

# City of Jacksonville

*117 W. Duval Street  
Jacksonville, FL 32202*



## Meeting Minutes - Amended

**Wednesday, January 17, 2024**

**5:00 PM**

**Council Chamber  
1st Floor, City Hall**

## Land Use & Zoning Committee

*Kevin Carrico, Chair*

*Reggie Gaffney, Jr., Vice Chair*

*Ken Amaro*

*Raul Arias*

*Joe Carlucci*

*Rory Diamond - Excused Absence*

*Rahman Johnson - Excused Late Arrival 6:41 p.m.*

*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 PM

Meeting Adjourned: 8:35 PM

**Rollcall**

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

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

**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  
 1/10/24 CO PH Cont'd 1/23/24  
 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, 1/17/24, 2/21/24  
 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, 1/10/24, 1/23/24

**PH OPEN/CONT 2/21/24**

**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 | 11/28/23 CO PH Cont'd 1/9/24  
1/10/24 CO PH Cont'd 1/23/24  
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, 1/17/24, 2/21/24  
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, 1/10/24,  
1/23/24

**PH OPEN/CONT 2/21/24**

**No speakers**

3. [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, 2/21/24  
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

#### **PH OPEN/CONT 2/21/24**

**Speakers: Judy Hassler (oppose); Annalee McPhilomy (oppose); Maya Tsai (oppose, did not speak); Gustavo Cairo (oppose, did not speak); Kristine Taylor (oppose, did not speak); Greg Fall (oppose, did not speak); Katherine Fall (oppose, did not speak); Amber Hansher (oppose, did not speak); Harry Webster (oppose, did not speak); Michelle Nance (oppose, did not speak); David Taylor (oppose, did not speak); Deminka Robinson (oppose, did not speak); William Nance (oppose, did not speak)**

4. [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  
1/10/24 CO PH Cont'd 1/23/24  
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, 1/17/24, 2/6/24  
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, 1/10/24, 1/23/24

**PH OPEN/CONT 2/6/24****No speakers**

5. [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  
1/10/24 CO PH Cont'd 1/23/24  
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, 1/17/24, 2/6/24  
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, 1/10/24, 1/23/24

**PH OPEN/CONT 2/6/24****No speakers**

- 6. [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, 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

**PH OPEN/CONT 2/21/24**

**No speakers**

- 7. [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, 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23, & 8/8/23

**PH OPEN/CONT 2/21/24**

**No speakers**

8. [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) (PD Deny) (PC Apv)  
 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 | 1/10/24 CO PH Cont'd 1/23/24  
 LUZ PH - 9/6/23, 9/19/23, 10/3/23, 10/17/23, 11/7/23, 11/21/23, 1/3/24, 1/17/24, 2/6/24  
 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, 1/10/24, 1/23/24

**PH OPEN/CONT 2/6/24**

**Public hearing opened and continued to 2/6/24.**

**Speakers: Cyndy Trimmer (support); Carol Christopherson (oppose); Juan Iznaga (oppose); Penny McGregor (oppose); William Bidwell (oppose); Carl Bell (oppose); Paul Earwood (oppose); Brian Chambers (oppose); David Faircloth (oppose); Robert Ryce (oppose); Hailey Kyle (oppose, did not speak); Vicky Roberts (oppose); Edna Kilgore (oppose); Edward Rhoden (oppose); Carl Heckwine (oppose); Jamie Anderson (oppose); Cody Anderson (oppose)**

9. [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, 2/6/24  
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 2/6/24****No speakers**

10. [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, 2/6/24  
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 2/6/24****No speakers**

11. [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

**DEFER****Public hearing previously continued to 2/21/24**

12. [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, 1/17/24, 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

**PH OPEN/CONT 2/6/24****No speakers**

13. [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, 2/6/24  
 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 2/6/24**

**No speakers**

14. [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  
 1/10/24 CO PH Cont'd 1/23/24  
 LUZ PH - 10/3/23, 10/17/23, 11/7/23, & 1/17/24, 2/6/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/26/23 & 10/10/23, 10/24/23, 11/14/23, & 1/10/24, 1/23/24

**PH OPEN/CONT 2/6/24**

**No speakers**

- 15. [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
  - 1/10/24 CO PH Cont'd 1/23/24
  - 1/17/24 LUZ PH Approve 5-0
  - 1/17/24 LUZ Reconsider/Defer
  - LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24
  - Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/14/23 & 11/28/23, 12/12/23, 1/10/24, 1/23/24

**PH APPROVE**

**Public hearing opened and closed.**

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

**Speakers: Cyndy Trimmer (support); Linzee Ott (oppose); Logan Cross (oppose); Juliette Vaughn (oppose, did not speak); Grace Davis (oppose, did not speak); Jeff Koch (oppose, did not speak); Suzanne Koch (oppose, did not speak)**

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

**Excused:** 2 - Diamond and Johnson

**RECONSIDER/DEFER**

**PH OPEN/CONT 2/6/24**

**Items 2024-704 and 2024-705 were reconsidered, the public hearing was re-opened and continued to 2/6/24 because the companion bill 2024-706 was initially tabled and then continued to 2/6/24 to allow more time to permit the applicant to consider new conditions or resubmit the application in a different form.**

16. [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) (Ex Parte: CMs Arias, Gaffney, Jr., J. Carlucci, Amaro & Carrico)  
 (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  
 1/10/24 CO PH Cont'd 1/23/24  
 1/17/24 LUZ PH Approve 5-0  
 1/17/24 LUZ Reconsider/Defer  
 LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23 & 11/28/23, 12/12/23, 1/10/24, 1/23/24

#### PH APPROVE

**Public hearing opened and closed.**

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

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

**Speakers: Cyndy Trimmer (support, questions only); Linzee Ott (oppose); Logan Cross (oppose); Juliette Vaughn (oppose, did not speak); Grace Davis (oppose, did not speak); Jeff Koch (oppose, did not speak); Suzanne Koch (oppose)**

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

**Excused:** 2 - Diamond and Johnson

#### RECONSIDER/DEFER

#### PH OPEN/CONT 2/6/24

**Items 2024-704 and 2024-705 were reconsidered, the public hearing was re-opened continued to 2/6/24 because the companion bill 2024-706 was initially tabled and then continued to 2/6/24 to allow more time to permit the applicant to consider new conditions or resubmit the application in a different form.**

17. [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) (Ex Parte: CM Johnson)  
(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  
1/10/24 CO PH Cont'd 1/23/24  
LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/14/23 & 11/28/23, 12/12/23, 1/10/24, 1/23/24

**PH OPEN/CONT 2/6/24**

**This item was initially tabled and then continued to 2/6/24 to permit the applicant to consider new conditions or resubmit the application in a different form.**

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

**Speakers: Cyndy Trimmer (support); Michael Sittner (support); Linzee Ott (oppose, did not speak); Logan Cross (oppose, did not speak); Juliette Vaughn (oppose, did not speak); Grace Davis (oppose, did not speak); Jeff Koch (oppose, did not speak); Suzanne Koch (oppose, did not speak)**

18. [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) (PD & PC Apv) (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  
1/10/24 CO PH Cont'd 1/23/24  
LUZ PH - 1/3/24, 1/17/24, 2/6/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/12/23 & 1/10/24, 1/23/24

**PH OPEN/CONT 2/6/24**

**Speaker: Hunter Faulkner (support)**

19. [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  
1/10/24 CO PH Cont'd 1/23/24  
LUZ PH - 1/3/24, 1/17/24, 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23 & 1/10/24, 1/23/24

**PH OPEN/CONT 2/6/24**

**Speaker: Hunter Faulkner (support, questions only)**

20. [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) (PD Apv)  
 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  
 1/17/24 LUZ PH Approve 6-0  
 LUZ PH - 1/3/24, 1/17/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

### PH APPROVE

**Public hearing opened and closed.**

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

**Speaker: Amanda Hessein (support, questions only)**

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

**Excused:** 1 - Diamond

21. [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

**Item will be heard by the Disability Council at upcoming meeting.**

- 22.     [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) (PD & PC Apv) (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  
                   1/10/24 CO PH Cont'd 1/23/24  
                   1/17/24 LUZ PH Approve 6-0  
                   LUZ PH - 1/3/24, 1/17/24  
                   Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/12/23 & 1/10/24, 1/23/24

**PH APPROVE**

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

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

**Excused:**     1 - Diamond

23. [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) (PD & PC Amd/Apv) (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  
 1/10/24 CO PH Cont'd 1/23/24  
 1/17/24 LUZ PH Amend/Approve (w/Conds) 6-0  
 LUZ PH - 1/3/24, 1/17/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23 & 1/10/24, 1/23/24

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

**Public hearing opened and closed.**

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

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

**Speaker: Dillon Baynes (support, questions only)**

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

**Excused:** 1 - Diamond

#### **AMENDMENT:**

1. Attaches a Revised Exhibit 3(revised PUD Written Description dated November 11, 2023).

#### **CONDITIONS:**

1. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, Chief of the Transportation Division and the traffic reviewer from Development Services.
2. A parking study showing that the proposed number of parking spaces will be sufficient for the proposed uses shall be submitted at the time of verification of substantial compliance for review and approval by the Transportation Planning Division.

24. [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) (PD Apv) (PC Deny) 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  
1/17/24 LUZ PH Approve 6-0  
LUZ PH - 1/3/24, 1/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

**PH APPROVE****Public hearing opened and closed.****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

25. [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) (PD & PC Apv) (JWC Apv w/Conds)  
11/28/23 CO Introduced: LUZ, JWC  
12/5/23 LUZ Read 2nd & Rerefer  
12/12/23 CO Read 2nd & Rerefer  
1/10/24 CO PH Addn'tl 1/23/24  
1/17/24 LUZ PH Approve 5-0  
LUZ PH - 1/17/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/10/24 & 1/23/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****Speaker: Michael Sittner (support)****Aye:** 5 - Carrico, Gaffney Jr., Amaro, Arias and Johnson**Excused:** 1 - Diamond

26. [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) (PD & PC Apv) (Rezoning 2023-823)  
11/28/23 CO Introduced: LUZ  
12/5/23 LUZ Read 2nd & Rerefer  
12/12/23 CO Read 2nd & Rerefer  
1/10/24 CO PH Addn'tl 1/23/24  
1/17/24 LUZ PH Approve 6-0  
LUZ PH - 1/17/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/10/24 & 1/23/24

### **PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: Jennifer Goodman (support)**

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

**Excused:** 1 - Diamond

27. [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) (PD & PC Amd/Apv) (Small Scale 2023-822)  
 11/28/23 CO Introduced: LUZ  
 12/5/23 LUZ Read 2nd & Rerefer  
 12/12/23 CO Read 2nd & Rerefer  
 1/10/24 CO PH Addn'tl 1/23/24  
 1/17/24 LUZ PH Amend/Approve 6-0  
 LUZ PH - 1/17/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24 & 1/23/24

### PH AMEND/APPROVE

**Public hearing opened and closed.**

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

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

**Speaker: Jennifer Goodman (support, questions only)**

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

**Excused:** 1 - Diamond

### AMENDMENT:

#### 1. Attaches a Revised Exhibit 3(revised PUD Written Description dated December 13, 2023).

28. [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) (PD & PC Apv) (JWC Apv) (Rezoning 2023-825)  
 11/28/23 CO Introduced: LUZ, JWC  
 12/5/23 LUZ Read 2nd & Rerefer  
 12/12/23 CO Read 2nd & Rerefer  
 1/10/24 CO PH Addn'tl 1/23/24  
 1/17/24 LUZ PH Approve 6-0  
 LUZ PH - 1/17/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24 & 1/23/24

### PH APPROVE

**Public hearing opened and closed.**

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

**Speaker: Patrick Krechowski (support)**

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

**Excused:** 1 - Diamond

29. [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) (PD & PC Apv) (Small Scale 2023-824)  
 11/28/23 CO Introduced: LUZ  
 12/5/23 LUZ Read 2nd & Rerefer  
 12/12/23 CO Read 2nd & Rerefer  
 1/10/24 CO PH Addn'tl 1/23/24  
 1/17/24 LUZ PH Approve 6-0  
 LUZ PH - 1/17/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24 & 1/23/24

### PH APPROVE

**Public hearing opened and closed.**

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

**Speaker: Patrick Krechowski (support, questions only)**

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

**Excused:** 1 - Diamond

30. [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) (PD & PC Amd/Apv) (Ex Parte: CM Arias)  
 11/28/23 CO Introduced: LUZ  
 12/5/23 LUZ Read 2nd & Rerefer  
 12/12/23 CO Read 2nd & Rerefer  
 1/10/24 CO PH Only  
 1/17/24 LUZ PH Amend/Approve (w/Conds) 6-0  
 LUZ PH - 1/17/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24

### PH AMEND/APPROVE W/CONDITIONS

**Public hearing opened and closed.**

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

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

**Ex parte declaration: CM Arias**

**Speaker: Alex Harden (support)**

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

**Excused:** 1 - Diamond

**AMENDMENT  
CONDITIONS:**

- 1. The landscape/tree buffer between the project and Oxford Chase shall meet the standards provided in section 656.1216 of the Zoning Code; provided, however, that the landscape/tree buffer shall be at least twenty (20) feet in width, and shall include a visual screen such that one tree, a minimum of four inches DBH, is planted every twenty-five (25) feet along the perimeter of the site abutting Oxford Chase.**
- 2. The maximum height of any building on the site shall be 35 feet measured from the bottom of the eaves from the finished floor of the building**

- 31.     [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) (PD Deny) (Ex Parte: CMs J. Carlucci, Gaffney, Jr., Carrico) (Companion 2023-828)  
                   11/28/23 CO Introduced: LUZ  
                   12/5/23 LUZ Read 2nd & Rerefer  
                   12/12/23 CO Read 2nd & Rerefer  
                   1/10/24 CO PH Only  
                   1/17/24 LUZ PH Approve 5-1 (Amaro)  
                   LUZ PH - 1/17/24  
                   Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24

**PH APPROVE**

**Public hearing opened and closed.**

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

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

**Speaker: Roy Mitchell (support); John Allmand (support)**

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

**Nay:**            1 - Amaro

**Excused:**      1 - Diamond

32. [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) (PD Deny) (Ex Parte: CMs Carrico, Gaffney, Jr., J. Carlucci & Amaro)  
(Companion 2023-827)  
11/28/23 CO Introduced: LUZ  
12/5/23 LUZ Read 2nd & Rerefer  
12/12/23 CO Read 2nd & Rerefer  
1/10/24 CO PH Only  
1/17/24 LUZ PH Approve 5-1 (Amaro)  
LUZ PH - 1/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****Ex parte declarations: CMs J. Carlucci, Gaffney Jr., Amaro and Carrico****Speaker: Roy Mitchell (support); John Allmand (support, questions only)****Aye:** 5 - Carrico, Gaffney Jr., Arias, Carlucci and Johnson**Nay:** 1 - Amaro**Excused:** 1 - Diamond

33. [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) (PD Apv)  
11/28/23 CO Introduced: LUZ  
12/5/23 LUZ Read 2nd & Rerefer  
12/12/23 CO Read 2nd & Rerefer  
1/10/24 CO PH Only  
1/17/24 LUZ PH Approve 6-0  
LUZ PH - 1/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24

**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. [2023-0830](#) 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) (PD Apv) (Ex Parte: CMs Arias & Carrico)  
11/28/23 CO Introduced: LUZ  
12/5/23 LUZ Read 2nd & Rerefer  
12/12/23 CO Read 2nd & Rerefer  
1/10/24 CO PH Only  
1/17/24 LUZ PH Approve 6-0  
LUZ PH - 1/17/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24

#### **PH APPROVE**

**Public hearing opened and closed.**

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

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

**Speaker: Stacie Rewis (support)**

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

**Excused:** 1 - Diamond

35. [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) (PD Apv) (Ex Parte: CMs Carrico & Arias)  
 11/28/23 CO Introduced: LUZ  
 12/5/23 LUZ Read 2nd & Rerefer  
 12/12/23 CO Read 2nd & Rerefer  
 1/10/24 CO PH Only  
 1/17/24 LUZ PH Approve 6-0  
 LUZ PH - 1/17/24  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/10/24

#### PH APPROVE

**Public hearing opened and closed.**

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

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

**Speaker: Stacie Rewis (support)**

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

**Excused:** 1 - Diamond

36. [2023-0848](#) ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan, Including a Revision to the Development Areas Map, at 0 Arnold Rd, btwn Arnold Rd & Lannie Rd - (200.00± Acres) - AGR in the Rural Dev Area to LI & CSV in the Suburban Dev Area - Kathy L. Kite, Individually & as Trustee of the Marilyn Donl Kite Revocable Trust Dated 1/27/97 (R.E. # 019608-0050) (Appl # L-5825-23A) (Dist. 8-Gaffney, Jr.) (Salley) (LUZ)  
 (Rezoning 2023-849)  
 12/12/23 CO Introduced: LUZ  
 1/3/24 LUZ Read 2nd & Rerefer  
 1/10/24 CO Read 2nd & Rerefer  
 LUZ PH - 2/6/24  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/23/24 & 2/13/24

#### DEFER

**Public hearing next cycle 2/6/24**

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37. [2023-0849](#) ORD-Q Rezoning at 0 Arnold Rd, btwn Arnold Rd & Lannie Rd - (200.00± Acres) - AGR to IL & CSV - Kathy L. Kite, Individually & as Trustee of the Marilyn Donl Kite Revocable Trust Dated 1/27/97 (R.E. # 019608-0050) (Appl # L-5825-23A) (Dist. 8-Gaffney, Jr.) (Williams) (LUZ)  
(Large-Scale 2023-848)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24 & 2/13/24

**DEFER****Public hearing next cycle 2/6/24**

38. [2023-0850](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6010 Firestone Rd, btwn Wheat Rd & 118th St - (1.96± Acres) - LDR to MDR - Alea Tukes (R.E. # 014561-0000) (Appl # L-5863-23C) (Dist. 14-Johnson) (Roberts) (LUZ)  
(Rezoning 2023-851)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/23/24 & 2/13/24

**DEFER****Public hearing next cycle 2/6/24**

39. [2023-0851](#) ORD-Q Rezoning at 6010 Firestone Rd, btwn Wheat Rd & 118th St - (1.96± Acres) - RR-Acre to RMD-D - Alea Tukes (R.E. # 014561-0000) (Appl # L-5863-23C) (Dist. 14-Johnson) (Cox) (LUZ)  
(Small-Scale 2023-850)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24 & 2/13/24

**DEFER****Public hearing next cycle 2/6/24**

40. [2023-0852](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9766 Garden St, btwn Garden St & Cisco Dr - (33.27± Acres) - NC to CGC - Garden Street Venture, LLC (R.E. # 002894-0010) (Appl # L-5885-23C) (Dist. 12-White) (Roberts) (LUZ)  
(Rezoning 2023-853)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/23/24 & 2/13/24

**DEFER**

**Public hearing next cycle 2/6/24**

41. [2023-0853](#) ORD-Q Rezoning at 9766 Garden St, btwn Garden St & Cisco Dr - (33.27± Acres) - PUD (2010-628-E) to CCG-1 - Garden Street Venture, LLC (R.E. # 002894-0010) (Appl # L-5885-23C) (Dist. 12-White) (Corrigan) (LUZ)  
(Small-Scale 2023-852)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24 & 2/13/24

**DEFER**

**Public hearing next cycle 2/6/24**

42. [2023-0854](#) ORD-Q Rezoning at 1511 Parental Home Rd, btwn Beach Blvd & Tara Ln - (2.47± Acres) - CRO to PUD, to Permit Up to 29 Townhomes, as Described in the Parental Home Townhouses PUD - Duval Construction Inc. (R.E. # 136329-0000) (Dist. 4-Carrico) (Lewis) (LUZ)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24

**DEFER**

**Public hearing next cycle 2/6/24**

43. [2023-0855](#) ORD-Q Rezoning at 0, 2114, 2120, 2124, 2148 & 2150 Mayport Rd, btwn Mayport Rd & Fairway Villas Dr - (3.85± Acres) - PUD (2022-251-E) & CCG-2 to PUD, to Permit Up to 47 Townhomes, as Described in the Mayport PUD - Beaches Habitat for Humanity, Inc. (R.E. # 169409-0000, 169409-0010, 169409-0020, 169409-0050, 169409-0070, 169453-0010 & 169453-0020) (Dist. 13-Diamond) (Corrigan) (LUZ)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24

**DEFER****Public hearing next cycle 2/6/24**

44. [2023-0856](#) ORD-Q Rezoning at 0 Bradley Cove Rd & 0 Lady Lake Rd, btwn Lady Lake Rd & Duval Station Rd - (1.39± Acres) - PUD (2008-514-E & 2015-49-E) to PUD - to Permit Commercial Uses, as Described in the Northcreek Commercial Outparcel PUD - RBSSSS, LLC (R.E. # 106606-0000 & 106606-5037) (Dist. 8-Gaffney, Jr.) (Fulton) (LUZ)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24

**DEFER****Public hearing next cycle 2/6/24**

45. [2023-0857](#) ORD-Q Rezoning at 0 North Business Park Blvd & 0 Greenland Rd, btwn Business Park Blvd N & Phillips Industrial Blvd E - (4.04± Acres) - IBP to IL - J&D Investments of Jacksonville LLC (R.E. # 167823-0510 & 167823-0520) (Dist. 11-Arias) (Williams) (LUZ)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24

**DEFER****Public hearing next cycle 2/6/24**

46. [2023-0858](#) ORD-Q Apv Zoning Exception, Subject to Condition, (Appl E-23-68), at 1705 Main St, btwn 7th St E & 8th St E - 1703-1705 N Main Street 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, Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4 of the Zoning Code, for The4Horsemen LLC, in CCG-S (R.E. # 071644-0000) (Dist. 7-Peluso) (Corrigan) (LUZ)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24

**DEFER****Public hearing next cycle 2/6/24**

47. [2023-0859](#) ORD-Q Apv Zoning Exception (Appl E-23-79), at 12961 N Main St, btwn Airport Center Dr E & Katherine Rd - Main Street Place at Oceanway LLC - Requesting an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages, Not in Conjunction With a Restaurant, Including Liquor, Beer or Wine for On-Premises Consumption, for Oceanway Liquor, Inc., in CCG-2 (R.E. # 107599-0200) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)  
12/12/23 CO Introduced: LUZ  
1/3/24 LUZ Read 2nd & Rerefer  
1/10/24 CO Read 2nd & Rerefer  
LUZ PH - 2/6/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24

**DEFER****Public hearing next cycle 2/6/24**

48. [2024-0001](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6330 118th St, btwn Jammes Rd & Blanding Blvd - (0.51± Acres) - LDR to MDR - Westside Rentals, LLC (R.E. # 098213-0000) (Appl # L-5871-23C) (Dist. 14-Johnson) (Fogarty) (LUZ)  
(Rezoning 2024-2)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/13/24 & 2/27/24

**READ 2ND & REREFER**

49. [2024-0002](#) ORD-Q Rezoning at 6330 118th St, btwn Jammes Rd & Blanding Blvd - (0.51± Acres) - RLD-60 to RMD-D - Westside Rentals, LLC (R.E. # 098213-0000) (Appl # L-5871-23C) (Dist. 14-Johnson) (Nutt) (LUZ) (Small-Scale 2024-1)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24 & 2/27/24

**READ 2ND & REREFER**

50. [2024-0003](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Old Kings Rd, btwn Dinsmore Tower Rd & Acree Rd - (4.04± Acres) - AGR to LI - Rasim Jusic (R.E. # 002486-0120) (Appl # L-5877-23C) (Dist. 8-Gaffney, Jr.) (Hinton) (LUZ) (Rezoning 2024-4)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/13/24 & 2/27/24

**READ 2ND & REREFER**

51. [2024-0004](#) ORD-Q Rezoning at 0 Old Kings Rd, btwn Dinsmore Tower Rd & Acree Rd - (4.04± Acres) - AGR to IL - Rasim Jusic (R.E. # 002486-0120) (Appl # L-5877-23C) (Dist. 8-Gaffney, Jr.) (Williams) (LUZ) (Small-Scale 2024-3)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24 & 2/27/24

**READ 2ND & REREFER**

52. [2024-0005](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Shindler Dr, btwn Bellrose Ave & Marlee Rd - (9.62± Acres) - LDR to PBF - Alberta L. Hipps (R.E. # 015137-0500) (Appl # L-5890-23C) (Dist. 14-Johnson) (Salley) (LUZ) (Rezoning 2024-6)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/13/24 & 2/27/24

**READ 2ND & REREFER**

53. [2024-0006](#) ORD-Q Rezoning at 0 Shindler Dr, btwn Bellrose Ave & Marlee Rd - (9.62± Acres) - RR-Acre to PBF-2 - Alberta L. Hipps (R.E. # 015137-0500) (Appl # L-5890-23C) (Dist. 14-Johnson) (Williams) (LUZ)  
(Small-Scale 2024-5)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24 & 2/27/24

**READ 2ND & REREFER**

54. [2024-0007](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Beaver St & 76 Chaffee Rd N, btwn Beaver St W & Chaffee Rd N - (12.12± Acres) - CGC & MDR to BP - White House Enterprises Corp (R.E. # 001831-0000 & 001833-0000) (Appl # L-5891-23C) (Dist. 12-White) (Fogarty) (LUZ)  
(Rezoning 2024-8)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/13/24 & 2/27/24

**READ 2ND & REREFER**

55. [2024-0008](#) ORD-Q Rezoning at 0 Beaver St & 76 Chaffee Rd N, btwn Beaver St W & Chaffee Rd N - (12.12± Acres) - CCG-2 to IBP - White House Enterprises Corp (R.E. # 001831-0000 & 001833-0000) (Appl # L-5891-23C) (Dist. 12-White) (Corrigan) (LUZ)  
(Small-Scale 2024-7)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24 & 2/27/24

**READ 2ND & REREFER**

56. [2024-0009](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6315 Old Wesconnett Blvd, btwn 118th St & Wesconnett Blvd - (3.04± Acres) - LDR to MDR - Dolita Pasanen Szuch (R.E. # 097881-0000) (Appl # L-5878-23C) (Dist. 14-Johnson) (Salley) (LUZ)  
(Rezoning 2024-10)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/13/24 & 2/27/24

**READ 2ND & REREFER**

57. [2024-0010](#) ORD-Q Rezoning at 6315 Old Wesconnett Blvd, btwn 118th St & Wesconnett Blvd - (3.04± Acres) - RR-Acre to PUD, to Permit Up to 48 Townhomes, as Described in the Old Wesconnett Townhomes PUD - Dolita Pasanen Szuch (R.E. # 097881-0000) (Appl # L-5878-23C) (Dist. 14-Johnson) (Nutt) (LUZ) (Small-Scale 2024-9)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24 & 2/27/24

**READ 2ND & REREFER**

58. [2024-0011](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 & 9506 Hood Rd, 5024 Sunbeam Rd & 9513 Neal Dr, btwn Hood Rd & Neal Dr - (2.28± Acres) - BP & RPI to CGC - Advanced Commercial Properties, LLC, Advanced Commercial Holdings, LLC & 9506 Hood Rd Properties, LLC (R.E. # 149103-0050, 149105-0000, 149106-0000 & 149106-0030) (Appl # L-5889-23C) (Dist. 5-J. Carlucci) (Parola) (LUZ) (Rezoning 2024-12)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/13/24 & 2/27/24

**READ 2ND & REREFER**

59. [2024-0012](#) ORD-Q Rezoning at 0 & 9506 Hood Rd, 5024 Sunbeam Rd & 9513 Neal Dr, btwn Hood Rd & Neal Dr - (2.28± Acres) - IBP & CO to PUD, to Permit Commercial Uses, as Described in the Tillman Commercial PUD - Advanced Commercial Properties, LLC, Advanced Commercial Holdings, LLC & 9506 Hood Rd Properties, LLC (R.E. # 149103-0050, 149105-0000, 149106-0000 & 149106-0030) (Appl # L-5889-23C) (Dist. 5-J. Carlucci) (Fulton) (LUZ) (Small-Scale 2024-11)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24 & 2/27/24

**READ 2ND & REREFER**

60. [2024-0013](#) ORD-Q Rezoning at 1509 Hendricks Ave, btwn Cedar St & Lasalle St - (0.21± Acres) - CCG-1 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 1509 Hendricks 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 - WBT Property LLC (R.E. # 080517-0000) (Dist. 5-J. Carlucci) (Corrigan) (LUZ)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

**READ 2ND & REREFER**

61. [2024-0014](#) ORD-Q Rezoning at 6100 Atlantic Blvd, btwn University Blvd S & River Hills Dr - (0.67± Acres) - CCG-1 to PUD, to Permit Commercial Uses with Outside Storage, as Described in the Megaland 1 PUD - Megaland 1 LLC (R.E. # 134117-0000) (Dist. 4-Carrico) (Cox) (LUZ)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

**READ 2ND & REREFER**

62. [2024-0015](#) ORD-Q Rezoning at 0 Braddock Rd, 0 New Kings Rd & 13951 New Kings Rd, btwn Dunn Ave & Lem Turner Rd - (280.55± Acres) - PUD (2020-472-E) to PUD, to Permit Single-Family Residential & Associated Recreational Uses, as Described in the Braddock Road PUD - Southpoint Crossing LLC & Hart Resources, LLC (R.E. # 002472-0105, 002472-0210 & 002482-0100) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

**READ 2ND & REREFER**

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63. [2024-0016](#) ORD-Q Rezoning at 0 Normandy Village Pkwy, btwn Normandy Blvd & Spring Branch Dr N - (8.37± Acres) - PUD (2022-439-E) to PUD, to Permit Commercial (Hospital) Uses, as Described in the Lifepoint Health Center PUD - TST Jacksonville IRF, LLC (R.E. # 007628-1020) (Dist. 9-Clark-Murray) (Nutt) (LUZ)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

**READ 2ND & REREFER**

64. [2024-0017](#) ORD-Q Rezoning at 0 W Moncrief Rd, btwn Moncrief Rd & Old Kings Rd - (5.60± Acres) - RR-Acre to PUD, to Permit Single-Family Residential Uses, as Described in the WOB II PUD - WOB Park, LLC (R.E. # 003284-0000 & 003285-0000) (Dist. 10-Pittman) (Lewis) (LUZ)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

**READ 2ND & REREFER**

65. [2024-0018](#) ORD-Q Rezoning at 135 Chaffee Rd S & 11032 Sea Rd, btwn Sea Rd & General Ave - (9.61± Acres) - IL & IBP to PBF-2 - Whitehouse Assembly of God, Inc., f/k/a Kings House Assembly of God, Inc. (R.E. # 006708-0000 & 006710-0000) (Dist. 12-White) (Nutt) (LUZ)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

**READ 2ND & REREFER**

66. [2024-0019](#) ORD-Q Rezoning at 3694 Grandy Ave, btwn Emerson St & Lakewood Rd - (0.21± Acres) - CO to CRO - Emerson Office Complex II, LLC (R.E. # 070258-0000) (Dist. 5-J. Carlucci) (Williams) (LUZ)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

**READ 2ND & REREFER**

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67. [2024-0020](#) ORD-Q Rezoning at 13401 Lanier Rd, btwn Elmar Rd & Kitler Rd - (2.94± Acres) - RLD-100A & PUD (2006-369-E) to PBF-1 - School Board of Duval County, Florida (R.E. # 106446-0010) (Dist. 2-Gay) (Fulton) (LUZ)  
(Companion 2024-21)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

**READ 2ND & REREFER**

68. [2024-0021](#) ORD-Q Apv Zoning Exception (Appl E-23-88) at 0, 13333 & 13401 Lanier Rd, btwn Elmar Rd & Kitler Rd - School Board of Duval County, Florida - Requesting a Govt Use Structure Containing More Than 40,000 sq ft, in Current Zoning Districts RLD-100A, PBF-1 & PUD (2006-369-E) (Proposed Zoning District PBF-1) (R.E. # 106445-0000, 106446-0010 & 106446-0050) (Dist. 2-Gay) (Fulton) (LUZ)  
(Companion 2024-20)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

**READ 2ND & REREFER**

69. [2024-0022](#) ORD-Q Apv Zoning Exception, Subject to Condition, (Appl E-23-89) at 14376 Beach Blvd, btwn San Pablo Rd S & Eunice Rd - Shores FWS #16, LLC - Requesting an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages, Not in Conjunction With a Restaurant, Including Liquor, Beer or Wine for On-Premises Consumption, for Shores FWS #16, LLC, in CCG-2 ((R.E. # 177032-0000) (Dist. 13-Diamond) (Fulton) (LUZ)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

**READ 2ND & REREFER**

70. [2024-0023](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-28) at 0 Yellow Bluff Rd, btwn Starratt Rd & Mahou Rd - Melissa J. Farrar - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 106166-0420) (Dist. 2-Gay) (Abney) (LUZ)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

**READ 2ND & REREFER**

71. [2024-0024](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-29) at 13936 Grover Rd, btwn Starratt Rd & Cedar Point Rd - Benjamin Croxton, Mary Croxton & Rebecca Louise Dufault - Requesting to Reduce the Min Road Frontage Requirements from 442.15 ft to 0 ft in RR-Acre (R.E. # 106377-0020) (Dist. 2-Gay) (Lewis) (LUZ)  
1/10/24 CO Introduced: LUZ  
1/17/24 LUZ Read 2nd & Rerefer  
LUZ PH - 2/21/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

**READ 2ND & REREFER**

72. [2024-0039](#) ORD-MC Concerning the Downtown Overlay Zone & the Downtown Sign Overlay Zone; Amend Sec 656.361.7.1 (Application & Review Procedure to DDRB & Council; Appeals), Subpt H (Downtown Overlay Zone & Downtown District Use & Form Regulations), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Revise the Proj Types Subj to Staff Review & to DDRB Review, & to Clarify & Revise the Review Process & Procedures for Specified Projs; Amend Sec 656.361.8 (Deviations), Subpt H (Downtown Overlay Zone & Downtown District Use & Form Regulations), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Eliminate the Workshop Requirement for Select Deviations; Amend Sec 656.1335 (Design Review), Subpt B (Downtown Sign Overlay Zone), Pt 13 (Sign Regulations), Ch 656 (Zoning Code), Ord Code, to Allow Staff Review of Certain Sign Applications (Lopera) (Req of DIA)  
1/10/24 CO Introduced: NCSPHS, R, LUZ  
1/16/24 NCSPHS Read 2nd & Rerefer  
1/16/24 R Read 2nd & Rerefer  
1/17/24 LUZ Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 1/23/24

**READ 2ND & REREFER**

**NOTE: The next regular meeting will be held Tuesday, February 6, 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.**

Minutes: Colleen Hampsey, Council Research  
CHampsey@coj.net 904.255.5151  
Posted: 1.19.24 5:00 pm