

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes-Amended

Tuesday, July 16, 2024

5:00 PM

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

Land Use & Zoning Committee

*Kevin Carrico, Chair
Raul Arias, Vice Chair
Ken Amaro
Joe Carlucci
Rory Diamond
Reggie Gaffney, Jr.
Rahman Johnson*

*Legislative Assistant: Maritza Sanchez
Legislative Assistant: Steven Libby
Council Research: Colleen Hampsey
Office of General Counsel: Dylan Reingold, Deputy GC
Planning Dept.: Helena Parola
Planning Dept.: Bruce Lewis
Planning Dept.: Erin Abney*

Meeting Convened: 5:00 PM

Meeting Adjourned: 7:06 PM

Rollcall

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

Attendance:
CP White - Visiting

| Item/File No. | Title History |
|------------------------------|---|
| 1. 2022-0888 | <p>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 2/27/24 CO PH Cont'd 3/26/24 3/26/24 CO PH Cont'd 4/23/24 4/23/24 CO PH Cont'd 5/28/24 5/28/24 CO PH Cont'd 7/23/24 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, 3/19/24, 4/16/24, 5/21/24, 7/16/24, 8/6/24 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, 3/26/24, 4/23/24, 5/28/24, 7/23/24</p> |

PH OPEN/CONT 8/6/24**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 | 1/23/24 CO PH Cont'd 2/27/24
 2/27/24 CO PH Cont'd 3/26/24 | 3/26/24 CO PH Cont'd 4/23/24
 4/23/24 CO PH Cont'd 5/28/24 | 5/28/24 CO PH Cont'd 7/23/24
 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, 3/19/24, 4/16/24, 5/21/24, 7/16/24, 8/6/24
 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, 3/26/24, 4/23/24, 5/28/24, 7/23/24

PH OPEN/CONT 8/6/24

No speakers

- 3. [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
 - 2/13/24 CO PH Cont'd 2/27/24 | 2/27/24 CO PH Cont'd 3/12/24
 - 3/12/24 CO PH Cont'd 3/26/24 | 3/26/24 CO PH Cont'd 4/23/24
 - 4/23/24 CO PH Cont'd 5/14/24 | 5/14/24 CO PH Cont'd 5/28/24
 - 5/28/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24
 - 6/25/24 CO PH Cont'd 7/23/24
 - 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, 2/21/24, 3/5/24, 3/19/24, 4/16/24, 5/7/24, 5/21/24, 6/4/24, 6/18/24, 7/16/24, 8/6/24
 - 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, 2/13/24, 2/27/24, 3/12/24, 3/26/24, 4/23/24, 5/14/24, 5/28/24, 6/11/24, 6/25/24, 7/23/24

PH OPEN/CONT 8/6/24

No speakers

- 4. [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
 2/13/24 CO PH Cont'd 2/27/24 | 2/27/24 CO PH Cont'd 3/12/24
 3/12/24 CO PH Cont'd 3/26/24 | 3/26/24 CO PH Cont'd 4/23/24
 4/23/24 CO PH Cont'd 5/14/24 | 5/14/24 CO PH Cont'd 5/28/24
 5/28/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24
 6/25/24 CO PH Cont'd 7/23/24
 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, 2/21/24, 3/5/24, 3/19/24, 4/16/24, 5/7/24, 5/21/24, 6/4/24, 6/18/24, 7/16/24, 8/6/24
 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, 2/13/24, 2/27/24, 3/12/24, 3/26/24, 4/23/24, 5/14/24, 5/28/24, 6/11/24, 6/25/24, 7/23/24

PH OPEN/CONT 8/6/24

No speakers

5. [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 | 2/13/24 CO PH Cont'd 2/27/24
2/27/24 CO PH Cont'd 4/9/24 | 4/9/24 CO PH Cont'd 5/14/24
5/14/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24
6/25/24 CO PH Cont'd 7/23/24
LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 4/2/24, 5/7/24, 6/4/24, 6/18/24, 7/16/24, 8/6/24
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, 2/13/24, 2/27/24, 4/9/24, 5/14/24, 6/11/24, 6/25/24, 7/23/24

PH OPEN/CONT 8/6/24

No speakers

6. [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 | 2/13/24 CO PH Cont'd 2/27/24
2/27/24 CO PH Cont'd 4/9/24 | 4/9/24 CO PH Cont'd 5/14/24
5/14/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24
6/25/24 CO PH Cont'd 7/23/24
LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 4/2/24, 5/7/24,
6/4/24, 6/18/24, 7/16/24, 8/6/24
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, 2/13/24, 2/27/24, 4/9/24, 5/14/24, 6/11/24, 6/25/24,
7/23/24

PH OPEN/CONT 8/6/24

No speakers

- 7. [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 | 2/13/24 CO PH Cont'd 2/27/24 2/27/24 CO PH Cont'd 4/9/24 | 4/9/24 CO PH Cont'd 5/14/24 5/14/24 CO PH Cont'd 6/11/24 | 6/11/24 CO PH Cont'd 6/25/24 6/25/24 CO PH Cont'd 7/23/24 LUZ PH - 11/21/23, 12/5/23, 1/3/24, 1/17/24, 2/6/24, 2/21/24, 4/2/24, 5/7/24, 6/4/24, 6/18/24, 7/16/24, 8/6/24 /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, 2/13/24, 2/27/24, 4/9/24, 5/14/24, 6/11/24, 6/25/24, 7/23/24

PH OPEN/CONT 8/6/24

No speakers

8. [2024-0225](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Clydo Rd, btwn Rolac Rd & Clydo Rd - (0.67± Acres) - LI to HI - Flo-Gas Corp (R.E. # 147758-0000) (Appl # L-5909-24C) (Dist. 5-J. Carlucci) (Roberts) (LUZ) (PD & PC Apv) (Rezoning 2024-226)
3/26/24 CO Introduced: LUZ
4/2/24 LUZ Read 2nd & Rerefer
4/9/24 CO Read 2nd & Rerefer
4/23/24 CO PH Addn'tl 5/14/24
5/14/24 CO PH Cont'd 6/11/24
6/11/24 CO PH Cont'd 6/25/24
6/25/24 CO PH Cont'd 7/23/24
7/16/24 LUZ PH Approve 7-0
LUZ PH - 5/7/24, 6/4/24, 6/18/24, 7/16/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/23/24 & 5/14/24, 6/11/24, 6/25/24, 7/23/24

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

9. [2024-0226](#) ORD-Q Rezoning at 0 Clydo Rd, btwn Rolac Rd & Clydo Rd - (0.67± Acres) - IBP to IL - Flo-Gas Corp (R.E. # 147758-0000) (Appl # L 5909-24C) (Dist. 5-J. Carlucci) (Corrigan) (LUZ) (PD & PC Apv) (Small-Scale 2024-225)
3/26/24 CO Introduced: LUZ
4/2/24 LUZ Read 2nd & Rerefer
4/9/24 CO Read 2nd & Rerefer
4/23/24 CO PH Addn'tl 5/14/24
5/14/24 CO PH Cont'd 6/11/24
6/11/24 CO PH Cont'd 6/25/24
6/25/24 CO PH Cont'd 7/23/24
7/16/24 LUZ PH Approve 7-0
LUZ PH - 5/7/24, 6/4/24, 6/18/24, 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24 & 5/14/24, 6/11/24, 6/25/24, 7/23/24

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

10. [2024-0279](#) ORD-Q Rezoning at 810 N McDuff Ave, btwn Orchard St & Broadway Ave - (0.65± Acres) - CCG-1 to PUD, to Permit Commercial & Office Uses, as Described in the Taylor Commercial PUD - T&T Capital Holdings Inc. (R.E. # 056745-0000) (Dist. 9-Clark-Murray) (Lewis) (LUZ) (NW CPAC Deny)
4/9/24 CO Introduced: LUZ
4/16/24 LUZ Read 2nd & Rerefer
4/23/24 CO Read 2nd & Rerefer
5/14/24 CO PH Only
LUZ PH - 5/21/24, 6/18/24, 7/16/24, 8/6/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

PH OPEN/CONT 8/6/24

Speakers: Cynthia Brown (oppose), Sallie Barnes (oppose)

11. [2024-0334](#) ORD-MC Amend Sec 368.301 (Violations & Criminal Penalties), Pt 3 (Enforcement), Ch 368 (Noise Control), Ord Code, Sec 614.103 (Reserved), Ch 614 (Public Order & Safety), Ord Code, Sec 632.101 (Classes of Offenses), Ch 632 (Penalties), Ord Code, Sec 656.1309 (Unlawful Sign Messages), Pt 13 (Sign Regulations), Ch 656 (Zoning Code), Ord Code, & Sec 741.107 (Violations & Criminal Penalties), Pt 3 (Enforcement), Ch 741 (Zero Tolerance on Litter), Ord Code, to Enhance Civil & Criminal Penalties for Violations of City Codes When Such Violations Were Motivated by Hate; Prov for Severability; Prov for Codification Instructions (Teal) (Introduced by CMs Peluso, Carlucci, Gaffney, Jr., Pittman, Clark-Murray & Johnson) (PD & PC No Position)
4/23/24 CO Introduced: NCSPHS, R, LUZ
5/6/24 NCSPHS Read 2nd & Rerefer
5/6/24 R Read 2nd & Rerefer
5/7/24 LUZ Read 2nd & Rerefer
5/14/24 CO Read 2nd & Rerefer
5/28/24 CO PH Only
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

DEFER

At request of CM Peluso

12. [2024-0360](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-11) at 0 Preciosa Ct, btwn Sandler Rd & Bonita Cove Rd - Ernest Ross Grant, Jr. - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 015380-0100) (Dist. 12-White) (Abney) (LUZ) (PD Apv)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
6/11/24 CO PH Only
7/16/24 LUZ PH Approve 6-0
LUZ PH - 6/18/24, 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

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

13. [2024-0373](#) ORD-MC Amend Ch 656 (Zoning Code), Pt 3 (Schedule of District Regulations), Subpt F (Planned Unit Development), Sec 656.341 (Procedures), Ord Code, to Add a New Subparagraph (f) to Prohibit PUD Zoning Applications Which Allow Deviations From Zoning Overlays Unless Appvd by a 2/3 Vote of the Full Council; Prov Codification Instructions (Teal) (Introduced by CM Carlucci) (PD & PC Apv) (Co-Sponsor CM Peluso)
5/14/24 CO Introduced: NCSPHS, R, LUZ
5/20/24 NCSPHS Read 2nd & Rerefer
5/20/24 R Read 2nd & Rerefer
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
6/11/24 CO PH Only
LUZ PH - 6/18/24, 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

DEFER**At request of CM Matt Carlucci**

14. [2024-0378](#) ORD Apv, & Auth the Mayor & Corp Sec to Execute & Deliver, the 2nd Amendment to Dev Agrmt Between the City & Publix Super Markets, Inc., as Appvd by Ord 2015-746-E, Extending the Duration of the Dev Agrmt to 9/28/31, Concerning Dev Now Known as "Pattillo - Publix" (CCAS # 24048), Consisting of 33.95± Acres of Vacant Industrial Land, Located on Beaver St btwn Blair Rd & Wheeler Rd, Pursuant to Pt 2, Ch 655, Ord Code (Dist. 12-White) (Harvey) (LUZ) (PD Apv)
5/14/24 CO Introduced: LUZ
5/21/24 LUZ Read 2nd & Rerefer
5/28/24 CO Read 2nd & Rerefer
6/11/24 CO PH Only
7/16/24 LUZ Approve 6-0
LUZ PH - 6/4/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

APPROVE

**Laurie Santana, Chief of Transportation Planning, explained the history of the project.
Motion/2nd move to approve: J. Carlucci/Arias**

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

15. [2024-0395](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 13911 Atlantic Blvd - (43.80± Acres) - CGC, Pursuant to Ord 2009-621-E, Adopting a Remedial Amendment to the 2010 Comp Plan, to CGC - Jacksonville Intracoastal, LLC (R.E. # 167140-0100) (Appl # L-5810-23C) (Dist. 13-Diamond) (Parola) (LUZ) (JWC Apv) (PD & PC Apv) (Rezoning 2024-396)
5/28/24 CO Introduced: LUZ, JWC
6/4/24 LUZ Read 2nd & Rerefer
6/11/24 CO Read 2nd & Rerefer
6/25/24 CO PH Addn'tl 7/23/24
7/16/24 LUZ PH Approve 7-0
LUZ PH - 7/16/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/25/24 & 7/23/24

PH APPROVE

**Public hearing opened and closed.
Motion/2nd move to approve: J. Carlucci/Arias
Speaker: Cyndy Trimmer (support)**

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

16. [2024-0396](#) ORD-Q Rezoning at 13911 Atlantic Blvd - (43.80± Acres) - PUD (2007-356-E) to PUD, to Permit Mixed Use, Multi-Family, Commercial/Office & Marina Uses, Including the Sale & Svc of All Alcoholic Beverages, Including Liquor, Beer & Wine, for On-Premises Consumption & Off-Premises Consumption on Property Located Less Than 1,500 ft from a Church 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 Harbour Mixed-Use PUD; Rezoning Subject to Conditions; 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 - Jacksonville Intracoastal LLC (R.E. # 167140-0100) (Appl # L-5810-23A) (Dist. 13-Diamond) (Lewis) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CMs Arias, J. Carlucci, Amaro, Gaffney, Jr., Diamond & Carrico)
 (Small-Scale 2024-395)
 5/28/24 CO Introduced: LUZ
 6/4/24 LUZ Read 2nd & Rerefer
 6/11/24 CO Read 2nd & Rerefer
 6/25/24 CO PH Addn'tl 7/23/24
 7/16/24 LUZ PH Amend /Approve (w/Cond) 7-0
 LUZ PH - 7/16/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

PH AMEND/APPROVE (W/ CONDITION)

Public hearing opened and closed.

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

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

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

Speaker: Allison Free (support), Cyndy Trimmer (support)

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

AMENDMENT:

Rezoning approved subject to 1 additional condition*:

1. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

*** This condition is in addition to the ten conditions agreed to by the applicant and included in Ordinance 2024-396 as introduced.**

17. [2024-0397](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 2168 St. Johns Bluff Rd S, 0 & 10468 Bradley Rd, South of Bradley Rd & West of St. Johns Bluff & East of Cromwell Rd - (6.14± Acres) - RPI to BP - 2168 St Johns Bluff, LLC & Hung Van Nguyen & Christine Bunag (R.E. # 163806-0000, 163807-0400, 163810-0020, 163811-0000, 163812-0000, 163813-0050, 163814-0010, 163815-0000 & 163816-0000) (Appl # L-5929-24C) (Dist. 4-Carrico) (Salley) (LUZ) (PD & PC Apv) (Rezoning 2024-398)
 5/28/24 CO Introduced: LUZ
 6/4/24 LUZ Read 2nd & Rerefer
 6/11/24 CO Read 2nd & Rerefer
 6/25/24 CO PH Addn'tl 7/23/24
 7/16/24 LUZ PH Approve 7-0
 LUZ PH - 7/16/24
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/25/24 & 7/23/24

PH APPROVE

Public hearing opened and closed.

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

Speakers: Kim Huynh (oppose), Hayden Phillips (support), Steve Disbrow (support)

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

18. [2024-0398](#) ORD-Q Rezoning at 2168 St. Johns Bluff Rd S, 0 & 10468 Bradley Rd, South of Bradley Rd & West of St. Johns Bluff & East of Cromwell Rd - (6.14± Acres) - CRO to PUD, to Permit Office & Storage Related Uses, as Described in the 2168 St. Johns Bluff LLC & Nguyen Hung Van et al PUD - 2168 St Johns Bluff, LLC & Hung Van Nguyen & Christine Bunag (R.E. # 163806-0000, 163807-0400, 163810-0020, 163811-0000, 163812-0000, 163813-0050, 163814-0010, 163815-0000 & 163816-0000) (Appl # L-5929-24C) (Dist. 4-Carrico) (Cox) (LUZ) (PD & PC Apv) (Small-Scale 2024-397)
 5/28/24 CO Introduced: LUZ
 6/4/24 LUZ Read 2nd & Rerefer
 6/11/24 CO Read 2nd & Rerefer
 6/25/24 CO PH Addn'tl 7/23/24
 7/16/24 LUZ PH Approve 6-0
 LUZ PH - 7/16/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: J. Carlucci/Gaffney Jr.

Speakers: Hayden Phillips (support), Kim Huynh (oppose, did not speak), Steve Disbrow (support, did not speak)

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

19. [2024-0399](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 15453 Main St N - (2.39± Acres) - LDR to CGC - Self Storage Pecan Park, LLC (R.E. # 108295-0000 (Portion)) (Appl # L-5934-24C) (Dist. 8-Gaffney, Jr.) (Parola) (LUZ) (PD & PC Apv) (Rezoning 2024-400)
5/28/24 CO Introduced: LUZ
6/4/24 LUZ Read 2nd & Rerefer
6/11/24 CO Read 2nd & Rerefer
6/25/24 CO PH Addn'tl 7/23/24
7/16/24 LUZ PH Approve 5-0
LUZ PH - 7/16/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/25/24 & 7/23/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: J. Carlucci/Gaffney Jr.

Speaker: Paul Harden (support, questions only)

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

20. [2024-0400](#) ORD-Q Rezoning at 15453 Main St N - (4.63± Acres) - CCG-1 & RLD-100A to PUD, to Permit a Personal Property Storage Facility & Office & Commercial Uses, as Described in the Pecan Park Mixed Use PUD - Self Storage Pecan Park, LLC (R.E. # 108295-0000) (Appl # L-5934-24C) (Dist. 8- Gaffney, Jr.) (Corrigan) (LUZ) (PD & PC Apv) (Small-Scale 2024-399)
5/28/24 CO Introduced: LUZ
6/4/24 LUZ Read 2nd & Rerefer
6/11/24 CO Read 2nd & Rerefer
6/25/24 CO PH Addn'tl 7/23/24
7/16/24 LUZ PH Approve 6-0
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

PH APPROVE

Public hearing opened and closed.

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

Speaker: Paul Harden (support, questions only)

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

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21. [2024-0401](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 8905 1st Ave - (0.19± Acres) - CGC to RPI - Hoose Homes & Investments, LLC (R.E. # 036203-0000) (Appl # L-5920-24C) (Dist. 10-Pittman) (Salley) (LUZ)
(Companions 2024-402 & 2024-403)
5/28/24 CO Introduced: LUZ
6/4/24 LUZ Read 2nd & Rerefer
6/11/24 CO Read 2nd & Rerefer
6/25/24 CO PH Addn'tl 7/23/24
LUZ PH - 7/16/24, 8/6/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/25/24 & 7/23/24

PH OPEN/CONT 8/6/24

No speakers

22. [2024-0402](#) ORD-Q Rezoning at 8905 1st Ave - (0.19± Acres) - CCG-1 to RO - Hoose Homes & Investments, LLC (R.E. # 036203-0000) (Appl # L-5920-24C) (Dist. 10-Pittman) (Fulton) (LUZ)
(Companions 2024-401 & 2024-403)
5/28/24 CO Introduced: LUZ
6/4/24 LUZ Read 2nd & Rerefer
6/11/24 CO Read 2nd & Rerefer
6/25/24 CO PH Addn'tl 7/23/24
LUZ PH - 7/16/24, 8/6/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

PH OPEN/CONT 8/6/24

No speakers

23. [2024-0403](#) ORD-Q Apv Zoning Exception (Appl E-24-30) at 8905 1st Ave - Hoose Homes & Investments, LLC - Requesting a Single Family Dwelling on a Single Lot of Record, in RO (R.E. # 036203-0000) (Dist. 10-Pittman) (Fulton) (LUZ)
(Companions 2024-401 & 2024-402)
5/28/24 CO Introduced: LUZ
6/4/24 LUZ Read 2nd & Rerefer
6/11/24 CO Read 2nd & Rerefer
6/25/24 CO PH Addn'tl 7/23/24
LUZ PH - 7/16/24, 8/6/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

PH OPEN/CONT 8/6/24

No speakers

- 24. [2024-0404](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 302 & 306 Center Ave - (1.89± Acres) - LDR to LI - Joseph J. Echols & Lisa J. Echols (R.E. # 006727-0000 & 006727-0010) (Appl # L-5930-24C) (Dist. 12-White) (Salley) (LUZ) (PD & PC Apv) (Rezoning 2024-405)
 5/28/24 CO Introduced: LUZ
 6/4/24 LUZ Read 2nd & Rerefer
 6/11/24 CO Read 2nd & Rerefer
 6/25/24 CO PH Addn'tl 7/23/24
 7/16/24 LUZ PH Approve 7-0
 LUZ PH - 7/16/24
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/25/24 & 7/23/24

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: J. Carlucci/Arias
No speakers

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

- 25. [2024-0405](#) ORD-Q Rezoning at 302 & 306 Center Ave - (1.89± Acres) - RR-Acre to IL - Joseph J. Echols & Lisa J. Echols (R.E. # 006727-0000 & 006727-0010) (Appl # L-5930-24C) (Dist. 12-White) (Cox) (LUZ) (PD & PC Apv) (Small-Scale 2024-404) (Ex Parte: CMs Gaffney, Jr., Amaro, Diamond, Johnson, J. Carlucci, Arias & Carrico)
 5/28/24 CO Introduced: LUZ
 6/4/24 LUZ Read 2nd & Rerefer
 6/11/24 CO Read 2nd & Rerefer
 6/25/24 CO PH Addn'tl 7/23/24
 7/16/24 LUZ PH Approve 7-0
 LUZ PH - 7/16/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

PH APPROVE

Public hearing opened and closed.
Ex parte declarations: CMs Gaffney Jr., Amaro, Arias, Carrico, Diamond, Johnson and J. Carlucci
Motion/2nd move to approve: J. Carlucci/Arias
Speaker: Mollie Peterson (support, questions only)

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

26. [2024-0406](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 & 2044 Liberty St - (0.14± Acres) - NC to RPI - Hoose Homes & Investments, Inc. & Hoose A, LLC (R.E. # 055193-0000 & 055194-0000) (Appl # L-5936-24C) (Dist. 7-Peluso) (Roberts) (LUZ) (PD & PC Apv)
(Rezoning 2024-407)
5/28/24 CO Introduced: LUZ
6/4/24 LUZ Read 2nd & Rerefer
6/11/24 CO Read 2nd & Rerefer
6/25/24 CO PH Addn'tl 7/23/24
7/16/24 LUZ PH Approve 7-0
LUZ PH - 7/16/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/25/24 & 7/23/24

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

27. [2024-0407](#) ORD-Q Rezoning at 0 & 2044 Liberty St - (0.14± Acres) - CN-S to CRO-S - Hoose Homes & Investments, Inc. & Hoose A, LLC (R.E. # 055193-0000 & 055194-0000) (Appl # L-5936-24C) (Dist. 7-Peluso) (Williams) (LUZ) (PD & PC Apv)
(Small-Scale 2024-406)
5/28/24 CO Introduced: LUZ
6/4/24 LUZ Read 2nd & Rerefer
6/11/24 CO Read 2nd & Rerefer
6/25/24 CO PH Addn'tl 7/23/24
7/16/24 LUZ PH Approve 7-0
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

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

28. [2024-0408](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3653 Newcomb Rd - (4.88± Acres) - RR to MDR - Newcomb Terrace, LLC (R.E. # 019487-0000) (Appl # L-5933-24C) (Dist. 8-Gaffney, Jr.) (Fogarty) (LUZ) (PD & PC Apv) (Rezoning 2024-409)
5/28/24 CO Introduced: LUZ
6/4/24 LUZ Read 2nd & Rerefer
6/11/24 CO Read 2nd & Rerefer
6/25/24 CO PH Addn'tl 7/23/24
7/16/24 LUZ PH Approve 7-0
LUZ PH - 7/16/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/25/24 & 7/23/24

PH APPROVE

Public hearing opened and closed.

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

Speaker: Zach Miller (support)

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

29. [2024-0409](#) ORD-Q Rezoning at 3653 Newcomb Rd - (4.88± Acres) - RR-Acre to RMD-A - Newcomb Terrace, LLC (R.E. # 019487-0000) (Appl # L-5933-24C) (Dist. 8-Gaffney, Jr.) (Williams) (LUZ) (N CPAC Deny) (PD & PC Apv) (Ex Parte: CM Gaffney, Jr.) (Small-Scale 2024-408)
5/28/24 CO Introduced: LUZ
6/4/24 LUZ Read 2nd & Rerefer
6/11/24 CO Read 2nd & Rerefer
6/25/24 CO PH Addn'tl 7/23/24
7/16/24 LUZ PH Approve 7-0
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

PH APPROVE

Public hearing opened and closed.

Ex parte declaration: CM Gaffney Jr.

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

Speaker: Zach Miller (support)

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

30. [2024-0410](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 5570 Plymouth St - (0.18± Acres) - LI to MDR - John & Elizabeth Pecott (R.E. # 067012-0000) (Appl # L-5927-24C) (Dist. 9-Clark-Murray) (Fogarty) (LUZ) (PD & PC Apv) (Rezoning 2024-411)
5/28/24 CO Introduced: LUZ
6/4/24 LUZ Read 2nd & Rerefer
6/11/24 CO Read 2nd & Rerefer
6/25/24 CO PH Addn'tl 7/23/24
7/16/24 LUZ PH Approve 7-0
LUZ PH - 7/16/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/25/24 & 7/23/24

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

31. [2024-0411](#) ORD-Q Rezoning at 5570 Plymouth St - (0.18± Acres) - IBP to RMD-A - John & Elizabeth Pecott (R.E. # 067012-0000) (Appl # L-5927-24C) (Dist. 9-Clark-Murray) (Corrigan) (LUZ) (PD & PC Apv) (Small-Scale 2024-410)
5/28/24 CO Introduced: LUZ
6/4/24 LUZ Read 2nd & Rerefer
6/11/24 CO Read 2nd & Rerefer
6/25/24 CO PH Addn'tl 7/23/24
7/16/24 LUZ PH Approve 7-0
LUZ PH - 7/16/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24 & 7/23/24

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

32. [2024-0412](#) ORD-Q Rezoning at 1249 St. Johns Bluff Rd N - (3.0± Acres) - IBP to PUD, to Permit a Pool Contractor's Office With Parking of Related Heavy Equipment & Materials & Certain Other Industrial Business Park Allowed Uses, as Described in the Tempool PUD - Temple Holdings, LLC (R.E. # 161801-0030) (Dist. 2-Gay) (Fulton) (LUZ) (PD & PC Apv)
 5/28/24 CO Introduced: LUZ
 6/4/24 LUZ Read 2nd & Rerefer
 6/11/24 CO Read 2nd & Rerefer
 6/25/24 CO PH Only
 7/16/24 LUZ PH Approve 7-0
 LUZ PH - 7/16/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

PH APPROVE

Public hearing opened and closed.

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

Speaker: Mike Herzberg (support, questions only)

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

33. [2024-0413](#) ORD-Q Rezoning on Owens Rd, btwn Ranch Rd & I-95 - (61.97± Acres) - PUD (2008-790-E & 2022-16-E) to PUD, to Permit Residential Uses, Including Townhomes, as Described in the Owens Ranch Townhomes PUD - PAAL I-95, LLC (R.E. # 106256-0030, 019348-0710 & 019348-0700) (Dist. 8-Gaffney, Jr.) (Lewis) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CMs Arias, J. Carlucci, Amaro, Gaffney, Jr., Carrico & Johnson)
 5/28/24 CO Introduced: LUZ
 6/4/24 LUZ Read 2nd & Rerefer
 6/11/24 CO Read 2nd & Rerefer
 6/25/24 CO PH Only
 7/16/24 LUZ PH Amend/Approve (w/Conds) 7-0
 LUZ PH - 7/16/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

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

Motion/2nd move to amend: Arias/Johnson

Motion/2nd move to approve as amended: Arias/Johnson

Laurie Santana, Chief of Transportation Planning, explained the sidewalk fund.

Speaker: Michael Sittner (support)

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

AMENDMENT:**Rezoning approved subject to 4 conditions:**

- 1. The development shall be permitted one pole sign on Interstate 95, not exceeding 150 square feet in area and 50 feet in height. The pole sign shall be at least 200 feet from the existing billboard.**
- 2. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).**
- 3. The typical street cross section for a right of way proposed to be dedicated to the City of Jacksonville shall match that found in the Land Development Procedures Manual Volume 3: Standard Details, Plate P-127.**
- 4. Prior to the issuance of the first residential unit certificate of occupancy (or its functional equivalent) within the Subject Property, the developer shall either commence construction of a sidewalk along Owens Road or contribute to the sidewalk fund as provided for in Chapter 654 (Code of Subdivision Regulations), Ordinance Code.**

34. [2024-0414](#) ORD-Q Rezoning at 0 Peeler Rd & 5900 Ft. Caroline Rd, South of Ft. Caroline Rd, btwn Cesery Blvd & Peeler Rd - (9.64± Acres) - PUD (2015-238-E) to PUD, to Permit a School Parcel & a Commercial Parcel, as Described in the Jacksonville Classical Academy East PUD - Jacksonville Classical Academy East, Inc. (R.E. # 113315-0010 & 113315-0050) (Dist. 1-Amaro) (Lewis) (LUZ)
5/28/24 CO Introduced: LUZ
6/4/24 LUZ Read 2nd & Rerefer
6/11/24 CO Read 2nd & Rerefer
6/25/24 CO PH Only
LUZ PH - 7/16/24, 9/4/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

PH OPEN/CONT 9/4/24**No speakers**

35. [2024-0415](#) ORD-Q Rezoning on Valley Ridge Blvd, btwn Stonemason Way & Joellyn Ct - (0.17± Acres) - PUD (2015-282-E) to PUD, to Permit a Conventional Wireless Tower, as Described in the Coastal Ridge PUD - Sonoc Company, LLC (R.E. # 168149-9900 (Portion)) (Dist. 11-Arias) (Lewis) (LUZ)
5/28/24 CO Introduced: LUZ
6/4/24 LUZ Read 2nd & Rerefer
6/11/24 CO Read 2nd & Rerefer
6/25/24 CO PH Only
LUZ PH - 7/16/24, 9/4/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

PH OPEN/CONT 9/4/24**No speakers**

36. [2024-0416](#) ORD-Q Rezoning at 9107, 9113, 9119, 9125, 9131 & 9149 Joannes Way - (2.00± Acres) - RR-Acre to RLD-60 - ET Kaeleigh's Crossing, LP (R.E. # 016259-2140 (Portion), 016259-2145, 016259-2150, 016259-2155, 016259-2160, & 016259-2165) (Dist. 14-Johnson) (Fulton) (LUZ) (PD & PC Apv)
 5/28/24 CO Introduced: LUZ
 6/4/24 LUZ Read 2nd & Rerefer
 6/11/24 CO Read 2nd & Rerefer
 6/25/24 CO PH Only
 7/16/24 LUZ PH Approve 7-0
 LUZ PH - 7/16/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

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

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

37. [2024-0420](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg at 2259 W 26th St, btwn Alameda St & North Canal St as a Local Landmark - Verlene Harrell; Statement of Landmark Criteria Satisfied; Identifying Those Activities Which Require the Issuance of a COA; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas (R.E. # 084361-0000) (Dist. 10-Pittman) (Lopera) (Req of JHPC) (PD Apv)
 5/28/24 CO Introduced: LUZ
 6/4/24 LUZ Read 2nd & Rerefer
 6/11/24 CO Read 2nd & Rerefer
 6/25/24 CO PH Only
 7/16/24 LUZ PH Approve 6-0
 LUZ PH - 7/16/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Arias****Speaker: Angelia Wiggins (support)**

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

38. [2024-0454](#) 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 Main St N & 0 Pecan Park Rd, btwn I-95 & Main St & North of Pecan Park Rd - (1,003.91± Acres) - MU Subject to FLUE Site Specific Policy 4.3.15 & LI in the Rural & Suburban Dev Areas to LI, CGC, CSV, LDR, & MDR, With That Portion of the Property Located in the Rural Dev Area Being Added to the Suburban Dev Area; Repealing FLUE Site Specific Policy 4.3.15; Including a Revision to the Dev Areas Map - Rum East, LLC, Rum East A, LLC, Rum East B, LLC, Rum East C, LLC, Rum East D, LLC, Rum East E, LLC, Rum East F, LLC, Rum East G, LLC, Rum East H, LLC, Rum East I, LLC, Pecan Park Rail, LLC, PecPar, LLC, PecPar-A, LLC, PecPar-B, LLC, PecPar-C, LLC, PecPar-D, LLC & PecPar-E, LLC (R.E. # 108113-0005, 108113-0300, 108117-0005 & 108125-0000) (Appl # L-5886-23A) (Dist. 8-Gaffney, Jr.) (Roberts) (LUZ)
6/11/24 CO Introduced: LUZ
6/18/24 LUZ Read 2nd & Rerefer
6/25/24 CO Read 2nd & Rerefer
LUZ PH - 8/6/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 7/23/24 & 8/13/24

DEFER**Public hearing next cycle 8/6/24**

39. [2024-0455](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-13) at 5717 Monroe Smith Rd - Sarah Leigh Thompson - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 30 ft in RR-Acre (R.E. # 015253-0030) (Dist. 12-White) (Lewis) (LUZ)
6/11/24 CO Introduced: LUZ
6/18/24 LUZ Read 2nd & Rerefer
6/25/24 CO Read 2nd & Rerefer
LUZ PH - 8/6/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/23/24

DEFER**Public hearing next cycle 8/6/24**

40. [2024-0456](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-14) at 0 Hood Road - Nazmi Gjoni - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 149189-0040) (Dist. 5-J. Carlucci) (Williams) (LUZ)
6/11/24 CO Introduced: LUZ
6/18/24 LUZ Read 2nd & Rerefer
6/25/24 CO Read 2nd & Rerefer
LUZ PH - 8/6/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/23/24

DEFER**Public hearing next cycle 8/6/24**

41. [2024-0471](#) RESO-Q Concerning the Appeal of a Final Order of the Jax Historic Preservation Commission Apv Appl for Certificate of Appropriateness, as Req by Frank L. Butler, Seeking Appvl to Demolish a Contributing Structure in the Springfield Historic District at 125 3rd St, Filed by Kim Pryor, Vice-President of Preservation SOS, Inc., Pursuant to Ch 307 (Historic Preservation & Protection), Pt 2 (Appellate Procedure), Ord Code; Adopt Recommended Findings & Conclusions of the LUZ Committee (COA-24-30120) (R.E. # 070937-0015) (Dist. 7-Peluso) (Reingold) (LUZ)
6/11/24 CO Introduced: LUZ
6/18/24 LUZ Read 2nd & Rerefer
6/25/24 CO Read 2nd & Rerefer
LUZ PH -

DEFER**At the request of the appellant**

42. [2024-0478](#) ORD-MC Amend Sec 656.361.5.1 (Uses Permitted Generally-Applicable to All Overlay Districts Zoned CCBD), Sec 656.361.5 (Use Regulations), Subpt H (Downtown Overlay Zone & Downtown District Use & Form Regulations), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Auth Temporary Parking for No Longer Than 4 Yrs on a Site That is Used Primarily for Govt Uses or for NFL Games or Other Special Events Occurring at the Stadium &/or Daily's Place Including Secondary Private Use When Not Required for Governmental Uses or Event Parking; Prov Codification Instructions (Sawyer) (Req of Mayor) (Companion 2024-904)
6/11/24 CO Introduced: NCSPHS, R, LUZ
6/17/24 NCSPHS Read 2nd & Rerefer
6/17/24 R Read 2nd & Rerefer
6/18/24 LUZ Read 2nd & Rerefer
6/25/24 CO Read 2nd & Rerefer
LUZ PH - 8/6/24
Public Hearing Pursuant to Ch 166.041(3)(c)(2)(b), F.S. & CR 3.601 - 7/23/24 & 8/13/24

DEFER**Public hearing next cycle 8/6/24**

43. [2024-0479](#) ORD Apv a Change to the Conceptual Master Plan for Development, at 0 U.S. Hwy 301 S, 0 Maxville MacClenny Hwy & 0 Normandy Blvd, South of I-10, North of Maxville MacClenny Hwy (SR 228), & btwn U.S. Hwy 301 & the Duval-Baker County Line - (7002.25± Acres) - 301 Capital Partners, LLC & First Coast Regional Utilities, Inc. (R.E. # 000974-0210, 000974-0220, 000996-3010, 001147-0000, 001150-2000, 001159-0010 & 001161-0020) (Dist. 12-White) (Parola) (LUZ)
6/25/24 CO Introduced: LUZ
7/16/24 LUZ Read 2nd & Rerefer
LUZ PH - 8/20/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24 & 8/27/24

READ 2ND & REREFER

44. [2024-0480](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 & 9320 Garden St btwn Jones Rd & Golden Bamboo Dr - (1.00± Acre) - AGR to LDR - Igor Sayenko (R.E. # 002893-0025 & 002893-0035) (Appl # L-5940-24C) (Dist. 12-White) (Parola) (LUZ)
(Rezoning 2024-481)
6/25/24 CO Introduced: LUZ
7/16/24 LUZ Read 2nd & Rerefer
LUZ PH - 8/20/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/13/24 & 8/27/24

READ 2ND & REREFER

45. [2024-0481](#) ORD-Q Rezoning at 0 & 9320 Garden St btwn Jones Rd & Golden Bamboo Dr - (1.00± Acre) - AGR to RLD-100A - Igor Sayenko (R.E. # 002893-0025 & 002893-0035) (Appl # L-5940-24C) (Dist. 12-White) (Corrigan) (LUZ)
(Small-Scale 2024-480)
6/25/24 CO Introduced: LUZ
7/16/24 LUZ Read 2nd & Rerefer
LUZ PH - 8/20/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24 & 8/27/24

READ 2ND & REREFER

46. [2024-0482](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6721 Norwood Ave btwn Essex St & Laurel St - (0.15± Acres) - LDR to CGC - First Coast No More Homeless Pets, Inc. (R.E. # 031712-0000 (Portion)) (Appl # L-5947-24C) (Dist. 10-Pittman) (Snyder) (LUZ)
(Rezoning 2024-483)
6/25/24 CO Introduced: LUZ
7/16/24 LUZ Read 2nd & Rerefer
LUZ PH - 8/20/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/13/24 & 8/27/24

READ 2ND & REREFER

47. [2024-0483](#) ORD-Q Rezoning at 6721 Norwood Ave btwn Essex St & Laurel St - (0.25± Acres) - CO & RLD-60 to CCG-2 - First Coast No More Homeless Pets, Inc. (R.E. # 031712-0000 (Portion)) (Appl # L-5947-24C) (Dist. 10-Pittman) (Williams) (LUZ)
(Small-Scale 2024-482)
6/25/24 CO Introduced: LUZ
7/16/24 LUZ Read 2nd & Rerefer
LUZ PH - 8/20/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24 & 8/27/24

READ 2ND & REREFER

48. [2024-0484](#) ORD-Q Rezoning at 9985 103rd St on the North Side of 103rd St, East of Connie Jean Rd - (5.05± Acres) - CCG-2 & PUD (2008-714-E) to PUD, to Permit Washing, Storing & Maintenance of Trucks & Other Commercial Uses; as Described in the FCC Environmental Services PUD - New Age Properties, LLC (R.E. # 012989-0020) (Dist. 12-White) (Cox) (LUZ)
6/25/24 CO Introduced: LUZ
7/16/24 LUZ Read 2nd & Rerefer
LUZ PH - 8/20/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

READ 2ND & REREFER

49. [2024-0485](#) ORD-Q Apv Zoning Exception (Appl E-24-31) at 3615 Dupont Ave btwn St. Augustine Rd & Dupont Station Ct - Bene Jaquez, LLC - Requesting an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption for Pepes Hacienda & Restaurant Corp at Unit 900, in CN (R.E. # 154036-0700) (Dist. 5-J. Carlucci) (Williams) (LUZ)
6/25/24 CO Introduced: LUZ
7/16/24 LUZ Read 2nd & Rerefer
LUZ PH - 8/20/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

READ 2ND & REREFER

50. [2024-0486](#) ORD-Q Apv Zoning Exception (Appl E-24-33) at 9825 San Jose Blvd btwn Crown Point Rd & Kori Rd - E Holdings, LLC - Requesting an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption for Sr Ceviche Jax, LLC in CCG-1 (R.E. # 148970-0000) (Dist. 6-Boylan) (Read) (LUZ)
6/25/24 CO Introduced: LUZ
7/16/24 LUZ Read 2nd & Rerefer
LUZ PH - 8/20/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

READ 2ND & REREFER

51. [2024-0487](#) ORD-Q Apv Zoning Exception (Appl E-24-34) at 2467 Faye Rd, on the NE Corner of Faye Rd & Alta Rd - 2467 Faye Rd., 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 & Permanent or Restricted Outside Sale & Svc in Conjunction With a Restaurant, Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4 of the Zoning Code for Tacuaches Mexican Restaurant, Inc., d/b/a Las Ninas Cocina Mexicana, in CN (R.E. # 108655-0000) (Dist. 2-Gay) (Corrigan) (LUZ)
6/25/24 CO Introduced: LUZ
7/16/24 LUZ Read 2nd & Rerefer
LUZ PH - 8/20/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

READ 2ND & REREFER

52. [2024-0488](#) ORD-Q Apv Zoning Exception (Appl E-24-35) at 4323 Herschel St on the NE Corner of Herschel St & San Juan Ave - San Juan Corner, LLC - Requesting (1) an Establishment or Facility Which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption or Off-Premises Consumption or Both, & (2) Permanent or Restricted Outside Sale & Svc, Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4, for Eat Happy Jax, LLC in CCG-1 (R.E. # 093588-0000) (Dist. 7-Peluso) (Williams) (LUZ)
6/25/24 CO Introduced: LUZ
7/16/24 LUZ Read 2nd & Rerefer
LUZ PH - 8/20/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

READ 2ND & REREFER

53. [2024-0489](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-15) at 0 Sycamore St - Charles Edward Boyd, Jr. & Keandra Chiffonya Boyd - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 004018-1020) (Dist. 8-Gaffney, Jr.) (Cox) (LUZ)
6/25/24 CO Introduced: LUZ
7/16/24 LUZ Read 2nd & Rerefer
LUZ PH - 8/20/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, August 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: 7.18.24 5:00 pm