

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Meeting Minutes - Amended

Tuesday, February 6, 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

Rahman Johnson

Legislative Assistant: Maritza Sanchez

Legislative Assistant: Steven Libby

Council Research: Colleen Hampsey

Office of General Counsel: Mary Staffopoulos, Deputy

Planning Dept.: Kristen Reed

Planning Dept.: Bruce Lewis

Planning Dept.: Erin Abney

Meeting Convened: 5:00 PM

Meeting Adjourned: 10:40 PM

Present: 7 - Chair Kevin Carrico, Vice Chair Reggie Gaffney Jr., Council Member Ken Amaro, Council Member Raul Arias, Council Member Joe Carlucci, Council Member Rory Diamond and Council Member Rahman Johnson

Attendance:

CM Clark-Murray - 2023-535 & 2023-536

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 | 1/23/24 CO PH Cont'd 2/27/24
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, 2/27/24

DEFER

Public hearing previously continued to 2/21/24

- 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
 1/10/24 CO PH Cont'd 1/23/24 | 1/23/24 CO PH Cont'd 2/27/24
 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, 2/27/24

DEFER

Public hearing previously continued to 2/21/24

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 | 1/23/24 CO PH Cont'd 2/27/24
 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, 2/27/24

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

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 | 1/23/24 CO PH Cont'd 2/13/24
 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, 2/21/24
 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, 2/13/24

PH OPEN/CONT 2/21/24**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 | 1/23/24 CO PH Cont'd 2/13/24
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, 2/21/24
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, 2/13/24

PH OPEN/CONT 2/21/24

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

DEFER

Public hearing previously continued to 2/21/24

7. [2023-0329](#) ORD-Q Apv the Waiver of Min Required Road Frontage (App1 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

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

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
1/23/24 CO PH Cont'd 2/13/24
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, 2/21/24
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, 2/13/24

PH OPEN/CONT 2/21/24

Speaker: Carl Heckwine (oppose); Carl Bell (oppose); Paul Earwood (oppose); Michael Rath (oppose); Jamie Anderson (oppose); Robert Yown (oppose); Penny McGregor (oppose); Michelle Jarreau (oppose, did not speak); Robert Ryle (oppose); Ron Jarreau (oppose, did not speak); Marie Edwards (oppose, did not speak); Edward Rhoden (oppose); Oksana Vitruk (oppose); David Faircloth (oppose); Carol Christopherson (oppose); Sarah Lutgers (oppose, did not speak); Anthony Hitch (oppose); Chris Tanner (oppose, did not speak); Juan Iznaga (oppose, did not speak); Michael North (oppose, did not speak); Arthur Gray (oppose, did not speak); Brigitte Gray (oppose, did not speak); Cody Anderson (oppose, did not speak); Dennis Horton (oppose, did not speak)

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
1/23/24 CO PH Cont'd 2/13/24
LUZ PH - 9/6/23, 9/19/23, 10/17/23, 11/7/23, 12/5/23, 1/17/24, 2/6/24, 2/21/24
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, 2/13/24

PH OPEN/CONT 2/21/24

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
1/23/24 CO PH Cont'd 2/13/24
LUZ PH - 9/6/23, 9/19/23, 10/17/23, 11/7/23, 12/5/23, 1/17/24, 2/6/24, 2/21/24
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, 2/13/24

PH OPEN/CONT 2/21/24

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, 3/5/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/22/23

PH OPEN/CONT 3/5/24**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
 1/23/24 CO PH Cont'd 2/13/24
 2/6/24 LUZ PH Approve 5-2 (Gaffney, Jr., Johnson)
 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, 2/13/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/J. Carlucci

There was a lengthy discussion regarding this bill, that included concerns about the project's compatibility with the neighborhood, the aesthetics of the design, flooding, crime and traffic.

Speakers: Sarah Anderson (oppose); Courtney Brown (oppose); Jackie Bevel (oppose); Wyman Duggan (support); Reggie Whiteside (support); Gloria Simmons (oppose); Kenneth Mayhew (oppose); Joseph Trottie (oppose); Gwendolyn Coleman (oppose, did not speak); Gloria Westcott (oppose); Raymond Haywood (oppose); Kenneth Johnson (oppose, did not speak); Pamela Johnson (oppose, did not speak); Charles King (oppose); Dorothy Robinson (oppose, did not speak); Shelia Burks (oppose, did not speak); Jessie Burks (oppose, did not speak); Laverne Williams (oppose, did not speak); Reginald Walker (oppose, did not speak); Cory Haynes (oppose, did not speak); Larry Clark (oppose); Elaine Febles (oppose, did not speak); James Matchett (oppose); Richard Cuff (oppose); Josh Thayer (oppose, did not speak); Dawn Shaw (oppose); A. Mikell (oppose, did not speak); Britnee Williams (oppose); Cynthia Bourne (oppose, did not speak); Dwight Bowman (oppose, did not speak); Shanise Gallon (oppose); Antonyo Sanders (oppose); Sandra Jones (oppose, did not speak); Jeremiah Russell (support); Lorraine Allen (oppose, did not speak); Waleah Jolly (oppose); Lillie Blackshear (oppose, did not speak); Gloria Castor (oppose, did not speak); Kenneth Wade (oppose, did not speak); Fran Littleton (oppose, did not speak); Carolyn Anderson (oppose); Tahliah Hamilton (oppose, did not speak); Neville Eldemire (oppose, did not speak); Robert Mack (oppose); Denise Dean (oppose, did not speak); Royce Reed (oppose, did not speak); Jenna White (support, did not speak); Preston Pittman (support, did not speak); Christine Harris (oppose, did not speak); Nancy McMillan (oppose, did not speak); Darlene Jackson (oppose, did not speak);

Danielle Hicks (support, did not speak); Richard Thayer (oppose, did not speak); Janice Williams (oppose, did not speak); Tina Hairston (oppose, did not speak); Hattie Harrison (oppose, did not speak); Katrina Owens (oppose, did not speak); Donna Robertson (oppose, did not speak)

Aye: 5 - Carrico, Amaro, Arias, Carlucci and Diamond

Nay: 2 - Gaffney Jr. and Johnson

14. [2023-0536](#) ORD-Q Rezoning at 0 Dunn Ave & 10939 Biscayne Blvd, btwn Mar Vic Ln & Yelford Cir - (5.40± Acres) - RLD-100A & RMD-C 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 Amd/Apv) (Ex Parte: CMs Gaffney, Jr., Amaro, Arias, Carrico, J. Carlucci, Johnson & Diamond) (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
 1/23/24 CO PH Cont'd 2/13/24
 2/6/24 LUZ PH Amend/Approve (w/Conds) 5-2 (Gaffney, Jr., Johnson)
 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, 2/13/24

PH AMEND/APPROVE W/CONDITIONS

Public hearing opened and closed.

Motion/2nd move to amend: Diamond.J. Carlucci

Motion/2nd move to approve as amended: Diamond/J. Carlucci

Ex Parte declarations: CMs Amaro, Arias, Carrico, Gaffney Jr., J. Carlucci, Johnson and Diamond

There was a lengthy discussion on this bill, that included concerns about the project's compatibility with the neighborhood, the aesthetics of the design, flooding, crime and traffic.

There were 2 conditions proposed by the applicant that were not taken up (\$50,000 donation to district 8 for undetermined amenities and a sponsorship of a local public school/schools) because they did not ameliorate the impact of the project.

Speakers: Sarah Anderson (oppose, did not speak); Courtney Brown (oppose, did not speak); Jackie Bevel (oppose); Wyman Duggan (support); Reggie Whiteside (support, did not speak); Gloria Simmons (oppose); Kenneth Mayhew (oppose, did not speak); Joseph Trottie (oppose, did not speak); Gwendolyn Coleman (oppose, did not speak); Gloria Westcott (oppose, did not speak); Raymond Haywood (oppose, did not speak); Kenneth Johnson (oppose, did not speak); Pamela Johnson (oppose, did not speak); Charles King (oppose); Dorothy Robinson (oppose, did not speak); Shelia Burks (oppose, did not speak); Jessie Burks (oppose, did not speak); Laverne Williams (oppose); Reginald Walker (oppose, did not speak); Cory Haynes (oppose, did not speak); Larry Clark (oppose); Elaine Febles (oppose, did not speak); James Matchett (oppose); Richard Cuff (oppose);

Josh Thayer (oppose, did not speak); Dawn Shaw (oppose, did not speak); A. Mikell (oppose, did not speak); Britnee Williams (oppose); Cynthia Bourne (oppose, did not speak); Dwight Bowman (oppose, did not speak); Shanise Gallon (oppose); Antonyo Sanders (oppose); Sandra Jones (oppose, did not speak); Jeremiah Russell (support); Lorraine Allen (oppose, did not speak); Waleah Jolly (oppose); Lillie Blackshear (oppose, did not speak); Gloria Castor (oppose, did not speak); Kenneth Wade (oppose, did not speak); Fran Littleton (oppose, did not speak); Carolyn Anderson (oppose); Tahliah Hamilton (oppose, did not speak); Neville Eldemire (oppose, did not speak); Robert Mack (oppose); Denise Dean (oppose, did not speak); Royce Reed (oppose, did not speak); Jenna White (support, did not speak); Preston Pittman (support, did not speak); Christine Harris (oppose, did not speak); Nancy McMillan (oppose, did not speak); Darlene Jackson (oppose, did not speak); Danielle Hicks (support, did not speak); Richard Thayer (oppose, did not speak); Janice Williams (oppose, did not speak); Tina Hairston (oppose, did not speak); Hattie Harrison (oppose, did not speak); Katrina Owens (oppose, did not speak); Donna Robertson (oppose, did not speak); Christine Joyce (support); Patricia Hatch (support); Clarence Bolden (support, did not speak); Lisa Massis (support); Jeremiah Russell (support); Sandra Anderson (oppose); Jacqueline Caldwell (support, did not speak); Leola Williams (oppose, did not speak); Jamey Rapp (support); Denise Eldmire (oppose); Albert Stratton (oppose, did not speak); S.B Merritt (oppose, did not speak)

Aye: 5 - Carrico, Amaro, Arias, Carlucci and Diamond

Nay: 2 - Gaffney Jr. and Johnson

AMENDMENT:

Rezoning approved with the following conditions:

- 1. Any and all development within the PUD shall be required to submit for verification of substantial compliance.**
- 2. At such time as the City has permitted plans and appropriated and authorized funding for the construction of a roundabout at the project’s connection to Biscayne Boulevard, the owner or its successor will convey, at no cost to the City, a ten (10) foot wide strip of its property adjacent to the Biscayne Boulevard right of-way if needed for the design and construction of the roundabout.**

Attaches a Revised Exhibit 3 (revised PUD Written Description dated December 18, 2023).

Attaches a Revised Exhibit 4 (revised PUD Site Plan dated January 24, 2024).

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
 1/23/24 CO PH Cont'd 2/13/24
 LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24
 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, 2/13/24

PH OPEN/CONT 2/21/24

Speakers: Tia Colao (oppose, questions only); Logan Cross (oppose, did not speak)

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
 1/23/24 CO PH Cont'd 2/13/24
 LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24
 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, 2/13/24

PH OPEN/CONT 2/21/24

Speakers: Tia Colao (oppose, questions only); Logan Cross (oppose, did not speak)

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
1/23/24 CO PH Cont'd 2/13/24
LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24
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, 2/13/24

PH OPEN/CONT 2/21/24

Speakers: Tia Colao (oppose, questions only); Logan Cross (oppose, did not speak)
Ex parte declaration: CM Johnson

- 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
 1/23/24 CO PH Cont'd 2/13/24
 2/6/24 LUZ PH Approve 6-0
 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, 2/13/24

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: Arias, Amaro
Speaker: Hunter Faulkner (support, questions only)

Aye: 6 - Carrico, Amaro, Arias, Carlucci, Diamond and Johnson

- 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) (PD & PC Apv) (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
 1/23/24 CO PH Cont'd 2/13/24
 2/6/24 LUZ PH Approve 6-0
 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, 2/13/24

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: J. Carlucci/Arias
Speaker: Hunter Faulkner (support, questions only)

Aye: 6 - Carrico, Amaro, Arias, Carlucci, Diamond and Johnson

20. [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

21. [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) (PD & PC Apv) (Rezoning 2023-849)
12/12/23 CO Introduced: LUZ
1/3/24 LUZ Read 2nd & Rerefer
1/10/24 CO Read 2nd & Rerefer
1/23/24 CO PH Addn'tl 2/13/24
2/6/24 LUZ PH Approve 6-0
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

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: J. Carlucci/Diamond

Speaker: Paul Harden (support, questions only)

Aye: 6 - Carrico, Amaro, Arias, Carlucci, Diamond and Johnson

22. [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) (PD & PC Apv) (Large-Scale 2023-848)
12/12/23 CO Introduced: LUZ
1/3/24 LUZ Read 2nd & Rerefer
1/10/24 CO Read 2nd & Rerefer
1/23/24 CO PH Addn'tl 2/13/24
2/6/24 LUZ PH Approve 6-0
LUZ PH - 2/6/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24 & 2/13/24

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

23. [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) (PD & PC Apv) (Rezoning 2023-851)
12/12/23 CO Introduced: LUZ
1/3/24 LUZ Read 2nd & Rerefer
1/10/24 CO Read 2nd & Rerefer
1/23/24 CO PH Addn'tl 2/13/24
2/6/24 LUZ PH Approve 6-0
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

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

24. [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) (PD & PC Apv) (Ex Parte: CM Johnson)
 (Small-Scale 2023-850)
 12/12/23 CO Introduced: LUZ
 1/3/24 LUZ Read 2nd & Rerefer
 1/10/24 CO Read 2nd & Rerefer
 1/23/24 CO PH Addn'tl 2/13/24
 2/6/24 LUZ PH Approve 7-0
 LUZ PH - 2/6/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24 & 2/13/24

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: J. Carlucci/Diamond****Speaker: Alea Tukes (support, questions only)****Ex parte declaration: CM Johnson****Aye:** 7 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci, Diamond and Johnson

25. [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) (PD & PC Apv)
 (Rezoning 2023-853)
 12/12/23 CO Introduced: LUZ
 1/3/24 LUZ Read 2nd & Rerefer
 1/10/24 CO Read 2nd & Rerefer
 1/23/24 CO PH Addn'tl 2/13/24
 2/6/24 LUZ PH Approve 7-0
 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

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Diamond****Speaker: Paul Harden (support, questions only)****Aye:** 7 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci, Diamond and Johnson

26. [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) (PD & PC Apv)
 (Small-Scale 2023-852)
 12/12/23 CO Introduced: LUZ
 1/3/24 LUZ Read 2nd & Rerefer
 1/10/24 CO Read 2nd & Rerefer
 1/23/24 CO PH Addn'tl 2/13/24
 2/6/24 LUZ PH Approve 7-0
 LUZ PH - 2/6/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24 & 2/13/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: J. Carlucci/Arias

Speaker: Paul Harden (support, questions only)

Aye: 7 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci, Diamond and Johnson

27. [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) (GAB CPAC Deny) (PD & PC Amd/Apv) (Ex Parte: CM Carrico)
 12/12/23 CO Introduced: LUZ
 1/3/24 LUZ Read 2nd & Rerefer
 1/10/24 CO Read 2nd & Rerefer
 1/23/24 CO PH Only
 2/6/24 LUZ PH Amend/Approve 7-0
 LUZ PH - 2/6/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24

PH AMEND/APPROVE

Public hearing opened and closed,

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

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

Ex parte declaration: CM Carrico

Speakers: Josh Cockrell (support); John Nooney (support, did not speak)

Aye: 7 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci, Diamond and Johnson

AMENDMENT:

1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated December 14, 2023).

28. [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) (PD & PC Amd/Apv) (Ex Parte: CMs Arias, Diamond, Amaro, Carrico & Johnson)
12/12/23 CO Introduced: LUZ
1/3/24 LUZ Read 2nd & Rerefer
1/10/24 CO Read 2nd & Rerefer
1/23/24 CO PH Only
2/6/24 LUZ PH Amend/Approve (w/Conds) 7-0
LUZ PH - 2/6/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24

PH AMEND/APPROVE W/CONDITIONS

Public hearing opened and closed.

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

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

Ex parte declarations: CMs Arias, Diamond, Amaro, Carrico, Johnson

Speakers: Michael Sittner (support); Sara Jared (support)

Aye: 7 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci, Diamond and Johnson

AMENDMENT:

Rezoning approved with the following conditions:

- 1. The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127, or as otherwise approved by the Planning and Development Department.**
- 2. If guest parking is required, it shall not be located in or back into the city right of way, unless otherwise approved by the Planning and Development Department.**

Attaches a Revised Exhibit 3 (revised PUD Written Description dated February 1, 2024).

Attaches a Revised Exhibit 4 (revised PUD Site Plan dated January 29, 2024).

29. [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) (N CPAC Deny)
12/12/23 CO Introduced: LUZ
1/3/24 LUZ Read 2nd & Rerefer
1/10/24 CO Read 2nd & Rerefer
1/23/24 CO PH Cont'd 2/13/24
LUZ PH - 2/6/24, 2/21/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24, 2/13/24

PH OPEN/CONT 2/21/24

Speakers: Veronica Shaw (oppose, did not speak); John Brundage (oppose); Lisa Schulak (oppose, did not speak); Robert Selleuaag (oppose, did not speak); Bruce Wilkerson (oppose, did not speak); Amish Patel (oppose, did not speak); Lisa Musick-Kurtz (oppose, did not speak); Robin McIntosh (oppose, did not speak); Dana Griffith (oppose, did not speak); Robin Hood (oppose, did not speak); Gerald Figueroa (oppose); Terry White (oppose, did not speak); Jan Tryon (oppose, did not speak); Tuwanda Williams (oppose, did not speak); Francine Smith (oppose, did not speak); Yvonne Brooks (oppose, did not speak); Karen Goins (oppose, did not speak); John Pepera (oppose, did not speak); Belinda Pepera (oppose, did not speak); Christopher Medick (oppose); Barbara McKinley (oppose, did not speak); Andra Medick (oppose, did not speak); Lynn Doiron (oppose); Wayne Wragg (oppose); Doreen Roman (oppose, did not speak); Oliver Roman (oppose); Jeremy Shellenberger (oppose); Erin Shellenberger (oppose, did not speak); Dennis Doiron (oppose, did not speak); Mark Clark (oppose, did not speak); Tracy Terry (oppose); Ralph Fisher (oppose); King Smith Jr. (oppose); Christine Brundage (oppose); Peter Roeters (oppose, did not speak); Roberta Smith (oppose)

30. [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) (PD & PC Apv) (Ex Parte: CM Arias)
12/12/23 CO Introduced: LUZ
1/3/24 LUZ Read 2nd & Rerefer
1/10/24 CO Read 2nd & Rerefer
1/23/24 CO PH Only
2/6/24 LUZ PH Approve 7-0
LUZ PH - 2/6/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Arias****Ex parte declaration: CM Arias****Speaker: Blair Knighting (support, questions only)****Aye:** 7 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci, Diamond and Johnson

31. [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) (PD Amd/Apv)
12/12/23 CO Introduced: LUZ
1/3/24 LUZ Read 2nd & Rerefer
1/10/24 CO Read 2nd & Rerefer
1/23/24 CO PH Only
2/6/24 LUZ PH Amend/Approve (w/Cond) 7-0
LUZ PH - 2/6/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24

PH AMEND/APPROVE W/CONDITION**Public hearing opened and closed.****Motion/2nd move to amend: Diamond/Gaffney Jr.****Motion/2nd move to approve as amended: Gaffney Jr./Diamond****Speaker: Brandon Stanko (support, questions only)****Aye:** 7 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci, Diamond and Johnson

AMENDMENT:

1. Granting the Exception is contingent upon the issuance of the associated Companion Waiver of Liquor Distance Application WLD-23-24 by the Planning Commission.

- 32. 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) (PD Apv)
 12/12/23 CO Introduced: LUZ
 1/3/24 LUZ Read 2nd & Rerefer
 1/10/24 CO Read 2nd & Rerefer
 1/23/24 CO PH Only
 2/6/24 LUZ PH Approve 7-0
 LUZ PH - 2/6/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/23/24

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: Gaffney Jr./Diamond
Speaker: Paul Harden (support, questions only)

Aye: 7 - Carrico, Gaffney Jr., Amaro, Arias, Carlucci, Diamond and Johnson

- 33. 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
 1/23/24 CO 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

DEFER

Public hearing next cycle 2/21/24

34. [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
1/23/24 CO 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

DEFER**Public hearing next cycle 2/21/24**

35. [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
1/23/24 CO 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

DEFER**Public hearing next cycle 2/21/24**

36. [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
1/23/24 CO 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

DEFER**Public hearing next cycle 2/21/24**

37. [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
1/23/24 CO 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

DEFER**Public hearing next cycle 2/21/24**

38. [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
1/23/24 CO 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

DEFER**Public hearing next cycle 2/21/24**

39. [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
1/23/24 CO 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

DEFER**Public hearing next cycle 2/21/24**

40. [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
1/23/24 CO 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

DEFER**Public hearing next cycle 2/21/24**

41. [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
1/23/24 CO 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

DEFER**Public hearing next cycle 2/21/24**

42. [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
1/23/24 CO 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

DEFER**Public hearing next cycle 2/21/24**

43. [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
1/23/24 CO 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

DEFER

Public hearing next cycle 2/21/24

44. [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
1/23/24 CO 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

DEFER

Public hearing next cycle 2/21/24

45. [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
1/23/24 CO Read 2nd & Rerefer
LUZ PH - 2/21/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

DEFER**Public hearing next cycle 2/21/24**

46. [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
1/23/24 CO Read 2nd & Rerefer
LUZ PH - 2/21/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

DEFER**Public hearing next cycle 2/21/24**

47. [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) (N CPAC Amend/Apv)
1/10/24 CO Introduced: LUZ
1/17/24 LUZ Read 2nd & Rerefer
1/23/24 CO Read 2nd & Rerefer
LUZ PH - 2/21/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

DEFER**Public hearing next cycle 2/21/24**

48. [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
1/23/24 CO Read 2nd & Rerefer
LUZ PH - 2/21/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

DEFER**Public hearing next cycle 2/21/24**

49. [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
1/23/24 CO Read 2nd & Rerefer
LUZ PH - 2/21/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

DEFER**Public hearing next cycle 2/21/24**

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50. [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
1/23/24 CO Read 2nd & Rerefer
LUZ PH - 2/21/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

DEFER

Public hearing next cycle 2/21/24

51. [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
1/23/24 CO Read 2nd & Rerefer
LUZ PH - 2/21/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

DEFER

Public hearing next cycle 2/21/24

52. [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
1/23/24 CO Read 2nd & Rerefer
LUZ PH - 2/21/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

DEFER

Public hearing next cycle 2/21/24

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53. [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
1/23/24 CO Read 2nd & Rerefer
LUZ PH - 2/21/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

DEFER

Public hearing next cycle 2/21/24

54. [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
1/23/24 CO Read 2nd & Rerefer
LUZ PH - 2/21/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

DEFER

Public hearing next cycle 2/21/24

55. [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
1/23/24 CO Read 2nd & Rerefer
LUZ PH - 2/21/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

DEFER

Public hearing next cycle 2/21/24

56. [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
1/23/24 CO Read 2nd & Rerefer
LUZ PH - 2/21/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/13/24

DEFER**Public hearing next cycle 2/21/24**

57. [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
1/23/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 1/23/24

DEFER

58. [2024-0054](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 510 Starratt Rd, btwn New Berlin Rd & Airport Center Dr - (1.11± Acres) - LDR to CGC - David S. Kennison & Courtnee Kennison (R.E. # 106646-0000) (Appl # L-5884-23C) (Dist. 8-Gaffney, Jr.) (Parola) (LUZ) (Rezoning 2024-55)
1/23/24 CO Introduced: LUZ
2/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 3/5/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/27/24 & 3/12/24

READ 2ND & REREFER

59. [2024-0055](#) ORD-Q Rezoning at 510 Starratt Rd, btwn New Berlin Rd & Airport Center Dr - (1.11± Acres) - RLD-120 to CCG-1 - David S. Kennison & Courtnee Kennison (R.E. # 106646-0000) (Appl # L-5884-23C) (Dist. 8-Gaffney, Jr.) (Fulton) (LUZ) (Small-Scale 2024-54)
1/23/24 CO Introduced: LUZ
2/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 3/5/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24 & 3/12/24

READ 2ND & REREFER

60. [2024-0056](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3922 Jones Rd, btwn Lockwood Rd & Bearden Rd - (4.91± Acres) - LDR to MDR - Estate of J.E. Lockwood, c/o Lisa Robbins (Personal Rep) (R.E. # 003367-0000) (Appl # L-5893-23C) (Dist. 12-White) (Roberts) (LUZ) (Rezoning 2024-57)
1/23/24 CO Introduced: LUZ
2/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 3/5/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/27/24 & 3/12/24

READ 2ND & REREFER

61. [2024-0057](#) ORD-Q Rezoning at 3922 Jones Rd, btwn Lockwood Rd & Bearden Rd - (4.91± Acres) - RR-Acre to RMD-A - Estate of J.E. Lockwood, c/o Lisa Robbins (Personal Rep) (R.E. # 003367-0000) (Appl # L-5893-23C) (Dist. 12-White) (Fulton) (LUZ) (Small-Scale 2024-56)
1/23/24 CO Introduced: LUZ
2/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 3/5/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24 & 3/12/24

READ 2ND & REREFER

62. [2024-0058](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 2604 New Berlin Rd, btwn Dunn Creek Rd & Sapp Rd - (1.00± Acre) - LDR to RPI - Lon W. Biastre & Rebecca L. Biastre (R.E. # 106924-0010) (Appl # L-5898-23C) (Dist. 2-Gay) (Roberts) (LUZ)
(Rezoning 2024-59)
1/23/24 CO Introduced: LUZ
2/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 3/5/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/27/24 & 3/12/24

READ 2ND & REREFER

63. [2024-0059](#) ORD-Q Rezoning at 2604 New Berlin Rd, btwn Dunn Creek Road & Sapp Road - (1.00± Acre) - RLD-100A to CO - Lon W. Biastre & Rebecca L. Biastre (R.E. # 106924-0010) (Appl # L-5898-23C) (Dist. 2-Gay) (Nutt) (LUZ)
(Small-Scale 2024-58)
1/23/24 CO Introduced: LUZ
2/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 3/5/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24 & 3/12/24

READ 2ND & REREFER

64. [2024-0060](#) ORD-Q Rezoning at 2228 W 43rd St & 5230 Ave C, btwn Paris Ave & Avenue C - (0.32± Acres) - RLD-60 to RMD-A - Coffee&Corp LLC (R.E. # 086380-0000 & 029917-0050) (Dist. 10-Pittman) (Fulton) (LUZ)
1/23/24 CO Introduced: LUZ
2/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 3/5/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24

READ 2ND & REREFER

65. [2024-0061](#) ORD-Q Rezoning at 14156 & 14212 Yellow Bluff Rd, btwn Settlement Dr & Garris Ln - (14.4± Acres) - RR-Acre to RLD-40 - G&H Land and Timber Investments, LLC, Laura K. Herzog & Thomas P. Herzog (R.E. # 106374-0750 & 106375-0200) (Dist. 2-Gay) (Cox) (LUZ)
1/23/24 CO Introduced: LUZ
2/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 3/5/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24

READ 2ND & REREFER

66. [2024-0062](#) ORD-Q Rezoning at 7910 & 7954 Baymeadows Way, btwn Baymeadows Rd & Baycenter Rd - (6.35± Acres) - IBP to PUD, to Permit Commercial & Office Uses, as Described in the Baymeadows Way Business Center PUD - Bay Meadows RE LLC (R.E. # 152612-0190 & 152612-0700) (Dist. 11-Arias) (Corrigan) (LUZ)
1/23/24 CO Introduced: LUZ
2/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 3/5/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24

READ 2ND & REREFER

67. [2024-0063](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-26), at 0 & 6612 Pitts Rd, btwn New Kings Rd & Sycamore St - Richard L. Corley, Jr., Kalli Corley, Richard L. Corley & Carol J. Corley - Requesting to Reduce the Min Road Frontage Requirements from a Total of 160 ft to 30 ft for 2 Parcels, Including a Reduction from 80 ft to 30 ft for Parcel # 002674-0145 & a Reduction from 80 ft to 0 ft for Parcel # 002674-0155 in RR-Acre (R.E. # 002674-0145 & 002674-0155) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ)
1/23/24 CO Introduced: LUZ
2/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 3/5/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24

READ 2ND & REREFER

68. [2024-0064](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-31), at 0 Spearing St, btwn Pippin St & East Union St - Ahmed Ettachfani - Requesting to Reduce the Min Road Frontage Requirements from 32 ft to 30 ft in RMD-A (R.E. # 122239-0000) (Dist. 7-Peluso) (Abney) (LUZ)
(Companion 2024-65)
1/23/24 CO Introduced: LUZ
2/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 3/5/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24

READ 2ND & REREFER

69. [2024-0065](#) ORD-Q Granting Administrative Deviation (Appl AD-23-109), at 0 Spearing St, btwn Pippin St & East Union St - Ahmed Ettachfini - Requesting to Reduce the Min Lot Area from 4,000 sq ft to 2,160 sq ft, to Reduce the Required Min Lot Width from 40 ft to 30 ft, & to Reduce the Required Front Yard Setback from 20 ft to 15 ft in RMD-A (R.E. # 122239-0000) (Dist. 7-Peluso) (Abney) (LUZ) (Companion 2024-64)
1/23/24 CO Introduced: LUZ
2/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 3/5/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24

READ 2ND & REREFER

70. [2024-0066](#) ORD-Q Apv Sign Waiver (Appl SW-23-11) for Sign at 3719 Blanding Blvd, btwn Wilson Blvd & Cedar Forest Dr - Beach Food Post, Inc. - Requesting to Reduce the Min Setback from 10 ft to 0 ft in CCG-1 (R.E. # 102972-0020) (Dist. 9-Clark-Murray) (Lewis) (LUZ)
1/23/24 CO Introduced: LUZ
2/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 3/5/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/27/24

READ 2ND & REREFER

71. [2024-0067](#) RESO-Q Concerning the Appeal of a Final Order of the Jax Historic Preservation Commission Denying Appl for Certificate of Appropriateness, as Req by Tena Snow on Behalf of the Owners, Mark Douglas Protheroe & David Troy Hughes, Seeking After the-Fact Appvl of a Wholesale Window Replacement on a Contributing Structure in the Riverside/Avondale Historic Dist at 1764 Greenwood Ave, Pursuant to Ch 307 (Historic Preservation & Protection), Pt 2 (Appellate Procedure), Ord Code; Adopting Recommended Findings & Conclusions of the LUZ Committee (COA-23-29677) (R.E. # 092666-0000) (Dist. 7-Peluso) (Staffopoulos) (LUZ)
1/23/24 CO Introduced: LUZ
2/6/24 LUZ Read 2nd & Rerefer
LUZ PH - 3/5/24

READ 2ND & REREFER

NOTE: The next regular meeting will be held Wednesday, February 21, 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: 2.12.24 5:00 pm