

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, November 21, 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: Steven Libby

Council Research: Colleen Hampsey

Office of General Counsel: Mary Staffopoulos, Deputy

Planning Dept.: Kristen Reed

Planning Dept.: Bruce Lewis

Planning Dept.: Erin Abney

Meeting Convened: 5:00 P.M. Meeting Adjourned: 7:00 P.M.

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:

Item/File No. Title History

- 1. [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 | 9/26/23 CO PH Cont'd 10/10/23
 10/10/23 CO PH Cont'd 10/24/23 | 10/24/23 CO PH Cont'd 11/14/23
 11/14/23 CO PH Cont'd 11/28/23
 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, 10/17/23, 11/7/23, 11/21/23, 1/3/24
 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, 10/10/23, 10/24/23, 11/14/23, 11/28/23

PH OPEN/CONT 1/3/24

No speakers

2. [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 | 9/26/23 CO PH Cont'd 10/10/23
10/10/23 CO PH Cont'd 10/24/23 | 10/24/23 CO PH Cont'd 11/14/23
11/14/23 CO PH Cont'd 11/28/23
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, 10/17/23, 11/7/23, 11/21/23, 1/3/24
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, 10/10/23, 10/24/23, 11/14/23, 11/28/23

PH OPEN/CONT 1/3/24

No speakers

3. [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, 11/7/23, 12/5/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

DEFER

Public hearing previously continued to 12/5/23.

4. [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) (PD Apv) (PC Deny)
 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 | 10/24/23 CO PH Cont'd 11/28/23
 LUZ PH - 6/6/23, 6/21/23, 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/17/23, 11/21/23, 1/17/24
 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, 11/28/23

PH OPEN/CONT 1/17/24

Public hearing opened and continued to 1/17/24.

Speakers: Annalee Philomy (oppose); Larry Gatlin (oppose); David Tyrrell (oppose); George Ruiz (oppose); David Taylor (oppose); Harvey Flemmings (oppose); Robert Riley (oppose); Willie Bengle (oppose); Karen Tyrrell (oppose); Harry Webster (oppose); Carmen Rodriguez (oppose, did not speak); Sandra Bengle (oppose, did not speak); Vincent Aguilar (oppose, did not speak); Natasha Gatlin (oppose, did not speak); Amber Hansher (oppose, did not speak); Lori Hansher (oppose, did not speak); Barb Woodruff (oppose, did not speak); Jeff Woodruff (oppose, did not speak); Danielle Sheaffer (oppose, did not speak); Pete Almazan (oppose, did not speak); Kay Gore (oppose, did not speak); Sheree Washington (oppose, did not speak); Leah Yisrael (oppose, did not speak); Kristine Taylor (oppose, did not speak); Desiree Rodriguez (oppose, did not speak); William Rodriguez (oppose, did not speak); William Rodriguez (oppose, did not speak); Sharon Walker (oppose, did not speak); George Blair (oppose, did not speak); Michelle Nance (oppose, did not speak); Nance William (oppose, did not speak)

5. [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
10/10/23 CO PH Cont'd 11/14/23
11/14/23 CO PH Cont'd 12/12/23
LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/3/23, 11/7/23, 12/5/23
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, 11/14/23, 12/12/23

DEFER

Public hearing previously continued to 12/5/23.

6. [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
 10/10/23 CO PH Cont'd 11/14/23
 11/14/23 CO PH Cont'd 12/12/23
 LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/3/23, 11/7/23, 12/5/23
 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, 11/14/23, 12/12/23

DEFER**Public hearing previously continued to 12/5/23.**

7. [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, 11/7/23, 12/5/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

DEFER**Public hearing previously continued to 12/5/23.**

8. [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 Apv)
(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, 11/7/23, 12/5/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23, & 8/8/23

DEFER**Public hearing previously continued to 12/5/23.**

9. [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
9/26/23 CO PH Cont'd 10/10/23
10/10/23 CO PH Cont'd 10/24/23
10/24/23 CO PH Cont'd 11/14/23
11/14/23 CO PH Cont'd 11/28/23
LUZ PH - 9/6/23, 9/19/23, 10/3/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24
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, 10/10/23, 10/24/23, 11/14/23, 11/28/23

PH OPEN/CONT 1/3/24**No speakers**

- 10. [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
 9/26/23 CO PH Cont'd 10/24/23
 10/24/23 CO PH Cont'd 11/14/23
 11/14/23 CO PH Cont'd 12/12/23
 LUZ PH - 9/6/23, 9/19/23, 10/17/23, 11/7/23, 12/5/23
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/22/23 & 9/12/23, 9/26/23, 10/24/23, 11/14/23, 12/12/23

DEFER

Public hearing previously continued to 12/5/23.

- 11. [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) (SW CPAC Deny) (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
 9/26/23 CO PH Cont'd 10/24/23
 10/24/23 CO PH Cont'd 11/14/23
 11/14/23 CO PH Cont'd 12/12/23
 LUZ PH - 9/6/23, 9/19/23, 10/17/23, 11/7/23, 12/5/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23 & 9/12/23, 9/26/23, 10/24/23, 11/14/23, 12/12/23

DEFER

Public hearing previously continued to 12/5/23.

12. [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, 11/7/23, 12/5/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

DEFER**Public hearing previously continued to 12/5/23.**

13. [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, 11/7/23, 11/21/23, 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

PH OPEN/CONT 1/3/24**No speakers**

14. [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) (PD & PC Apv) (Rezoning 2023-536)
8/22/23 CO Introduced: LUZ
9/6/23 LUZ Read 2nd & Rerefer
9/12/23 CO Read 2nd & Rerefer
9/26/23 CO PH Addn'tl 10/10/23
10/10/23 CO PH Cont'd 10/24/23
10/24/23 CO PH Cont'd 11/14/23
11/14/23 CO PH Cont'd 12/12/23
LUZ PH - 10/3/23, 10/17/23, 11/7/23, 12/5/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/26/23 & 10/10/23, 10/24/23, 11/14/23, 12/12/23

DEFER**Public hearing previously continued to 12/5/23.**

15. [2023-0536](#) ORD-Q Rezoning at 0 Dunn Ave & 10939 Biscayne Blvd, btwn Mar Vic Ln & Yelford Cir - (5.40± Acres) - RLD-100A to PUD, to Permit Multi-Family Residential Uses, as Described in the Biscayne Lofty Apartments PUD- Dunn Avenue Holdings, LLC (R.E. # 044155-0200 & 044176-0050) (Appl # L-5831-23C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny) (PD & PC Apv) (Ex Parte: CM Gaffney, Jr.) (Small Scale 2023-535)
8/22/23 CO Introduced: LUZ
9/6/23 LUZ Read 2nd & Rerefer
9/12/23 CO Read 2nd & Rerefer
9/26/23 CO PH Addn'tl 10/10/23
10/10/23 CO PH Cont'd 10/24/23
10/24/23 CO PH Cont'd 11/14/23
11/7/23 LUZ PH Substitute/Rerefer 4-0
11/14/23 CO PH Substitute/Rerefer 14-0
LUZ PH - 10/3/23, 10/17/23, 11/7/23, & 1/17/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 10/10/23, 10/24/23, 11/14/23, & 1/9/24

DEFER**New public hearing 1/17/24.**

16. [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) (PD Apv)
(Companion 2023-549)
8/22/23 CO Introduced: LUZ
9/6/23 LUZ Read 2nd & Rerefer
9/12/23 CO Read 2nd & Rerefer
9/26/23 CO PH Only
11/21/23 LUZ PH Approve 6-0
LUZ PH - 10/3/23, 11/7/23, 11/21/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23

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

17. [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 900 ft for the CoLab Cafe Limited Liability Company, in CCG-1 (R.E. # 064199-0010) (Dist. 7-Peluso) (Corrigan) (LUZ) (PD Apv)
(Companion 2023-548)
8/22/23 CO Introduced: LUZ
9/6/23 LUZ Read 2nd & Rerefer
9/12/23 CO Read 2nd & Rerefer
9/26/23 CO PH Only
10/3/23 LUZ PH Amend/Rerefer 6-0
10/10/23 CO Amend/Rerefer 16-0
11/14/23 CO PH Only
11/21/23 LUZ PH Approve 6-0
LUZ PH - 10/3/23 & 11/21/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 11/14/23

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

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

Excused: 1 - Diamond

18. [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) (PD & PC Amd/Apv)
 9/12/23 CO Introduced: LUZ
 9/19/23 LUZ Read 2nd & Rerefer
 9/26/23 CO Read 2nd & Rerefer
 10/10/23 CO PH Only
 LUZ PH - 10/17/23, 11/21/23, 12/5/23
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/10/23

PH OPEN/CONT 12/5/23

Speaker: Don Waters (oppose)

19. [2023-0649](#) 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 Coconut Palm Pkwy, 0 J. Turner Butler Blvd, 0 Kiwi Palm Ct, 4950 20 Mile Rd N, 0 & 14931 Philips Hwy, 0 Rosewater Ln, 0 San Pablo Rd & 6586 San Pablo Rd S, btwn I-295 & the Duval County/St. Johns County Line - (11,047.38± Acres) - AGR in the Rural Dev Area to MU in the Suburban Dev Area Subj to FLUE Site Specific Policy 4.3.23- Adding FLUE Site Specific Policy 4.3.23- BJD Timberlands, LLC & Estuary, LLC (R.E. # 167752-0200, 167755-0020, 167763-0020, 167764-0010, 167764-1100, 167769-0015, 167774-0000, 167775-0010, 167778-0320, 167876-0020, 167877-0000, 167886-0000, 167887-0000, 168158-0000, 168159-0000, 168160-0000 & 168177-0120) (Appl # L-5861-23A) (Dist. 11-Arias) (Parola) (LUZ) (JWC Apv) (PD & PC Apv)
 9/26/23 CO Introduced: LUZ, JWC
 10/3/23 LUZ Read 2nd & Rerefer
 10/10/23 CO Read 2nd & Rerefer
 10/24/23 CO PH Addn'tl 11/14/23
 11/14/23 CO PH Cont'd 11/28/23
 11/21/23 LUZ PH Approve 6-0
 LUZ PH - 11/7/23, 11/21/23
 Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code -10/24/23 & 11/14/23, 11/28/23

PH APPROVE

Public hearing opened and closed.

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

Speaker: Paul Harden (support)

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

Excused: 1 - Diamond

20. [2023-0660](#) ORD-Q Rezoning at 0, 2700, 2835 & 2840 Stratton Rd, btwn Goble Rd & Stratton Rd - (31.56± Acres) - RLD-50 & PUD (2022-17-E) to PUD, to Permit Single-Family & Townhome Residential Uses, as Described in the Allier Residential PUD - Miller Landing LLC (R.E. # 012839-0030, 012860-0000, 012865-0110 & 012867-0000) (Dist. 12-White) (Cox) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CMs Carrico & Johnson)
9/26/23 CO Introduced: LUZ
10/3/23 LUZ Read 2nd & Rerefer
10/10/23 CO Read 2nd & Rerefer
10/24/23 CO PH Only
11/7/23 LUZ PH Amend/Approve (w/Conds) 5-0
11/14/23 CO Rereferred to LUZ by CP per CR 3.203
LUZ PH - 11/7/23, & 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

DEFER

Item rereferred.

21. [2023-0661](#) ORD-Q Rezoning at 2152 & 2156 Mayport Rd, btwn Dutton Island Rd W & Fairway Villas Dr - (1.56± Acres) - PUD (2018-617-E) to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the Bosco Enterprises, LLC PUD - Bosco Enterprises, LLC (R.E. # 169410-0000 & 164910-0010) (Dist. 13-Diamond) (Corrigan) (LUZ)
9/26/23 CO Introduced: LUZ
10/3/23 LUZ Read 2nd & Rerefer
10/10/23 CO Read 2nd & Rerefer
10/24/23 CO PH Only
LUZ PH - 11/7/23, 11/21/23, 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

PH OPEN/CONT 1/3/24

No speakers

22. [2023-0664](#) ORD-Q Apv Zoning Exception (Appl E-23-60), at 6178 Townsend Rd, btwn Blanding Blvd & Jammes Rd - Nader Khazaal - Requesting an Establishment or Facility Which Includes the Retail Sale of Beer or Wine for On-Premises Consumption, for Imperial Market Inc., in PUD (1999-807-E) (R.E. # 098923-0000) (Dist 14-Johnson) (Fulton) (LUZ) (PD Deny)
 9/26/23 CO Introduced: LUZ
 10/3/23 LUZ Read 2nd & Rerefer
 10/10/23 CO Read 2nd & Rerefer
 10/24/23 CO PH Only
 11/21/23 LUZ Withdraw 6-0
 LUZ PH - 11/7/23, 11/21/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/24/23

WITHDRAW

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

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

Excused: 1 - Diamond

23. [2023-0700](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Residential Bldg Located at 3239 Dellwood Ave, btwn Owen Ave & Day Ave, as a Local Landmark - Artur Nistra & Jessica Rampton as Trustees of the Rampton & Nistra Living Trust; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property 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. # 061026-0000) (Dist 7-Peluso) (Req of JHPC) (PD Apv)
 10/10/23 CO Introduced: LUZ
 10/17/23 LUZ Read 2nd & Rerefer
 10/24/23 CO Read 2nd & Rerefer
 11/14/23 CO PH Only
 11/21/23 LUZ PH Approve 6-0
 LUZ PH - 11/21/23
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601- 11/14/23

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Johnson/Arias

Speaker: Jessica Nistra (support, did not speak)

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

Excused: 1 - Diamond

- 24. [2023-0701](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg Located at 930 N University Blvd, btwn Arlington Expwy & Los Santos Way, as a Local Landmark - TDC Jax, LLC; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property 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. # 129300-0000) (Dist 1-Amaro) (Req of JHPC) (PD Apv)
 10/10/23 CO Introduced: LUZ
 10/17/23 LUZ Read 2nd & Rerefer
 10/24/23 CO Read 2nd & Rerefer
 11/14/23 CO PH Only
 LUZ PH - 11/21/23, 12/5/23
 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601- 11/14/23

PH OPEN/CONT 12/5/23

No speakers

- 25. [2023-0702](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 14255 Duval Rd, btwn Higate Rd & Duval Pl W - (2.56± Acres) - LDR to BP - MDH Jax, Inc. (R.E. # 019365-0000) (Appl # L-5855-23C) (Dist. 8-Gaffney, Jr.) (Hinton) (LUZ) (PD & PC Apv) (Rezoning 2023-703)
 10/10/23 CO Introduced: LUZ
 10/17/23 LUZ Read 2nd & Rerefer
 10/24/23 CO Read 2nd & Rerefer
 11/14/23 CO PH Addn'tl 11/28/23
 11/21/23 LUZ PH Approve 6-0
 LUZ PH - 11/21/23
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/14/23 & 11/28/23

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: Gaffney Jr./Arias
Speaker: Fred Atwill, Jr. (support, did not speak)

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

Excused: 1 - Diamond

26. [2023-0703](#) ORD-Q Rezoning at 14255 Duval Rd, btwn Higate Rd & Duval Pl W - (2.56± Acres) - RR-Acre to PUD, to Permit Industrial Uses, as Described in the 14255 Duval Road Office Warehouse PUD - MDH Jax, Inc. (R.E. # 019365-0000) (Appl # L-5855-23C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny) (PD & PC Amd/Apv) (Small Scale 2023-702)
10/10/23 CO Introduced: LUZ
10/17/23 LUZ Read 2nd & Rerefer
10/24/23 CO Read 2nd & Rerefer
11/14/23 CO PH Addn'tl 11/28/23
11/21/23 LUZ PH Amend/Approve (w/Cond) 6-0
LUZ PH - 11/21/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23 & 11/28/23

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

Speaker: Fred Atwill, Jr. (support)

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

Excused: 1 - Diamond

CONDITION:

1. Any and all outside storage shall be permissible by Zoning Exception only. In addition, any outside use of vehicles in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment shall be permissible by Zoning Exception only.

27. [2023-0704](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 St. Augustine Rd, btwn St. Augustine Rd & Lorimier Rd - (0.45± Acres) - LDR to BP - T20 Holdings LLC (R.E. # 130411-0110, 130411-0120 & 130411-0130) (Appl # L-5859-23C) (Dist. 5-J. Carlucci) (Roberts) (LUZ) (PD Deny) (PC Apv) (Companions 2023-705 & 2023-706)
10/10/23 CO Introduced: LUZ
10/17/23 LUZ Read 2nd & Rerefer
10/24/23 CO Read 2nd & Rerefer
11/14/23 CO PH Addn'tl 11/28/23
LUZ PH - 11/21/23, 12/5/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/14/23 & 11/28/23

PH OPEN/CONT 12/5/23

No speakers

Public hearing continued at the request of applicant.

28. [2023-0705](#) ORD-Q Rezoning at 0 St. Augustine Rd, btwn St. Augustine Rd & Lorimier Rd - (0.45± Acres) - RLD-60 to IBP - T20 Holdings LLC (R.E. # 130411-0110, 130411-0120 & 130411-0130) (Appl # L-5859-23C) (Dist. 5-J. Carlucci) (Williams) (LUZ) (PD Deny) (PC Apv) (Companions 2023-704 & 2023-706)
10/10/23 CO Introduced: LUZ
10/17/23 LUZ Read 2nd & Rerefer
10/24/23 CO Read 2nd & Rerefer
11/14/23 CO PH Addn'tl 11/28/23
LUZ PH - 11/21/23, 12/5/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23 & 11/28/23

PH OPEN/CONT 12/5/23

No speakers

Public hearing continued at the request of applicant.

29. [2023-0706](#) ORD-Q Granting Administrative Deviation (Appl # AD-23-84), at 0 St. Augustine Rd, btwn St. Augustine Rd & Lorimier Rd - T20 Holdings LLC - Requesting to: (1) Decrease the Min Number of Loading Spaces from 1 to 0, (2) Reduce the Perimeter Landscape Buffer btwn Vehicle Use Area & Abutting Property Along the South Boundary from 5 ft to 2 ft, (3) Decrease the Min Width of Driveway Access from St. Augustine Rd from 24 ft to 13 ft, & (4) Reduce the Uncomplimentary Land-Use Buffer Width from 10 ft to 5 ft Along the North Property Boundary from 10 ft to 5 ft Along the East Property Boundary & from 10 ft to 2 ft Along the South Property Boundary in RLD-60 (RE # 130411-0110, 130411-0120 & 130411-0130) (Dist. 5-J. Carlucci) (Williams) (LUZ) (PD Deny) (PC Apv)
(Companions 2023-704 & 2023-705)
10/10/23 CO Introduced: LUZ
10/17/23 LUZ Read 2nd & Rerefer
10/24/23 CO Read 2nd & Rerefer
11/14/23 CO PH Addn'tl 11/28/23
LUZ PH - 11/21/23, 12/5/23
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/14/23 & 11/28/23

PH OPEN/CONT 12/5/23

No speakers

Public hearing continued at the request of applicant.

30. [2023-0707](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 Atlantic Blvd, btwn Sutton Lakes Blvd & Kernan Blvd - (3.42± Acres) - LDR to CGC - Property Management Support, Inc., as Trustee of Atlantic North Land Trust, U/T/A Dated 8/13/08 (R.E. # 165263-8310) (Appl # L-5848-23C) (Dist. 3-Lahnen) (Fogarty) (LUZ) (PD & PC Apv)
(Rezoning 2023-708)
10/10/23 CO Introduced: LUZ
10/17/23 LUZ Read 2nd & Rerefer
10/24/23 CO Read 2nd & Rerefer
11/14/23 CO PH Addn'tl 11/28/23
11/21/23 LUZ PH Approve 6-0
LUZ PH - 11/21/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/14/23 & 11/28/23

PH APPROVE

Public hearing opened and closed.

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

Speakers: Blair Knighting (support); Mike Herzberg (support)

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

Excused: 1 - Diamond

31. [2023-0708](#) ORD-Q Rezoning at 0 Atlantic Blvd, btwn Sutton Lakes Blvd & Kernan Blvd - (3.42± Acres) - PUD (1994-704-652-E) & RR-Acre to CCG-1 - Property Management Support, Inc., as Trustee of Atlantic North Land Trust, U/T/A Dated 8/13/08 (R.E. # 165263-8310) (Appl # L-5848-23C) (Dist. 3-Lahnen) (Cox) (LUZ) (PD & PC Apv) (Small Scale 2023-707)
10/10/23 CO Introduced: LUZ
10/17/23 LUZ Read 2nd & Rerefer
10/24/23 CO Read 2nd & Rerefer
11/14/23 CO PH Addn'tl 11/28/23
11/21/23 LUZ PH Approve 6-0
LUZ PH - 11/21/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23 & 11/28/23

PH APPROVE

Public hearing opened and closed.

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

Speakers: Blair Knighting (support, did not speak); Mike Herzberg (support, questions only)

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

Excused: 1 - Diamond

32. [2023-0709](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 Halsema Rd S, btwn Cecil Commerce Center Pkwy & Chaffee Rd S - (1.00± Acres) - BP to RR - CTB3, LLC (R.E. # 001932-0010) (Appl # L-5852-23C) (Dist. 12-White) (Salley) (LUZ) (PD & PC Apv) (Rezoning 2023-710)
10/10/23 CO Introduced: LUZ
10/17/23 LUZ Read 2nd & Rerefer
10/24/23 CO Read 2nd & Rerefer
11/14/23 CO PH Addn'tl 11/28/23
11/21/23 LUZ PH Approve 6-0
LUZ PH - 11/21/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/14/23 & 11/28/23

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

- 33. [2023-0710](#) ORD-Q Rezoning at 0 Halsema Rd S, btwn Cecil Commerce Center Pkwy & Chaffee Rd S - (1.00± Acres) - PUD (2010-620-E) to RR-Acre - CTB3, LLC (R.E. # 001932-0010 (Portion)) (Appl # L-5852-23C) (Dist. 12-White) (Williams) (LUZ) (PD & PC Apv) (Small Scale 2023-709)
 10/10/23 CO Introduced: LUZ
 10/17/23 LUZ Read 2nd & Rerefer
 10/24/23 CO Read 2nd & Rerefer
 11/14/23 CO PH Addn'tl 11/28/23
 11/21/23 LUZ PH Approve 6-0
 LUZ PH - 11/21/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23 & 11/28/23

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

- 34. [2023-0711](#) ORD-Q Apv Zoning Exception (Appl E-23-61), at 8635 Blanding Blvd, btwn Youngerman Cir & Argyle Forest Blvd - Orange Park, 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 Green Papaya of Orange Park Inc., D/B/A Green Papaya Thai & Sushi Cuisine, in CCG-1 (R.E. # 099094-0150) (Dist 14-Johnson) (Cox) (LUZ) (PD Apv)
 10/10/23 CO Introduced: LUZ
 10/17/23 LUZ Read 2nd & Rerefer
 10/24/23 CO Read 2nd & Rerefer
 11/14/23 CO PH Only
 11/21/23 LUZ PH Approve 6-0
 LUZ PH - 11/21/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: Gaffney Jr./Arias
Speaker: Lawrence Yancy (support)

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

Excused: 1 - Diamond

- 35. [2023-0712](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-18), at 0 Dinsmore Dairy Rd, btwn Dunn Ave & Braddock Rd - Russell L. Rathfon & Theresa A. Rathfon - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 003796-1800) (Dist. 8-Gaffney, Jr.) (Lewis) (LUZ) (PD Apv) (Ex Parte: CM Gaffney, Jr.)
 10/10/23 CO Introduced: LUZ
 10/17/23 LUZ Read 2nd & Rerefer
 10/24/23 CO Read 2nd & Rerefer
 11/14/23 CO PH Only
 11/21/23 LUZ PH Approve 6-0
 LUZ PH - 11/21/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23

PH APPROVE

Public hearing opened and closed.

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

Ex parte declaration: CM Gaffney Jr.

Speakers: Callie Adcock (support); Russell Ratheon (support)

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

Excused: 1 - Diamond

- 36. [2023-0713](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-19), at 12751 Shims Rd, btwn Scarwin Ln & Sapp Rd - Kerry William Penn - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 106929-0110) (Dist. 2-Gay) (Cox) (LUZ) (PD Apv)
 10/10/23 CO Introduced: LUZ
 10/17/23 LUZ Read 2nd & Rerefer
 10/24/23 CO Read 2nd & Rerefer
 11/14/23 CO PH Only
 11/21/23 LUZ PH Approve 6-0
 LUZ PH - 11/21/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23

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

37. [2023-0714](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-20), at 0 Spring Forest Ave, btwn Creetown Dr & Spring Forest Cir - James B. Osborne & Mary G. Osborne - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 0 ft in RLD-60 (R.E. # 138675-0210) (Dist. 4-Carrico) (Corrigan) (LUZ) (PD Apv)
 10/10/23 CO Introduced: LUZ
 10/17/23 LUZ Read 2nd & Rerefer
 10/24/23 CO Read 2nd & Rerefer
 11/14/23 CO PH Only
 11/21/23 LUZ PH Approve 6-0
 LUZ PH - 11/21/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****Speakers: Michael Atkins (support); Deborah Osborne Lents (support, questions only)****Aye:** 6 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci and Johnson**Excused:** 1 - Diamond

38. [2023-0744](#) ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9412 Feagles Farm Rd, btwn Jones Rd & Imeson Rd - (221.06± Acres) - LDR to CSV - Lennar Homes, LLC (R.E. # 003447-0000 (Portion)) (Appl # L-5818-23A) (Dist. 12-White) (Hinton) (LUZ)
 (Rezoning 2023-745)
 10/24/23 CO Introduced: LUZ
 11/7/23 LUZ Read 2nd & Rerefer
 11/14/23 CO Read 2nd & Rerefer
 LUZ PH - 1/3/24
 Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code -12/12/23 & 1/9/24

DEFER**Public hearing next cycle 1/3/24**

39. [2023-0745](#) ORD-Q Rezoning at 9412 Feagles Farm Rd, btwn Jones Rd & Imeson Rd - (221.06± Acres) - PUD (2021-685-E) to CSV - Lennar Homes, LLC (R.E. # 003447-0000 (Portion)) (Appl # L-5818-23A) (Dist. 12-White) (Corrigan) (LUZ) (Large Scale 2023-744)
10/24/23 CO Introduced: LUZ
11/7/23 LUZ Read 2nd & Rerefer
11/14/23 CO Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23 & 1/9/24

DEFER**Public hearing next cycle 1/3/24**

40. [2023-0746](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 7711 S Old Middleburg Rd, btwn Collins Rd & Old Middleburg Rd S - (2.10± Acres) - LDR to CGC - Vrihi Development LLC (R.E. # 016361-0074) (Appl # L-5853-23C) (Dist. 14-Johnson) (Fogarty) (LUZ) (Rezoning 2023-747)
10/24/23 CO Introduced: LUZ
11/7/23 LUZ Read 2nd & Rerefer
11/14/23 CO Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/12/23 & 1/9/24

DEFER**Public hearing next cycle 1/3/24**

41. [2023-0747](#) ORD-Q Rezoning at 7711 & 7715 S Old Middleburg Rd, btwn Collins Rd & Old Middleburg Rd S - (6.45± Acres) - RR-Acre & PUD (2021-168-E) to PUD, to Permit Commercial Uses, as Described in the Collins Plaza PUD - Vrihi Development LLC (R.E. # 016361-0058 & 016361-0074) (Appl # L-5853-23C) (Dist. 14-Johnson) (Cox) (LUZ) (Small Scale 2023-746)
10/24/23 CO Introduced: LUZ
11/7/23 LUZ Read 2nd & Rerefer
11/14/23 CO Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23 & 1/9/24

DEFER**Public hearing next cycle 1/3/24**

42. [2023-0748](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 W Pine Estates Rd, btwn Pine Estates Dr & Pine Estates Rd W - (1.25± Acres) - RPI to LDR - American Classic Homes, LLC (R.E. # 020533-0010) (Appl # L-5869-23C) (Dist. 8-Gaffney, Jr.) (Roberts) (LUZ)
(Rezoning 2023-749)
10/24/23 CO Introduced: LUZ
11/7/23 LUZ Read 2nd & Rerefer
11/14/23 CO Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/12/23 & 1/9/24

DEFER**Public hearing next cycle 1/3/24**

43. [2023-0749](#) ORD-Q Rezoning at 0 W Pine Estates Rd, btwn Pine Estates Dr & Pine Estates Rd W - (1.25± Acres) - CO to RLD-100B - American Classic Homes, LLC (R.E. # 020533-0010) (Appl # L-5869-23C) (Dist. 8-Gaffney, Jr.) (Fulton) (LUZ)
(Small Scale 2023-748)
10/24/23 CO Introduced: LUZ
11/7/23 LUZ Read 2nd & Rerefer
11/14/23 CO Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23 & 1/9/24

DEFER**Public hearing next cycle 1/3/24**

44. [2023-0750](#) ORD-Q Rezoning at 0 & 5634 Meakie Rd & 0, 5753, & 5767 Spring Park Rd, btwn Bowden Rd & Meakie Rd - (2.83± Acres) - CO & CCG-1 to CCG-2 - SJ Investments of Jacksonville, LLC & Sanford Tree Service Inc. (R.E. # 153099-0000, 153102-0000, 153103-0000, 153104-0000, 153107-0000 & 153108-0000) (Dist. 4-Carrico) (Nutt) (LUZ)
10/24/23 CO Introduced: LUZ
11/7/23 LUZ Read 2nd & Rerefer
11/14/23 CO Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

DEFER**Public hearing next cycle 1/3/24**

45. [2023-0751](#) ORD-Q Rezoning at 331 W Ashley St, btwn Ashley St W & Pearl St N - (0.58± Acres) - PUD (1996-393-455-E) to CCBD - Ocean Broad Ventures LLC (R.E. # 073938-0010) (Dist. 7-Peluso) (Fulton) (LUZ)
10/24/23 CO Introduced: LUZ
11/7/23 LUZ Read 2nd & Rerefer
11/14/23 CO Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

DEFER**Public hearing next cycle 1/3/24**

46. [2023-0752](#) ORD-Q Apv Zoning Exception (Appl E-23-71), at 11101 Old St. Augustine Rd, btwn Losco Rd & Old St. Augustine Rd - Losco Corners, L.L.C. - 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 Cantina Cinco De Mayo Mexican Grill Corp, in PUD (1993-241-361-E) (R.E. # 156418-0230) (Dist 6-Boylan) (Nutt) (LUZ)
10/24/23 CO Introduced: LUZ
11/7/23 LUZ Read 2nd & Rerefer
11/14/23 CO Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

DEFER**Public hearing next cycle 1/3/24**

47. [2023-0753](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-22), at 10110 Fort George Rd, btwn Heckscher Dr & Palmetto Ave - Christopher Ray Martin, Jr. & Stephanie Schafer - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 60 ft in RR-Acre (R.E. # 169193-0020) (Dist. 2-Gay) (Lewis) (LUZ)
(Companion 2023-754)
10/24/23 CO Introduced: LUZ
11/7/23 LUZ Read 2nd & Rerefer
11/14/23 CO Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

DEFER**Public hearing next cycle 1/3/24**

48. [2023-0754](#) ORD-Q Granting Administrative Deviation (Appl # AD-23-76), at 10110 Fort George Rd, btwn Heckscher Dr & Palmetto Ave - Christopher Ray Martin, Jr. & Stephanie Schafer - Requesting to Reduce the Min Lot Area from 43,560 sq ft to 11,463 sq ft & to Reduce the Min Lot Width from 100 ft to 60 ft in RR-Acre (R.E. # 169193-0020) (Dist. 2-Gay) (Lewis) (LUZ)
(Companion 2023-753)
10/24/23 CO Introduced: LUZ
11/7/23 LUZ Read 2nd & Rerefer
11/14/23 CO Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 12/12/23

DEFER**Public hearing next cycle 1/3/24**

49. [2023-0780](#) ORD-MC to Readopt a Tech Amend to the FL Bldg Code; Incorporating Recitals; Amend Ch 321 (Adoption of Building Code), Sec 321.103 (Baby-Changing Table Requirements), Ord Code, to Consolidate All Changing Table Requirements & Update Terminology to Correspond With the FL Bldg Code Occupancy Classifications; Repealing Sec 321.103.1 (Changing Table Requirements), Ord Code; Estab Compliance With Sec 553.73(4)(b), F.S.; Including Fiscal Impact Statement Analysis; Readopting the Tech Amend to the 8th Edition of the FL Bldg Code; Auth Transmittal to the FL Bldg Commission; Req 1 Cycle Emergency Passage; Prov Severability Language; Prov Codification Instructions (Bowles) (Introduced by CM Carlucci) (Co-Sponsors CMs Freeman & Clark-Murray)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166 & Sec 553.73(4)(b)(1), F.S. & C.R. 3.601 - 11/28/23

READ 2ND & REREFER

Trisha Bowles explained that this bill would readopt a technical amendment to the Florida building code regarding changing table requirements for children and adults. The emergency would allow the bill one-cycle passage. This legislation was originally passed in 2019 as a project of former Councilman Danny Becton.

CM Arias voiced concern that these requirements imposed burdens on small businesses and that the exemptions allowed were not effective. The adult changing table requirement for restaurants with a capacity of over 150 customers included an exemption when the installation of an adult changing table would exceed 10% of the total project cost, and CM Arias pointed out that this would rarely ever have any effect, citing an example of a \$3.8 million restaurant, which would require that the installation of the adult changing table cost at least \$380,000 in order to be exempt.

The Committee originally approved the emergency, but then reconsidered and voted down the emergency in order to allow for further discussion regarding this amendment to the building code.

- 50.** [2023-0781](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 & 700 Palmetto St & 817 Oakley St, btwn E Union St & Arlington Expwy - (6.15± Acres) - MDR, LI & CGC to RC with FLUE Site Specific Policy 4.4.42 - Adopting a New Site Specific Policy 4.4.42 in the FLUE - Argos USA LLC, Successor by Merger to Argos Ready Mix LLC (R.E. # 130803-0000, 130810-0000 & 130817-0000) (Appl # L-5858-23C) (Dist. 7-Peluso) (Parola) (LUZ)
(Rezoning 2023-782)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/12/23 & 1/9/24

READ 2ND & REREFER

- 51.** [2023-0782](#) ORD-Q Rezoning at 0 & 700 Palmetto St & 817 Oakley St, btwn E Union St & Arlington Expwy - (6.15± Acres) - RMD-A, IL & CCG-1 to PUD, to Permit Townhomes & Commercial & Multi-Family Residential Uses, as Described in the Palmetto Street Mixed Use PUD - Argos USA LLC, Successor by Merger to Argos Ready Mix LLC (R.E. # 130803-0000, 130810-0000 & 130817-0000) (Appl # L-5858-23C) (Dist. 7-Peluso) (Lewis) (LUZ)
(Small Scale 2023-781)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23 & 1/9/24

READ 2ND & REREFER

52. [2023-0783](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 Yellow Water Rd, btwn Normandy Blvd & Yellow Water Rd - (2.34± Acres) - AGR to CGC - Class Investments Company, Inc. (R.E. # 002278-0055) (Appl # L-5873-23C) (Dist. 12-White) (Roberts) (LUZ)
(Rezoning 2023-784)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
12/12/23 & 1/9/24

READ 2ND & REREFER

53. [2023-0784](#) ORD-Q Rezoning at 0 Normandy Blvd & 0 Yellow Water Rd, btwn Normandy Blvd & Yellow Water Rd - (7.83± Acres) - CN & AGR to PUD, to Permit Commercial Uses, including Outdoor Storage/Parking of Recreational Vehicles & Boats, as Described in the Yellow Water at Normandy PUD - Class Investments Company, Inc. (R.E. # 002278-0005, 002278-0030 & 002278-0055) (Appl # L-5873-23C) (Dist. 12-White) (Nutt) (LUZ)
(Small Scale 2023-783)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23 & 1/9/24

READ 2ND & REREFER

54. [2023-0785](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 6239 New Kings Rd, btwn Edgewood Ave W & Hema Rd - (3.69± Acres) - MDR & LDR to BP - Manna Provision Company, LLC, f/k/a Manna Provision Company (R.E. # 040555-0010 (Portion)) (Appl # L-5866-23C) (Dist. 10-Pittman) (Hinton) (LUZ)
(Rezoning 2023-786)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
12/12/23 & 1/9/24

READ 2ND & REREFER

55. [2023-0786](#) ORD-Q Rezoning at 6239 New Kings Rd, btwn Edgewood Ave W & Hema Rd - (3.69± Acres) - RMD-A & RLD-60 to IBP - Manna Provision Company, LLC, f/k/a Manna Provision Company (R.E. # 040555-0010 (Portion)) (Appl # L-5866-23C) (Dist. 10-Pittman) (Fulton) (LUZ)
(Small Scale 2023-785)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23 & 1/9/24

READ 2ND & REREFER

56. [2023-0787](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 8231 Messer Rd, btwn Johnson Terr & Garden St - (2.12± Acres) - AGR to RR - Earl Pearson, Jr., Dorothy Karen Thompson, Richard Chester Wright, Charles Michael Capps & Lee Jay Capps (R.E. # 002851-0010) (Appl # L-5874-23C) (Dist. 12-White) (Hinton) (LUZ)
(Rezoning 2023-788)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/12/23 & 1/9/24

READ 2ND & REREFER

57. [2023-0788](#) ORD-Q Rezoning at 8231 Messer Rd, btwn Johnson Terr & Garden St - (2.12± Acres) - AGR to RR-Acre - Earl Pearson, Jr., Dorothy Karen Thompson, Richard Chester Wright, Charles Michael Capps & Lee Jay Capps (R.E. # 002851-0010) (Appl # L-5874-23C) (Dist. 12-White) (Cox) (LUZ)
(Small Scale 2023-787)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23 & 1/9/24

READ 2ND & REREFER

58. [2023-0789](#) ORD-Q Rezoning at 1839 Main St N, btwn Main St N & 8th St E - (1.19± Acres) - CCG-S to PUD, to Permit Commercial Uses, Including the Sale & Svc of all Alcoholic Beverages, Including Liquor, Beer & Wine, for On-Premises & Off-Premises Consumption on Property Located Less than 1,500 ft from Several Churches & Schools without the Requirement to Obtain a Waiver of Min Distance for a Liquor License Location Pursuant to Sec 656.805, Ord Code, as Described in the 1839 Main Street North PUD; Finding that there is Competent, Substantial Evidence in the Record to Support the Need for Relief from the Requirement for a Waiver of Min Distance for Liquor License Location - Up-Side Management Company, a/k/a Up-Side Management Construction Company (R.E. # 071815-0005) (Dist. 7-Peluso) (Fulton) (LUZ)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

READ 2ND & REREFER

59. [2023-0790](#) ORD-Q Rezoning at 10562 Scott Mill Rd, btwn Chapman Oak Dr & Kirkwood Cove Ln - (3.27± Acres) - RLD-90 to PUD, to Permit a Marine Fire Station, as Described in the JFRD Station #68 PUD - COJ (R.E. # 158834-0000) (Dist. 6-Boylan) (Lewis) (LUZ)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

READ 2ND & REREFER

60. [2023-0791](#) ORD-Q Rezoning at 4389 Philips Hwy, btwn Napoli Ct & Philips Hwy - (0.29± Acres) - CO to CCG-2 - Dallapy S. Theam & Valerie K. Theam (R.E. # 153033-0005 (Portion)) (Dist. 5-J. Carlucci) (Nutt) (LUZ)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

READ 2ND & REREFER

61. [2023-0792](#) ORD-Q Apv Sign Waiver (Appl SW-23-10), for Sign at 12645 Salina Dr, btwn Josslyn Ln & Kernan Blvd S - Reunion Jacksonville RE, LLC - Requesting to Reduce the Min Setback from 10 ft to 7 ft & 8.5 in - PUD (2012-370-E) (R.E. # 167067-0435) (Dist. 3-Lahnen) (Lewis) (LUZ)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

READ 2ND & REREFER

62. [2023-0796](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Residential Bldg Located at 411 N Liberty St, btwn Duval St E & Church St E, as a Local Landmark - Duval Street Properties LLC; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas (R.E. # 073629-0000) (Dist 7-Pesluso) (Req of JHPC)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601- 12/12/23

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, December 5, 2023.

*******Note: Items may be added at the discretion of the Chair.*******

Minutes:

Eamon Webb
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Posted: 11/22/2023, 3:00 PM

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