LUZ)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23

**READ 2ND & REREFER**

63. [2023-0599](#) ORD-Q Rezoning at 2360 Saint Johns Bluff Rd, btwn Alden Rd & Bradley Rd - (16.11± Acres) - PUD (1996-958-E) to PUD, to Permit Education Institution & Recreational Uses, as Described in the Cornerstone Classical Academy PUD - Cornerstone Classical Academy, Inc. (R.E. # 163755-0020) (Dist. 4-Carrico) (Corrigan) (LUZ)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23

**READ 2ND & REREFER**

64. [2023-0600](#) ORD-Q Rezoning at 3301 Kennedy Ln, 0 Old Fairbanks Rd, 3318 Fairbanks Rd, & 3323 Loretto Rd, btwn Loretto Rd & Gwynford Ln - (23.60± Acres) -PUD (2022-250-E) to PUD, to Permit Single-Family Residential Uses, as Described in the Preserve at Loretto PUD - Southbelt Park LTD., IGS Diamond S Inc. & Irving G. Snyder, Jr. (R.E. # 156120-0000, 156326-0000, 156327-0000 & 158109-0000) (Dist. 6-Boylan) (Cox) (LUZ)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23

**READ 2ND & REREFER**

65. [2023-0601](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl# WRF-23-17), at 0 Bunion Dr, btwn Bunion Dr & Camfield St - American Classic Homes, LLC - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 72.52 ft for 2 Proposed Lots in RLD-100B (R.E. # 016183-0010) (Dist. 14-Johnson) (Corrigan) (LUZ)  
(Companion 2023-602)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23

**READ 2ND & REREFER**

66.     [2023-0602](#)     ORD-Q Granting Administrative Deviation (Appl# AD-23-23), at 0 Bunion Dr, btwn Bunion Dr & Camfield St - American Classic Homes, LLC - Requesting to Reduce the Min Lot Area From 14,000 sq ft to 9,720 sq ft & to Reduce the Min Lot Width From 100 ft to 72 ft for 2 Proposed Lots in RLD-100B (RE# 016183-0010) (Dist. 14-Johnson) (Corrigan) (LUZ)  
(Companion 2023-601)  
9/12/23 CO Introduced: LUZ  
9/19/23 LUZ Read 2nd & Rerefer  
LUZ PH - 10/17/23  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23

**READ 2ND & REREFER**

67. [2023-0615](#) ORD-MC Amend Various Secs of Ch 652 (Floodplain Management), Ord Code, to Incorporate the FL State Floodplain Management Office's Recommendations for the City to Maintain Current Ratings with the National Flood Insurance Program Community Rating System; Directing that the Local Technical Amends to the FL Bldg Code Previously Accomplished in Sec 321.109 (Elevation Requirements), Ch 321 (Adoption of Bldg Code), Ord Code, Now be Prov in the Land Dev Procedures Manual by the Dev Svcs Div of the Planning & Dev Dept to Enable the Public to Have Easy Access to Those Amends; Repealing Sec 321.109 (Elevation Requirements), Ch 321 (Adoption of Bldg Code), Ord Code, in its Entirety; Creating a New Sec 321.109 (Elevation Requirements), Ch 321 (Adoption of Bldg Code), Ord Code, So That the Local Tech Amends Made to the FL Bldg Code Read Correctly Both On-Line & In Printed Form; Amend Sec 321.110 (Substantial Damage & Substantial Improvement Definitions), Ch 321 (Adoption of Bldg Code), Ord Code, to Remove Reference to the Edition of the FL Bldg Code; Amend Sec 652.203 (Basis for Estab Flood Hazard Areas), Pt 2 (Applicability), Ch 652 (Floodplain Mgmt), Ord Code, to Update the Effective Date of the Flood Insurance Rate Maps; Amend Sec 652.705 (Historic Bldgs), Pt 7 (Variances & Appeals), Ch 652 (Floodplain Mgmt), Ord Code, to Update the Ch of the Bldg Code; Creating a New Sec 652.709 (Certain Non-Elevated Accessory Structures), Pt 7 (Variances & Appeals), Ch 652 (Floodplain Mgmt), Ord Code, to Address Variances for Certain Non-Elevated Accessory Structures in a Special Flood Hazard Area; Amend Sec 652.900 (General), Pt 9 (Definitions), Ch 652 (Floodplain Mgmt), Ord Code, to Delete a Reference to Sec 652.900 (General), to Add & Revise Definitions, & Incorporate the Local Tech Amends Made to the Definitions of "Substantial Damage" & "Substantial Improvement"; Amend Sec 652.1001 (Bldgs & Structures), Pt 10 (Flood Resistant Dev), Ch 652 (Floodplain Mgmt), Ord Code, to Increase the Finished Floor Elevation Requirement in Flood Areas; Repealing Secs 652.1100 (Subdivisions), Sec 652.1200 (Site Improvements, Utilities & Limitations), Sec 652.1300 (Manufactured Homes), Sec 652.1400 (Recreational Vehicles & Park Trailers), Sec 652.1500 (Tanks), & Sec 1600 (Other Dev), Pt 10 (Flood Resistant Dev), Ch 652 (Floodplain Mgmt), Ord Code, in Their Entirety; Creating New Pts to Ch 652 (Floodplain Mgmt), Ord Code, Specifically: Pt 11 (Flood Resistant Dev - Subdivisions), Pt 12 (Flood Resistant Dev - Site Improvements, Utilities & Limitations), Pt 13 (Flood Resistant Dev - Manufactured Homes), Pt 14 (Flood Resistant Dev - Recreational Vehicles & Park Trailers), Pt 15 (Flood Resistant Dev - Tanks) & Pt 16 (Flood Resistant Dev - Other Dev), to Maintain Consistency in Formatting, Incorporate the Changes Required by the State Office of Floodplain Mgmt, Increase the Finished Floor Elevation Requirement in Flood Areas & Revise the Info to be Required on the Plat of a Subdivision in Flood Areas; Amend Sec 654.126 (Design Standards: Lots), Ch 654 (Code of Subdivision Regulations), Ord Code, to Incorporate Certain Elevation Requirements Previously Estab by the Council Thru Local Technical Amend to the FL Bldg Code; Prov for Applicability; Prov for Severability; Prov for Codification Instructions (Grandin & Sample) (Req of Mayor) (JWC Apv) 9/12/23 CO Introduced: NCSPHS, R, TEU, LUZ, JWC

9/18/23 NCSPHS Read 2nd & Rerefer  
9/18/23 R Read 2nd & Rerefer  
9/19/23 TEU Read 2nd & Rerefer  
9/19/23 LUZ Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

**READ 2ND & REREFER**

**NOTE: The next regular meeting will be held Tuesday, October 3, 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: 9.25.23 5:00 pm