

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Meeting Minutes - Amended

Tuesday, December 5, 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

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: 5:01 PM

Meeting Adjourned: 8:07 PM

Rollcall

Present: 5 - Chair Kevin Carrico, Vice Chair Reggie Gaffney Jr., Council Member Ken Amaro, Council Member Raul Arias and Council Member Joe Carlucci

Excused: 2 - Council Member Rory Diamond and Council Member Rahman Johnson

Attendance:
CM Gay - 2023-599

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 | 11/28/23 CO PH Cont'd 1/9/24
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, 1/9/24

DEFER

Public hearing previously continued to 1/3/24

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 | 11/28/23 CO PH Cont'd 1/9/24
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, 1/9/24

DEFER**Public hearing previously continued to 1/3/24**

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, 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

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

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
11/28/23 CO PH Cont'd 1/23/24
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, 1/23/24

DEFER

Public hearing previously continued to 1/17/24

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
12/12/23 CO PH Cont'd 1/9/24
LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/3/23, 11/7/23, 12/5/23, 1/3/24
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, 1/9/24

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

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
 12/12/23 CO PH Cont'd 1/9/24
 LUZ PH - 7/18/23, 8/1/23, 8/15/23, 9/6/23, 10/3/23, 11/7/23, 12/5/23, 1/3/24
 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, 1/9/24

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

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, 1/17/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

PH OPEN/CONT 1/17/24**No speakers**

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, 1/17/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23, & 8/8/23

PH OPEN/CONT 1/17/24

No speakers

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
11/28/23 CO PH Cont'd 1/9/24
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, 1/9/24

DEFER

Public hearing previously continued to 1/3/24

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
12/12/23 CO PH Cont'd 1/23/24
LUZ PH - 9/6/23, 9/19/23, 10/17/23, 11/7/23, 12/5/23, 1/17/24
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, 1/23/24

PH OPEN/CONT 1/17/24

No speakers

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
12/12/23 CO PH Cont'd 1/23/24
LUZ PH - 9/6/23, 9/19/23, 10/17/23, 11/7/23, 12/5/23, 1/17/24
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, 1/23/24

PH OPEN/CONT 1/17/24

No speakers

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, 2/21/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

PH OPEN/CONT 2/21/24

No speakers

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

DEFER

Public hearing previously continued to 1/3/24

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
 12/12/23 CO PH Cont'd 1/23/24
 LUZ PH - 10/3/23, 10/17/23, 11/7/23, 12/5/23, 1/17/24
 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, 1/23/24

PH OPEN/CONT 1/17/24

No speakers

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. [2023-0599-E](#) 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.; PUD Subject to Conditions (R.E. # 163755-0020) (Dist. 4-Carrico) (Corrigan) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CMs Gaffney, Jr., Carrico, Amaro, Arias, Lahnen, Peluso, Johnson, Howland, Salem, Boylan & Pittman)
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
12/5/23 LUZ PH Amend/Approve (w/Conds) 5-0
12/12/23 CO Amend/Approve 17-0
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 AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

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

Motion/2nd move to amend the amendment (to strike the language about pole height): Gaffney Jr./Arias

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

Ex parte declarations: CMs Gaffney Jr., Carrico and Amaro

Jason Teal, OGC, explained the conditions. CM Gay make remarks about the height of light poles in the parking area of the school. Laurie Santana, Chief of Transportation Planning, talked about the need for recurring traffic assessments due to changing conditions/growth in student enrollment. The committee members discussed annual traffic queuing assessments, lighting and traffic calming.

Speakers: Steve Diebenow (support), Ali Brighton (support), Cindy Witt (support), Phil Faires (oppose), Matthew Morris (support), Elizabeth Cassutti (support), David Wicker (support), Mary Ellison (support), Lindsey Hoyt (support), Amy O'Grady (support), Jovie Joiner (support), Anthony Morgan (support), Edi Wohlgemuth (support), Sara Raudenbush (support), Maria Colibaseanu (support), Beaux Corbett (support), Jean McKee (oppose), John Powell (support), Sam Arieff (support), Joshua Orellana (support), Anastasia Peace (support), Camille Fike (support, did not speak), Leslie Fike (support, did not speak), Tyra Dant (support, did not speak), Sarah Santiago (support, did not speak), Priya Santiago (support, did not speak), Cruz Santiago (support, did not speak), Ashley Olsen (support, did not speak), Brad Hovis (support, did not speak), Alicia Caldwell (support, did not speak), Patrick Hynes (support, did not speak), Derrick Caldwell (support, did not speak), Mae Mullia (support, did not speak), Bentley Olsen (support, did not speak), Murphy Mullis (support, did not speak), Beckett Olsen (support, did not speak), Charles Mullis (support, did not speak), Heather Mullis (support, did not speak), Henry Mullis (support, did not speak), Carnie Wyatt (support, did not speak),

James Green (support, did not speak), Alexa Fitzgerald (support, did not speak), Daniel Middlebrooks (support, did not speak), Danielle Middlebrooks (support, did not speak), Samuel Duca (support, did not speak), Hutson Joiner (support, did not speak), Mary Joiner (support, did not speak), Patrick O'Grady (support, did not speak), Brad Randall (support, did not speak), Tricia Randall (support, did not speak), Leslie Bishop (support, did not speak), Todd Bishop (support, did not speak), Amy Winter (support, did not speak), Ace Joiner (support, did not speak), Stacie Joiner (support, did not speak), Carrie Herbison (support, did not speak), Kelly Givens (support, did not speak), Robert Farkas (support, did not speak), Kirt Anderson (support, did not speak), Bryant Spooner (support, did not speak), Hunter Gay (support, did not speak), Maleana Gay (support, did not speak), Russell Grim II (support, did not speak), Elisa Grim (support, did not speak)

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

Excused: 2 - Diamond and Johnson

AMENDMENT:

Rezoning approved subject to 6 conditions:

- 1. One double-sided or two single-sided monument signs, not to exceed a maximum of 160 square feet, shall be allowed along St. Johns Bluff Road.**
- 2. One wall sign, not to exceed a maximum of 150 square feet, shall be allowed on the Subject Property.**
- 3. The owner/developer and its successors may utilize Fraser Road to access St. Johns Bluff Road so long as Fraser Road is built to City Standards, including a city standard cul-de-sac, curb and gutter, and sidewalk; however, Fraser Road shall not be used to access Cortez Road.**
- 4. A traffic study shall be provided at Civil Site Plan Review. A methodology meeting has been completed.**
- 5. The school shall provide an annual monitoring report to be completed to identify student queuing patterns, using Municipal School Transportation Assistance (MSTA), ensuring traffic is not allowed to overflow into City right-of-way. The scope of this study shall be determined in a methodology meeting to be held with the Chief of the Traffic Engineering Division, the Chief of the Transportation Planning Division and the traffic reviewer from Development Services prior to the first report. The report will be required each September while school is in session.**
- 6. The following applies to all new lighting installed during construction in the PUD. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candle ("f.c.") when the building or parking areas are located adjacent to residential areas and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent, or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department. Existing lights shall be directed downward or fitted with deflectors to reduce light leaving the property.**

17. [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**New public hearing 1/3/24**

18. [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) (PD & PC Amd/Apv)
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

DEFER**Public hearing previously continued to 1/3/24**

19. [2023-0701-E](#) 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) (Ex Parte: CMs Arias, J. Carlucci, Gaffney, Jr., Amaro, Carrico, Salem & Miller)
 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
 12/5/23 LUZ PH Approve 5-0
 12/12/23 CO Approve 17-0
 LUZ PH - 11/21/23, 12/5/23
 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: Gaffney Jr./Arias

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

The committee discussed the local landmark process, the value of the property, the accuracy of the report assessing the condition of the structure, the viability of the structure, the history of the building, and the uses for the building after if it is rehabbed.

Speakers: Paul Harden (oppose), Wayne Wood (support), Joseph George (support), Matthew Tuohy (support), Karen Nasrallah (support), John Crescimbeni (support), Kathleen McKenzie (support, did not speak), Alan Bliss (support), Leslie Burt (support), William Bishop (support), Dan Manjack (support), Lad Hawkins (support), Steve Matchett (support), Pam Jones (support, did not speak), Kathleen Bowles (support, did not speak), Olivia Crews (support, did not speak), Bob Crews (support, did not speak), Kay Evans (support, did not speak), Robert Evans (support, did not speak), Michael Kirwan (support, did not speak), Mindy Hawkins (support, did not speak), Wil Horan (support, did not speak), Alan Jones (support, did not speak), Ryan Madovey (oppose), Jeanne Denton-Scheck (support, did not speak), Jessica Rodriguez (support, did not speak), Arthur Resler (support, did not speak), Adora Davis (support, did not speak), Steve Kapustra (support, did not speak), Stacey Pierce (support, did not speak), Peter Mione (support, did not speak), Kathy Walker (support, did not speak), Jim Walker (support, did not speak), David Laffitte (support, did not speak), Robert Burt (support, did not speak), Trish Kapustra (support, did not speak)

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

Excused: 2 - Diamond and Johnson

20. [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
11/28/23 CO PH Cont'd 12/12/23
12/12/23 CO PH Cont'd 1/9/24
LUZ PH - 11/21/23, 12/5/23, 1/3/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/14/23 & 11/28/23, 12/12/23, 1/9/24

PH OPEN/CONT 1/3/24

21. [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
11/28/23 CO PH Cont'd 12/12/23
12/12/23 CO PH Cont'd 1/9/24
LUZ PH - 11/21/23, 12/5/23, 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23 & 11/28/23, 12/12/23, 1/9/24

PH OPEN/CONT 1/3/24

22. [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
11/28/23 CO PH Cont'd 12/12/23
12/12/23 CO PH Cont'd 1/9/24
LUZ PH - 11/21/23, 12/5/23, 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/14/23 & 11/28/23, 12/12/23, 1/9/24

PH OPEN/CONT 1/3/24

23. [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
12/12/23 CO PH Addn'tl 1/9/24
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 1/3/24

- 24. [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) (PD & PC Apv) (Large Scale 2023-744) 10/24/23 CO Introduced: LUZ 11/7/23 LUZ Read 2nd & Rerefer 11/14/23 CO Read 2nd & Rerefer 12/12/23 CO PH Addn'tl 1/9/24 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 1/3/24

- 25. [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 12/12/23 CO PH Addn'tl 1/9/24 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 1/3/24

26. [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) (PD & PC Amd/Apv) (Small Scale 2023-746)
10/24/23 CO Introduced: LUZ
11/7/23 LUZ Read 2nd & Rerefer
11/14/23 CO Read 2nd & Rerefer
12/12/23 CO PH Addn'tl 1/9/24
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 1/3/24**

27. [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
12/12/23 CO PH Addn'tl 1/9/24
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 1/3/24**

28. [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
12/12/23 CO PH Addn'tl 1/9/24
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 1/3/24**

29. [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) (PD & PC Deny)
10/24/23 CO Introduced: LUZ
11/7/23 LUZ Read 2nd & Rerefer
11/14/23 CO Read 2nd & Rerefer
12/12/23 PH Only
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

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

30. [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
12/12/23 PH Only
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

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

31. [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
12/12/23 PH Only
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

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

32. [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
12/12/23 PH Only
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

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

33. [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
12/12/23 PH Only
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 12/12/23

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

34. [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
 11/28/23 CO PH Read 2nd & Rerefer
 Public Hearing Pursuant to Ch 166 & Sec 553.73(4)(b)(1), F.S. & C.R. 3.601 - 11/28/23

DEFER

35. [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
 11/28/23 CO Read 2nd & Rerefer
 12/12/23 CO PH Addn'tl 1/9/24
 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 1/3/24**

36. [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
11/28/23 CO Read 2nd & Rerefer
12/12/23 CO PH Addn'tl 1/9/24
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 1/3/24**

37. [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
11/28/23 CO Read 2nd & Rerefer
12/12/23 CO PH Addn'tl 1/9/24
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 1/3/24**

38. [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) (PD & PC Amd/Apv) (Small Scale 2023-783)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
11/28/23 CO Read 2nd & Rerefer
12/12/23 CO PH Addn'tl 1/9/24
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 1/3/24**

39. [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
11/28/23 CO Read 2nd & Rerefer
12/12/23 CO PH Addn'tl 1/9/24
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 1/3/24**

40. [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) (NW CPAC Amend/Apv) (PD & PC Apv)
(Small Scale 2023-785)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
11/28/23 CO Read 2nd & Rerefer
12/12/23 CO PH Addn'tl 1/9/24
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 1/3/24**

41. [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
11/28/23 CO Read 2nd & Rerefer
12/12/23 CO PH Addn'tl 1/9/24
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 1/3/24**

42. [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) (PD & PC Apv) (Small Scale 2023-787)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
11/28/23 CO Read 2nd & Rerefer
12/12/23 CO PH Addn'tl 1/9/24
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 1/3/24**

43. [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) (PD & PC Amd/Apv)
11/14/23 CO Introduced: LUZ
11/21/23 LUZ Read 2nd & Rerefer
11/28/23 CO Read 2nd & Rerefer
12/12/23 PH Only
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

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

44. [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
11/28/23 CO Read 2nd & Rerefer
12/12/23 PH Only
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

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

45. [2023-0791](#) ORD-Q Rezoning at 4389 Philips Hwy, btwn Napoli Ct & Philips Hwy - (0.29± Acres) - CO to CCG-2 - Dally 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
11/28/23 CO Read 2nd & Rerefer
12/12/23 PH Only
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

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

46. [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
11/28/23 CO Read 2nd & Rerefer
12/12/23 PH Only
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

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

47. [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
11/28/23 CO Read 2nd & Rerefer
12/12/23 PH Only
LUZ PH - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601- 12/12/23

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

48. [2023-0821](#) 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 Pecan Park Rd & 0 Arnold Rd, btwn Arnold Rd & JIA - (229.01± Acres) - AGR & PBF to LI - Subema, LLC (R.E. # 019583-0000 & 019606-0000 (Portion)) (Appl # L-5872-23A) (Dist. 8-Gaffney, Jr.) (Parola) (LUZ)
11/28/23 CO Introduced: LUZ, JWC
12/5/23 LUZ Read 2nd & Rerefer
12/12/23 CO Read 2nd & Rerefer
LUZ PH - 1/17/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/9/24 & 1/23/24

READ 2ND & REREFER

49. [2023-0822](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 8835 Washington Ave, btwn Elm St & Prospect St - (0.49± Acres) - LDR to BP - Florida Coastal Properties LLC (R.E. # 037382-0000) (Appl # L-5824-23C) (Dist. 8-Gaffney, Jr.) (Hinton) (LUZ) (Rezoning 2023-823)
11/28/23 CO Introduced: LUZ
12/5/23 LUZ Read 2nd & Rerefer
12/12/23 CO Read 2nd & Rerefer
LUZ PH - 1/17/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/9/24 & 1/23/24

READ 2ND & REREFER

50. [2023-0823](#) ORD-Q Rezoning at 8835 Washington Avenue, btwn Elm St & Prospect St - (0.49± Acres) - RLD-60 to PUD, to Permit Warehouse & Office (Industrial) Uses, as Described in the Washington Ave Facility PUD - Florida Coastal Properties LLC (R.E. # 037382-0000) (Appl # L-5824-23C) (Dist. 8-Gaffney, Jr.) (Nutt) (LUZ)
(Small Scale 2023-822)
11/28/23 CO Introduced: LUZ
12/5/23 LUZ Read 2nd & Rerefer
12/12/23 CO Read 2nd & Rerefer
LUZ PH - 1/17/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/9/24 & 1/23/24

READ 2ND & REREFER

51. [2023-0824](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 8781 US 301 Hwy S, btwn Loest Rd & Wellhausen Rd - (13.36± Acres) - CGC to LI - Ocala Herlong LLC (R.E. # 001192-0010) (Appl # L-5883-23C) (Dist. 12-White) (Fogarty) (LUZ)
(Rezoning 2023-825)
11/28/23 CO Introduced: LUZ, JWC
12/5/23 LUZ Read 2nd & Rerefer
12/12/23 CO Read 2nd & Rerefer
LUZ PH - 1/17/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/9/24 & 1/23/24

READ 2ND & REREFER

52. [2023-0825](#) ORD-Q Rezoning at 8781 US 301 Hwy S, btwn Loest Rd & Wellhausen Rd - (13.36± Acres) - CCG-2 to IL - Ocala Herlong LLC (R.E. # 001192-0010) (Appl # L-5883-23C) (Dist. 12-White) (Fulton) (LUZ)
(Small Scale 2023-824)
11/28/23 CO Introduced: LUZ
12/5/23 LUZ Read 2nd & Rerefer
12/12/23 CO Read 2nd & Rerefer
LUZ PH - 1/17/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/9/24 & 1/23/24

READ 2ND & REREFER

53. [2023-0826](#) ORD-Q Rezoning at 10880 Angel Fish Way, btwn Gate Pkwy & Burnt Mill Rd - (13.56± Acres) - PUD (2007-28-E) to PUD, to Permit Addn'tl Multi-Family Residential Uses, as Described in the Arelia James Island PUD - DFI Arelia, LLC (R.E. # 167742-0480) (Dist. 11-Arias) (Corrigan) (LUZ)
11/28/23 CO Introduced: LUZ
12/5/23 LUZ Read 2nd & Rerefer
12/12/23 CO Read 2nd & Rerefer
LUZ PH - 1/17/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/9/24

READ 2ND & REREFER

54. [2023-0827](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-25), at 0 Fair St, btwn Beverly Ave & Irvington Ave - 1746 Fair, LLC - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 31 ft & 4 in for 2 Proposed Lots in RLD-60 (R.E. # 069335-0020) (Dist. 7-Peluso) (Nutt) (LUZ) (Companion 2023-828)
11/28/23 CO Introduced: LUZ
12/5/23 LUZ Read 2nd & Rerefer
12/12/23 CO Read 2nd & Rerefer
LUZ PH - 1/17/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/9/24

READ 2ND & REREFER

55. [2023-0828](#) ORD-Q Granting Administrative Deviation (Appl # AD-23-89), at 0 Fair St, btwn Beverly Ave & Irvington Ave - 1746 Fair, LLC - Requesting to: (1) Reduce the Min Lot Area from 6,000 sq ft to 3,646 sq ft for 2 Proposed Lots, (2) Reduce the Min Lot Width from 60 ft to 31 ft & 4 in for 2 Proposed Lots, (3) Reduce the Required Primary Front Yard From 20 ft to 15 ft for 2 Proposed Lots, and (4) Reduce the Required Secondary Front Yard From 10 ft to 5 ft for 1 Lot in RLD-60 (R.E. # 069335-0020) (Dist. 7-Peluso) (Nutt) (LUZ) (Companion 2023-827)
11/28/23 CO Introduced: LUZ
12/5/23 LUZ Read 2nd & Rerefer
12/12/23 CO Read 2nd & Rerefer
LUZ PH - 1/17/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/9/24

READ 2ND & REREFER

56. [2023-0829](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-23), at 0 Moncrief-Dinsmore Rd, btwn Moncrief-Dinsmore Rd & Gilchrist Rd - Timothy Lee McCall, Jr. & Hunter Gayle Williams - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 002983-0045) (District 10-Pittman) (Cox) (LUZ)
11/28/23 CO Introduced: LUZ
12/5/23 LUZ Read 2nd & Rerefer
12/12/23 CO Read 2nd & Rerefer
LUZ PH - 1/17/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/9/24

READ 2ND & REREFER

57. [2023-0830](#) ORD-Q Apv Zoning Exception (Appl E-23-76), at 10601 San Jose Blvd, btwn Hartley Rd & San Jose Blvd - Regency Centers Corp, Successor by Merger to Equity (Landing) Inc. - 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) Restaurant With Outside Sale & Svc of Food Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, in "Outdoor Seating Area No. 1" as Depicted on the Site Plan, for Another Broken Egg of Mandarin, LLC, D/B/A Another Broken Egg Café in CCG-1 (R.E. # 155958-0015) (District 6-Boylan) (Fulton) (LUZ)
11/28/23 CO Introduced: LUZ
12/5/23 LUZ Read 2nd & Rerefer
12/12/23 CO Read 2nd & Rerefer
LUZ PH - 1/17/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/9/24

READ 2ND & REREFER

- 58. [2023-0831](#) ORD-Q Apv Zoning Exception (Appl E-23-77), at 10601 San Jose Blvd, btwn Hartley Rd & San Jose Blvd - Regency Centers Corp, Successor by Merger to Equity (Landing) Inc. - 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) Restaurant With Outside Sale & Svc of Food Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, in “Outdoor Seating Area No. 2” as Depicted on the Site Plan, for Mikenza, Inc., D/B/A Enza’s Italian Restaurant in CCG-1 (R.E. # 155958-0015) (District 6-Boylan) (Fulton) (LUZ)
 11/28/23 CO Introduced: LUZ
 12/5/23 LUZ Read 2nd & Rerefer
 12/12/23 CO Read 2nd & Rerefer
 LUZ PH - 1/17/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/9/24

READ 2ND & REREFER

NOTE: The next regular meeting will be held Wednesday, January 3, 2024.

*******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: 12.13.23 5:00 pm