

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Meeting Minutes- Amended

Tuesday, November 19, 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 - Excused Late Arrival 5:28 PM

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: 7:01 PM

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

Attendance:

Item/File No.	Title History
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- | | |
|----|---|
| 1. | <p><u>2022-0888</u> 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
 CO PH Cont'd on 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, 8/13/24, 9/10/24, 10/8/24, 12/10/24
 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, 9/4/24, 10/1/24, 11/6/24, 12/3/24
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 9/26/23, 10/10/23, 10/24/23, 11/14/23, 11/28/23, 1/10/24, 1/23/24, 2/27/24, 3/26/24, 4/23/24, 5/28/24, 7/23/24, 8/13/24, 9/10/24, 10/8/24, 11/12/24, 12/10/24</p> |
|----|---|

DEFER

**Previously continued to 12/3/24
Council Member Diamond said he spoke with the applicant and there will be a request made to council to extend this item for 60 days.**

- 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
 CO PH Cont'd on 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, 8/13/24, 9/10/24, 10/8/24, 12/10/24
 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, 9/4/24, 10/1/24, 11/6/24, 12/3/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23, 6/13/23, 6/27/23, 7/25/23, 8/8/23, 8/22/23, 9/12/23, 9/26/23, 10/10/23, 10/24/23, 11/14/23, 11/28/23, 1/10/24, 1/23/24, 2/27/24, 3/26/24, 4/23/24, 5/28/24, 7/23/24, 8/13/24, 9/10/24, 10/8/24, 11/12/24, 12/10/24

DEFER

Previously continued to 12/3/24

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 - (33.95 ± 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
CO PH Cont'd on 7/25/23, 8/8/23, 8/22/23, 9/12/23, 10/10/23, 11/14/23, 12/12/23, 1/9/24, 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, 8/13/24, 8/27/24, 9/10/24, 9/24/24, 10/8/24
10/15/24 LUZ PH Amend/Rerefer 5-0
10/22/24 CO PH Amend/Rerefer 18-0
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, 8/20/24, 9/4/24, 9/17/24, 10/1/24, 10/15/24, & 1/7/25
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, 8/13/24, 8/27/24, 9/10/24, 9/24/24 & 10/8/24, 10/22/24, & 12/10/24 & 1/14/25

DEFER

**Previously amended and re-referred
Re-noticed and re-advertised Public Hearing 1/7/25**

4. [2023-0326](#) ORD-Q Rezoning at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (33.95± 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
CO PH Cont'd on 7/25/23, 8/8/23, 8/22/23, 9/12/23, 10/10/23, 11/14/23, 12/12/23, 1/9/24, 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, 8/13/24, 8/27/24, 9/10/24, 9/24/24, 10/8/24
10/15/24 LUZ PH Amend/Rerefer 6-0
10/22/24 CO PH Amend/Rerefer 18-0
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, 8/20/24, 9/4/24, 9/17/24, 10/1/24, 10/15/24, & 1/7/25
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, 8/13/24, 8/27/24, 9/10/24, 9/24/24, 10/8/24, 10/22/24, & 12/10/24 & 1/14/25

DEFER**Previously amended and re-referred****Re-noticed and re-advertised Public Hearing 1/7/25**

- 5. [2024-0524](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan, at 1404 Blair Rd - (4.8± Acres) - LDR to MDR - Franck Ventures Company (R.E. # 008913-0000) (Appl # 5937-24C) (Dist. 12-White) (Roberts) (LUZ)
 (Rezoning 2024-525)
 7/23/24 CO Introduced: LUZ
 8/6/24 LUZ Read 2nd & Rerefer
 8/13/24 CO Read 2nd & Rerefer
 8/27/24 CO PH Addnt'l 9/10/24
 9/10/24 CO PH Cont'd 9/24/24
 9/24/24 CO PH Cont'd 10/8/24
 10/8/24 CO PH Cont'd 10/22/24
 10/22/24 CO PH Cont'd 11/12/24
 11/12/24 CO PH Cont'd 11/26/24
 LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, 11/19/24, 12/3/24
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
 8/27/24 & 9/10/24, 9/24/24, 10/8/24, 10/22/24, 11/12/24, 11/26/24

PH OPEN/CONT 12/3/24

No speakers

- 6. [2024-0525](#) ORD-Q Rezoning at 1404 Blair Rd - (4.8± Acres) - AGR to PUD, to Permit Residential Uses, Including Townhomes, as Described in the Blair Road Townhomes PUD - Franck Ventures Company (R.E. # 008913-0000) (Appl # L-5937-24C) (Dist. 12-White) (Corrigan) (LUZ)
 (Small-Scale 2024-524)
 7/23/24 CO Introduced: LUZ
 8/6/24 LUZ Read 2nd & Rerefer
 8/13/24 CO Read 2nd & Rerefer
 8/27/24 CO PH Addnt'l 9/10/24
 9/10/24 CO PH Cont'd 9/24/24
 9/24/24 CO PH Cont'd 10/8/24
 10/8/24 CO PH Cont'd 10/22/24
 10/22/24 CO PH Cont'd 11/12/24
 11/12/24 CO PH Cont'd 11/26/24
 LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, 11/19/24, 12/3/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24,
 9/24/24, 10/8/24, 10/22/24, 11/12/24, 11/26/24

PH OPEN/CONT 12/3/24

No speakers

7. [2024-0529](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Jammes Rd btwn Hannah Stables Dr & 118th St - (9.29± Acres) - LDR to MDR - Shan Ramalingam (R.E. # 014498-0000) (Dist. 14-Johnson) (Roberts) (LUZ) (PD & PC Apv) (Rezoning 2024-530)
7/23/24 CO Introduced: LUZ
8/6/24 LUZ Read 2nd & Rerefer
8/13/24 CO Read 2nd & Rerefer
8/27/24 CO PH Addnt'l 9/10/24
9/10/24 CO PH Cont'd 9/24/24
9/24/24 CO PH Cont'd 10/8/24
10/8/24 CO PH Cont'd 10/22/24
10/22/24 CO PH Cont'd 11/12/24
11/12/24 CO PH Cont'd 11/26/24
11/19/24 LUZ Withdraw 6-0
LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, 11/19/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/27/24 & 9/10/24, 9/24/24, 10/8/24, 10/22/24, 11/12/24, 11/26/24

WITHDRAW**Motion/2nd move to withdraw: Arias/Amaro**

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

Excused: 1 - Johnson

8. [2024-0530](#) ORD-Q Rezoning at 0 Jammes Rd btwn Hannah Stables Dr & 118th St - (9.29± Acres) - RR-Acre to RMD-D - Shan Ramalingam (R.E. # 014498-0000) (Appl # L-5932-24C) (Dist. 14-Johnson) (Williams) (LUZ) (PD & PC Apv) (Small-Scale 2024-529)
7/23/24 CO Introduced: LUZ
8/6/24 LUZ Read 2nd & Rerefer
8/13/24 CO Read 2nd & Rerefer
8/27/24 CO PH Addnt'l 9/10/24
9/10/24 CO PH Cont'd 9/24/24
9/24/24 CO PH Cont'd 10/8/24
10/8/24 CO PH Cont'd 10/22/24
10/22/24 CO PH Cont'd 11/12/24
11/12/24 CO PH Cont'd 11/26/24
11/19/24 LUZ Withdraw 6-0
LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, 11/19/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 & 9/10/24, 9/24/24, 10/8/24, 10/22/24, 11/12/24, 11/26/24

WITHDRAW**Motion/2nd move to withdraw: Arias/Amaro**

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

Excused: 1 - Johnson

9. [2024-0535](#) ORD-Q Rezoning at 8374 New Kings Rd, btwn Gilchrist Rd & Finch Ave - (2.6± Acres) - CCG-2 to PUD, to Permit Commercial Uses, as Described in the New Kings Road PUD - And Property, LLC (R.E. # 039967-0000) (Dist. 10-Pittman) (Cox) (LUZ)
7/23/24 CO Introduced: LUZ
8/6/24 LUZ Read 2nd & Rerefer
8/13/24 CO Read 2nd & Rerefer
8/27/24 CO PH Only
LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/19/24, 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

PH OPEN/CONT 12/3/24

No speakers

10. [2024-0536](#) ORD-Q Rezoning at 0 & 9423 Crystal Springs Rd, btwn Crystal Cir & Chandler Oaks Dr - (10.00± Acres) - RR-Acre to PUD, to Permit Single Family Dwellings, as Described in the Crystal Springs PUD - Dao Nguyen (R.E. # 008833-0050, 008834-0000 & 008835-0000) (Dist. 12-White) (Cox) (LUZ) (PD & PC Amd/Apv)
7/23/24 CO Introduced: LUZ
8/6/24 LUZ Read 2nd & Rerefer
8/13/24 CO Read 2nd & Rerefer
8/27/24 CO PH Only
11/6/24 LUZ PH Amend/Approve 5-0
11/12/24 CO Rerefer to LUZ 16-0
LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/6/24, & 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

DEFER

Previously re-referred by council

Re-noticed and re-advertised Public Hearing 12/3/24

11. [2024-0539](#) ORD-Q Rezoning at 0 Stockton St, btwn College St & Myra St - (0.23± Acres) - PUD (2009-546-E) to PUD, to Permit Single Family Homes, as Described in the John Gorrie PUD - John Gorrie Investment Group, LLC (R.E. # 091197-0010) (Dist. 7-Peluso) (Lewis) (LUZ) (PD & PC Apv) (Ex Parte: CM Johnson)
7/23/24 CO Introduced: LUZ
8/6/24 LUZ Read 2nd & Rerefer
8/13/24 CO Read 2nd & Rerefer
8/27/24 CO PH Only
LUZ PH - 9/4/24, 10/1/24, 10/15/24, 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

DEFER**Previously continued to 1/22/25**

12. [2024-0611](#) ORD-Q Rezoning at 4218 & 4230 Ortega Blvd, btwn Manitou Ave & Corinthian Ave - (0.90± Acres) - CN to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the Ortega Carriage House PUD - Bulls Dixon Equity Partners, LLC (R.E. # 101598-0000 & 101599-0000) (Dist. 7-Peluso) (Cox) (LUZ)
8/13/24 CO Introduced: LUZ
8/20/24 LUZ Read 2nd & Rerefer
8/27/24 CO Read 2nd & Rerefer
9/10/24 CO PH Cont'd 9/24/24
9/24/24 CO PH Cont'd 10/22/24
10/22/24 CO PH Cont'd 11/12/24
11/12/24 CO PH Cont'd 1/28/25
LUZ PH - 9/17/24, 10/15/24, 11/19/24, 1/22/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24, 9/24/24, 10/22/24, 11/12/24, 1/28/25

DEFER**Previously continued to 1/22/25**

13. [2024-0616](#) ORD-Q Apv Sign Waiver (Appl SW-24-07) for a Sign Located at 0 & 3044 San Pablo Rd, btwn Van Zile Ave & Courtney Woods Ln - Rivertown Church, Inc. - Requesting to Reduce the Min Setback from 25 ft to 1 ft & Increase the Max Size of a Sign from 24 sq ft to 30 sq ft in RR-Acre (R.E. # 167080-0000 & 167077-0100) (Dist. 13-Diamond) (Corrigan) (LUZ) (GAB CPAC Deny) (PD Deny) (Ex Parte: CM Diamond)
 8/13/24 CO Introduced: LUZ
 8/20/24 LUZ Read 2nd & Rerefer
 8/27/24 CO Read 2nd & Rerefer
 9/10/24 CO PH Only
 9/17/24 LUZ PH Amend (Deny)/Approve 5-0
 9/24/24 CO Rerefer to LUZ 18-0
 11/19/24 LUZ PH Approve 6-0
 LUZ PH - 9/17/24, & 11/19/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Amaro

Ex parte declaration: CM Diamond

Speaker: Ryan Richardson (support)

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

Excused: 1 - Johnson

14. [2024-0685](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-24-17) at 0 Paschal St, at the End of Paschal St - Ryrad Home Builders, Inc. - Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 0 ft in RLD-60 (R.E. # 006130-0000) (Dist. 12-White) (Nagbe) (LUZ) (PD Apv)
 8/27/24 CO Introduced: LUZ
 9/4/24 LUZ Read 2nd & Rerefer
 9/10/24 CO Read 2nd & Rerefer
 9/24/24 CO PH Only
 11/19/24 LUZ PH Approve 6-0
 LUZ PH - 10/1/24, 10/15/24, 11/6/24, 11/19/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/24/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Amaro

Speaker: Janis Fleet (support)

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

Excused: 1 - Johnson

15. [2024-0716](#) ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Pecan Park Rd & 0 Arnold Rd, btwn Arnold Rd & Jax International Airport - (229.01± Acres) - AGR & PBF to LI - Subema, LLC (R.E. # 019583-0000 & 019606-0000 (Portion)) (Appl # L-5872-23A) (Dist. 8-Gaffney, Jr.) (Parola) (LUZ) (JWC Apv) (PD & PC Apv) (Rezoning 2024-717)
9/10/24 CO Introduced: LUZ, JWC
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
10/8/24 CO PH Addnt'l 10/22/24
10/22/24 CO PH Cont'd 11/12/24
11/12/24 CO PH Cont'd 11/26/24
11/19/24 LUZ PH Approve 6-0
LUZ PH - 10/15/24, 11/6/24, 11/19/24
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 10/8/24 & 10/22/24, 11/12/24, 11/26/24

PH APPROVE

Public hearing opened and closed.

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

Speaker: Michael Sittner (support)

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

Excused: 1 - Johnson

- 16. [2024-0717](#) ORD-Q Rezoning at 0 Pecan Park Rd & 0 Arnold Rd, btwn Arnold Rd & Jax International Airport - (315.42± Acres) - PBF-2, PBF-3 & IL to PUD, to Permit Light Industrial Dev, as Described in the Arnold Road PUD - Subema, LLC (R.E. # 019583-0000 & 019606-0000) (Appl # L-5872-23C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CM Gaffney, Jr.) (Large-Scale 2024-716)
 9/10/24 CO Introduced: LUZ
 9/17/24 LUZ Read 2nd & Rerefer
 9/24/24 CO Read 2nd & Rerefer
 10/8/24 CO PH Addnt'l 10/22/24
 10/22/24 CO PH Cont'd 11/12/24
 11/12/24 CO PH Cont'd 11/26/24
 11/19/24 LUZ PH Amend/Approve 6-0
 LUZ PH - 10/15/24, 11/6/24, 11/19/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24 & 10/22/24, 11/12/24, 11/26/24

PH AMEND/APPROVE

Public hearing opened and closed.

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

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

Ex parte declaration: CM Gaffney Jr.

Speaker: Michael Sittner (support)

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

Excused: 1 - Johnson

AMENDMENT:

- 1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated November 4, 2024).
- 2. Attaches a Revised Exhibit 4 (revised PUD Site Plan dated October 7, 2024).

- 17. [2024-0718](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 12810 Normandy Blvd & 3727, 3801 & 3821 Alcoy Rd, btwn Alcoy Rd & Sarroca Ln - (19.07± Acres) - RR to MDR - TD&MD Properties, LLC, Melvin J. Selasky, Karen Nicklaus Browning, Albert Paul Nicklaus, Jr., & John Moncrief (R.E. # 002183-0100, 002183-0050, 002215-0000 & 002215-0010) (Appl # L-5952-24C) (Dist. 12-White) (Salley) (LUZ) (PD & PC Apv) (Rezoning 2024-719)
 9/10/24 CO Introduced: LUZ
 9/17/24 LUZ Read 2nd & Rerefer
 9/24/24 CO Read 2nd & Rerefer
 10/8/24 CO PH Addnt'l 10/22/24
 10/22/24 CO PH Cont'd 11/26/24
 11/19/24 LUZ PH Approve 7-0
 LUZ PH - 10/15/24, 11/19/24
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/8/24 & 10/22/24, 11/26/24

PH APPROVE

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

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

- 18. [2024-0719](#) ORD-Q Rezoning at 12810 Normandy Blvd & 3727, 3801 & 3821 Alcoy Rd, btwn Alcoy Rd & Sarroca Ln - (19.07± Acres) - RR-Acre to PUD, to Permit Townhomes, as Described in the Alcoy Road PUD - TD&MD Properties, LLC, Melvin J. Selasky, Karen Nicklaus Browning, Albert Paul Nicklaus, Jr., & John Moncrief (R.E. # 002183-0100, 002183-0050, 002215-0000 & 002215-0010) (Appl # L-5952-24C) (Dist. 12-White) (Corrigan) (LUZ) (PD & PC Amd/Apv) (Small-Scale 2024-718)
 9/10/24 CO Introduced: LUZ
 9/17/24 LUZ Read 2nd & Rerefer
 9/24/24 CO Read 2nd & Rerefer
 10/8/24 CO PH Addnt'l 10/22/24
 10/22/24 CO PH Cont'd 11/26/24
 11/19/24 LUZ PH Amend/Approve 7-0
 LUZ PH - 10/15/24, 11/19/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24 & 10/22/24, 11/26/24

PH AMEND/APPROVE

Public hearing opened and closed.
Motion/2nd move to amend: Arias/Johnson
Motion/2nd move to approve as amended: Arias/Johnson
Speaker: Hayden Phillips (support)

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

AMENDMENT:

1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated October 21, 2024).

2. Attaches a Revised Exhibit 4 (revised PUD Site Plan dated October 21, 2024).

- 19. [2024-0720](#)** ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 & 8962 Magill Rd N & 8956 Magill Rd, btwn Magill Rd N, Magill Rd, Jones Rd & Pritchard Rd - (28.19± Acres) - AGR to LDR - Sharon Simms Bishop, Sheila Simms Kennedy, Tandra Kennedy Shurley & Donna Kay Simms Rodriguez & Ralph A. Rodriguez (R.E. # 003366-0050, 003366-0150, 003366-0210 & 003366-0220) (Appl # L-5954-24C) (Dist. 12-White) (Roberts) (LUZ)
(Rezoning 2024-721)
9/10/24 CO Introduced: LUZ
9/17/24 LUZ Read 2nd & Rerefer
9/24/24 CO Read 2nd & Rerefer
10/8/24 CO PH Addnt'l 10/22/24
10/22/24 CO PH Cont'd 11/12/24
11/12/24 CO PH Cont'd 11/26/24
LUZ PH - 10/15/24, 11/6/24, 11/19/24, 12/3/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/8/24 & 10/22/24, 11/12/24, 11/26/24

PH OPEN/CONT 12/3/24

No speakers

- 20. [2024-0721](#) ORD-Q Rezoning at 0 & 8962 Magill Rd N & 8956 Magill Rd, btwn Magill Rd N, Magill Rd, Jones Rd & Pritchard Rd - (28.19± Acres) - AGR to PUD, to Permit Single-Family Residential Dwellings, as Described in the Jones-Magill PUD - Sharon Simms Bishop, Sheila Simms Kennedy, Tambra Kennedy Shurley & Donna Kay Simms Rodriguez & Ralph A. Rodriguez (R.E. # 003366-0050, 003366-0150, 003366-0210 & 003366-0220) (Appl # L-5954-24C) (Dist. 12-White) (Corrigan) (LUZ)
 (Small-Scale 2024-720)
 9/10/24 CO Introduced: LUZ
 9/17/24 LUZ Read 2nd & Rerefer
 9/24/24 CO Read 2nd & Rerefer
 10/8/24 CO PH Addnt'l 10/22/24
 10/22/24 CO PH Cont'd 11/12/24
 11/12/24 CO PH Cont'd 11/26/24
 LUZ PH - 10/15/24, 11/6/24, 11/19/24, 12/3/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24 & 10/22/24, 11/12/24, 11/26/24

PH OPEN/CONT 12/3/24

No speakers

- 21. [2024-0724](#) ORD-Q Rezoning at 0, 207 & 216 6th Street W, btwn Pearl St N & Silver St - (0.70± Acres) - RMD-S to PUD, to Permit Multi-Family Dwellings, as Described in the 6th Street West PUD - Greater New Jerusalem Baptist Church Corp (R.E. # 071472-0000, 071473-0000 & 071191-0000) (Dist. 7-Peluso) (Lewis) (LUZ)
 9/10/24 CO Introduced: LUZ
 9/17/24 LUZ Read 2nd & Rerefer
 9/24/24 CO Read 2nd & Rerefer
 10/8/24 PH Only
 LUZ PH - 10/15/24, 11/19/24, 12/3/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/8/24

PH OPEN/CONT 12/3/24

No speakers

22. [2024-0785](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Beach Blvd, btwn Palm Ln & Grove Park Blvd - (0.09± Acres) - LDR to CGC - Modwelling, LLC (R.E. # 136291-0000(Portion)) (Appl # L-5959-24C) (Dist. 4-Carrico) (Roberts) (LUZ) (JWC Apv) (PD & PC Apv) (Rezoning 2024-786)
 10/8/24 CO Introduced: LUZ, JWC
 10/15/24 LUZ Read 2nd & Rerefer
 10/22/24 CO Read 2nd & Rerefer
 11/12/24 CO PH Addnt'l 11/26/24
 LUZ PH - 11/19/24, 12/3/24
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/12/24 & 11/26/24

PH OPEN/CONT 12/3/24

There was discussion on this bill and the committee agreed to continue the item to permit time for a community meeting with the developer.

Speakers: Mr. Dracic (support), Husein Imsirovic (support), Gary Dickinson (oppose), Joanne Connell (oppose), Galen Connell (oppose), Donnie Oulton (oppose), Sarah Budjak (oppose)

23. [2024-0786](#) ORD-Q Rezoning at 0 Beach Blvd, btwn Palm Ln & Grove Park Blvd - (1.37± Acres) - RLD-90 & CCG-1 to PUD, to Permit Multifamily Dwelling Units as Described in the Pottsburg Creek Apartments PUD - Modwelling, LLC (R.E. # 136291-0000 & 136380-0000) (Appl # L-5959-24C) (Dist. 4-Carrico) (Williams) (LUZ) (GAB CPAC Deny) (PD & PC Amd/Apv) (Small-Scale 2024-785)
 10/8/24 CO Introduced: LUZ
 10/15/24 LUZ Read 2nd & Rerefer
 10/22/24 CO Read 2nd & Rerefer
 11/12/24 CO PH Addnt'l 11/26/24
 LUZ PH - 11/19/24, 12/3/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24 & 11/26/24

PH OPEN/CONT 12/3/24

Speakers: Mr. Dracic (support), Husein Imsirovic (support, did not speak), Gary Dickinson (oppose), Joanne Connell (oppose), Galen Connell (oppose, did not speak), Donnie Oulton (oppose), Sarah Budjak (oppose)

24. [2024-0787](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Moncrief Rd W & 6739 Utsey Rd, btwn Garden St, Imeson Rd, Utsey Rd & Moncrief Rd W - (38.47± Acres) - AGR to LI - Stone Mountain Industrial Park, Inc. & Topo Chico, LLC (R.E. # 002966-0000 & 002942-0000) (Appl # L-5971-24C) (Dist. 12-White) (Kelly) (LUZ) (PD & PC Apv) (Rezoning 2024-788)
10/8/24 CO Introduced: LUZ
10/15/24 LUZ Read 2nd & Rerefer
10/22/24 CO Read 2nd & Rerefer
11/12/24 CO PH Addnt'l 11/26/24
11/19/24 LUZ PH Approve 7-0
11/19/24 LUZ Reconsider/Defer
LUZ PH - 11/19/24, 12/3/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/12/24 & 11/26/24

PH APPROVE

Public hearing opened and closed.

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

Speaker: Michael Sittner (support)

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

RECONSIDER/DEFER

Motion/2nd to reconsider: Arias/Johnson

This item was reconsidered due to the action to open and continue the public hearing on the companion bill 2024-788.

Public hearing opened and continued to 12/3/24.

25. [2024-0788](#) ORD-Q Rezoning at 0 Moncrief Rd W & 6739 Utsey Rd, btwn Garden St, Imeson Rd, Utsey Rd & Moncrief Rd W - (38.47± Acres) - AGR to PUD, to Permit Parking, Storage & Other Light Industrial Uses, as Described in the Westside Development PUD - Stone Mountain Industrial Park, Inc. & Topo Chico, LLC (R.E. # 002966-0000 & 002942-0000) (Appl # L-5971-24C) (Dist. 12-White) (Corrigan) (LUZ) (PD & PC Amd/Apv) (Small-Scale 2024-787)
10/8/24 CO Introduced: LUZ
10/15/24 LUZ Read 2nd & Rerefer
10/22/24 CO Read 2nd & Rerefer
11/12/24 CO PH Addnt'l 11/26/24
LUZ PH - 11/19/24, 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24 & 11/26/24

PH OPEN/CONT 12/3/24

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson.

There was discussion on this bill related to notifications and finding a compromise between the neighbors and the developer. The committee decided to provide more time for the applicant and the neighbors to meet.

The Chair deferred the item until the next committee meeting 12/3/24.

Public hearing reopened and continued to 12/3/24.

Due to this action, the previous companion bill was reconsidered, the public hearing was reopened and also continued to 12/3/24.

Speakers: Natasha Anderson (oppose), Willie Roberts (oppose), Michael Sittner (support)

- 26. [2024-0789](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Jennings Rd, at the NE Corner of Ross Blvd & Jennings Rd - (9.94± Acres) - LDR to MDR - Florida Conference Association of Seventh Day Adventists (R.E. # 019964-0900) (Appl # L-5976-24C) (Dist. 8-Gaffney, Jr.) (Kelly) (LUZ) (PD & PC Apv) (Rezoning 2024-790)
 10/8/24 CO Introduced: LUZ
 10/15/24 LUZ Read 2nd & Rerefer
 10/22/24 CO Read 2nd & Rerefer
 11/12/24 CO PH Addtn'l 11/26/24
 11/19/24 LUZ PH Approve 7-0
 LUZ PH - 11/19/24
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/12/24 & 11/26/24

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: Arias/Johnson
Speaker: Hayden Phillips (support)

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

- 27. [2024-0790](#) ORD-Q Rezoning at 0 Jennings Rd, at the NE Corner of Ross Blvd & Jennings Rd - (9.94± Acres) - RR-Acre to RMD-A - Florida Conference Association of Seventh Day Adventists (R.E. # 019964-0900) (Appl # L-5976-24C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny) (PD & PC Apv) (Ex Parte: CM Gaffney,Jr.) (Small-Scale 2024-789)
 10/8/24 CO Introduced: LUZ
 10/15/24 LUZ Read 2nd & Rerefer
 10/22/24 CO Read 2nd & Rerefer
 11/12/24 CO PH Addtn'l 11/26/24
 11/19/24 LUZ PH Approve 7-0
 LUZ PH - 11/19/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24 & 11/26/24

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: Arias/Johnson
Ex parte declaration: CM Gaffney Jr.
Speaker: Hayden Phillips (support, questions only)

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

28. [2024-0791](#) ORD-Q Rezoning at 7701 Blanding Blvd, btwn Collins Rd & Longchamp Dr - (1.23± Acres) - CO to CCG-2 - Nisvet Gazibara & Amila Gazibara (R.E. # 099020-0005) (Dist. 14-Johnson) (Williams) (LUZ) (PD & PC Apv) (Ex Parte: CM Johnson)
10/8/24 CO Introduced: LUZ
10/15/24 LUZ Read 2nd & Rerefer
10/22/24 CO Read 2nd & Rerefer
11/12/24 CO PH Only
11/19/24 LUZ PH Approve 7-0
LUZ PH - 11/19/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Ex parte declaration: CM Johnson

Speaker: Nisvet Gazibara (support)

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

29. [2024-0819](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 1077 Odessa Dr N, btwn 1st St W & Commonwealth Ave - (1.00± Acre) - CGC to LI - PC Realty-Jax, LLC (R.E. # 048982-0000) (Appl # L-5968-24C) (Dist. 9-Clark-Murray) (Hinton) (LUZ) (Companions 2024-820 & 2024-821)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/26/24 & 12/10/24

DEFER

Public Hearing next cycle 12/3/24

30. [2024-0820](#) ORD-Q Rezoning at 1077 Odessa Dr N, btwn 1st St W & Commonwealth Ave - (1.00± Acre) - RLD-60 to IL - PC Realty-Jax, LLC (R.E. # 048982-0000) (Appl # L-5968-24C) (Dist. 9-Clark-Murray) (Read) (LUZ)
(Companions 2024-819 & 2024-821)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24

DEFER**Public Hearing next cycle 12/3/24**

31. [2024-0821](#) ORD-Q Granting Administrative Deviation (Appl AD-24-71) at 1077 Odessa Dr N, btwn 1st St W & Commonwealth Ave - PC Realty-Jax, LLC - Requesting to Reduce the Area of Situational Compatibility Overlay Zone Buffer btwn a Proposed IL District from a RLD District from 150 ft to 15 ft (R.E. # 048982-0000) (Dist. 9-Clark-Murray) (Read) (LUZ)
(Companions 2024-819 & 2024-820)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24

DEFER**Public Hearing next cycle 12/3/24**

32. [2024-0822](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Owens Rd, btwn Fair Pine Ln & Ranch Rd - (4.62± Acres) - LI to MDR - USA Express, Inc. (R.E. # 019336-0100) (Appl # L-5975-24C) (Dist. 8-Gaffney, Jr.) (Hinton) (LUZ)
(Rezoning 2024-823)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/26/24 & 12/10/24

DEFER**Public Hearing next cycle 12/3/24**

33. [2024-0823](#) ORD-Q Rezoning at 0 Owens Rd, btwn Fair Pine Ln & Ranch Rd - (4.62± Acres) - IL to PUD, to Permit Residential Uses, as Described in the Owens Point PUD - USA Express, Inc. (R.E. # 019336-0100) (Appl # L-5975-24C) (Dist. 8-Gaffney, Jr.) (Cox) (LUZ)
(Small-Scale 2024-822)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24

DEFER**Public Hearing next cycle 12/3/24**

34. [2024-0824](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 5446 Old Middleburg Rd S, 5438 Old Middleburg Rd S, 5440 Old Middleburg Rd S, & 8944 103rd St, South of 103rd St & West of Old Middleburg Rd S - (7.38± Acres) - LDR & RPI to MDR - Kelly M. James & Gloria James & Dawn Motes & Kelly M. James as Co-Personal Representatives of the Estate of Regina Joan Darling James (R.E. # 015221-0010, 015224-0010, 015225-0010 & 015225-0200) (Appl # L-5979-24C) (Dist. 12-White)
(Anderson) (LUZ)
(Rezoning 2024-825)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/26/24 & 12/10/24

DEFER**Public Hearing next cycle 12/3/24**

35. [2024-0825](#) ORD-Q Rezoning at 5446 Old Middleburg Rd S, 5438 Old Middleburg Rd S, 5440 Old Middleburg Rd S, & 8944 103rd St, South of 103rd St & West of Old Middleburg Rd S - (7.38± Acres) - RR-Acre & CO to RMD-D - Kelly M. James & Gloria James & Dawn Motes & Kelly M. James as Co-Personal Representatives of the Estate of Regina Joan Darling James (R.E. # 015221-0010, 015224-0010, 015225-0010 & 015225-0200) (Appl # L-5979-24C) (Dist. 12-White) (Cox) (LUZ)
(Small-Scale 2024-824)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24

DEFER**Public Hearing next cycle 12/3/24**

36. [2024-0826](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 6810, 6820 Greenland Ridge Ln N & 0 Greenland Rd, East of the I-295 & Philips Hwy Interchange - (10.6± Acres) - LDR to LI - Sharon Burnette, Linda Gilyard, Carolyn Gilyard, Soloman Odom, Bobbie Ann Odom & Torr Gilyard (R.E. # 167859-0500 (Portion), 167828-1010 (Portion), 167829-0030, 167829-0000, 167829-0046 & 167829-0040) (Appl # L-5966-24C) (Dist. 11-Arias) (Roberts) (LUZ)
(Rezoning 2024-827)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/26/24 & 12/10/24

DEFER**Public Hearing next cycle 12/3/24**

37. [2024-0827](#) ORD-Q Rezoning at 0, 6810, 6820 Greenland Ridge Ln N & 0 Greenland Rd, East of the I-295 & Philips Hwy Interchange - (10.6± Acres) - RLD-90 & RR-Acre to PUD, to Permit Industrial Uses, as Described in the Greenland Ridge PUD - Sharon Burnette, Linda Gilyard, Carolyn Gilyard, Soloman Odom, Bobbie Ann Odom & Torr Gilyard (R.E. # 167859-0500 (Portion) 167828-1010 (Portion), 167829-0030, 167829-0000, 167829-0046 & 167829-0040) (Appl # L-5966-24C) (Dist. 11-Arias) (Lewis) (LUZ)
(Small-Scale 2024-826)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24 & 12/10/24

DEFER**Public Hearing next cycle 12/3/24**

38. [2024-0828](#) ORD-Q Rezoning at 0 & 4920 San Pablo Rd S, at the SW Corner of the Intersection btwn J. Turner Butler Blvd & San Pablo Rd S - (29.77± Acres) - CO to PUD, to Permit Multi-Family Dwellings, Restaurants, Offices & Commercial Uses; as Described in the San Pablo Mixed-Use PUD - SP 1776, LLC (R.E. # 167766-0500 & 167766-0400) (Dist. 3-Lahnen) (Lewis) (LUZ)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

DEFER**Public Hearing next cycle 12/3/24**

39. [2024-0829](#) ORD-Q Rezoning at 0 Philips Hwy, btwn Wells Creek Pkwy & SR9B Expressway N - (31.20± Acres) - PUD (2022-854-E) to PUD, to Permit Residential & Commercial Uses, as Described in the Ellis Cove PUD - Tri Lake Investments, LLC (R.E. # 168090-0040) (Dist. 11-Arias) (Lewis) (LUZ)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

DEFER**Public Hearing next cycle 12/3/24**

40. [2024-0830](#) ORD-Q Rezoning at 5570 118th St & 0, 6601, 6621, & 6627 Seaboard Ave, btwn 118th St, Seaboard Ave, Vista Verde St & Dor Mil Ct - (22.91± Acres) - RR-Acre to RLD-40 - Ronald Hartley & John M. Hamilton, Jr. (R.E. # 103511-1000, 103511-0100, 103512-0000, 103504-0000 & 103512-1000) (Dist. 14-Johnson) (Corrigan) (LUZ)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

DEFER**Public Hearing next cycle 12/3/24**

41. [2024-0831](#) ORD-Q Rezoning at 1709, 1719 & 1739 Girvin Rd, btwn Mt. Pleasant Rd & Premium Rd - (2.68± Acres) - RR-Acre to RLD-70 - Chris Hionedes (R.E. # 160915-0000, 160916-0000 & 160918-0000) (Dist. 3-Lahnen) (Read) (LUZ)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

DEFER**Public Hearing next cycle 12/3/24**

42. [2024-0832](#) ORD-Q Rezoning at 3625 Townsend Blvd, at the SE Corner of the Intersection of Townsend Blvd & Ft Caroline Rd - (1.39± Acres) - RMD-D to CN - Abdo Yazigi (R.E. # 111493-1000) (Dist. 1-Amaro) (Read) (LUZ)
10/22/24 CO Introduced: LUZ
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO Read 2nd & Rerefer
LUZ PH - 12/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/26/24

DEFER**Public Hearing next cycle 12/3/24**

43. [2024-0833](#) ORD-Q Apv Zoning Exception (Appl E-24-53) at 1996 San Marco Blvd, btwn Balis Pl & Naldo Ave - Normandy Stratton, LLC - Requesting 1) an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for Both On-Premises & Off-Premises Consumption & 2) Permanent Outside Sale & Svc, Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4 of Ch 656, Ord Code, for Project Q SM, LLC & Project Q Holdings, LLC d/b/a Electric Dough Pizza Co, in CCG-1 (R.E. # 081338-0000) (Dist. 5-J. Carlucci) (Corrigan) (LUZ) (PD Amd/Apv)
 10/22/24 CO Introduced: LUZ
 11/6/24 LUZ Read 2nd & Rerefer
 11/12/24 CO PH Read 2nd & Rerefer
 11/19/24 LUZ PH Amend/Approve (w/Cond) 7-0
 LUZ PH - 11/19/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

PH AMEND/APPROVE W/CONDITION

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

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

Speaker: Michael Sittner (support)

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

AMENDMENT:

Zoning exception approved subject to one condition:

1. The zoning exception granted herein shall not be effective unless or until the required Waiver of Minimum Distance Requirements for Liquor License Location (WLD-24-16) pursuant to Section 656.133 of the Ordinance Code, is issued for the Subject Property.

44. [2024-0834](#) ORD-Q Apv Sign Waiver (Appl SW-24-08) at 1833 Atlantic Blvd, btwn Perry Pl & Farragut Pl - JND Holdings, LLC - Requesting to Reduce the Min Setback from 10 ft to 1 ft in CRO (R.E. # 081602-0000) (Dist. 5-J. Carlucci) (Nagbe) (LUZ) (PD Apv)
 10/22/24 CO Introduced: LUZ
 11/6/24 LUZ Read 2nd & Rerefer
 11/12/24 CO PH Read 2nd & Rerefer
 11/19/24 LUZ PH Approve 7-0
 LUZ PH - 11/19/24
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speaker: Jesse Dreicer (support)

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

45. [2024-0835](#) ORD Adopt a Modification to the City's 2045 Comp Plan for the Purpose of Amend the Capital Improvement Element Schedule of Projs to Include the 301 Villages Water, Wastewater & Reuse Water Facilities & Updating the 2045 Mobility System Schedule of Projs within the Capital Improvements Element to Include Braddock Rd from Lem Turner Rd to Dunn Ave & Acree Rd Extension from New Kings Rd to Old Kings Rd as Mobility System Projs in the Corridor Mode to Mobility Zone 4 (Reingold) (Req of Mayor) (PD & PC Apv)
10/22/24 CO Introduced: F, LUZ
11/6/24 F Read 2nd & Rerefer
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

DEFER

46. [2024-0851](#) ORD-MC Etab the Northeast Development Review Board; Identifying Legislative Purpose & Intent; Amend Sec 30.204 (Functions), Pt 2 (Planning Commission), Ch 30 (Planning & Development Department), Ord Code, to Provide that the Northeast Dev Review Brd Shall Review & Provide a Recommendation to the City Council Re Certain Rezoning Applications within the Northeast Development Area; Creating a New Pt 9 (Northeast Development Review Board), Ch 30 (Planning & Development Department), Ord Code, to Etab the Northeast Dev Review Brd...(Teal) (Introduced by CM Gay)
10/22/24 CO Introduced: NCSPHS, R, LUZ
11/4/24 NCSPHS Read 2nd & Rerefer
11/4/24 R Read 2nd & Rerefer
11/6/24 LUZ Read 2nd & Rerefer
11/12/24 CO PH Read 2nd & Rerefer
LUZ PH - 1/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

DEFER

47. [2024-0859](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Lane Ave, btwn Normandy Blvd & Lenox Ave - (12.0± Acres) - CGC to MDR - IPS Enterprises, Inc. (R.E. # 011778-0055 (Portion)) (Appl # L-5972-24C) (Dist. 9-Clark-Murray) (Kelly) (LUZ)
(Rezoning 2024-860)
11/12/24 CO Introduced: LUZ
11/19/24 LUZ Read 2nd & Rerefer
LUZ PH - 1/7/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/10/24 & 1/14/25

READ 2ND & REREFER

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48. [2024-0860](#) ORD-Q Rezoning at 0 Lane Ave, btwn Normandy Blvd & Lenox Ave - (14.0± Acres) - RMD-D & CCG-1 to PUD, to Permit a Residential Subdivision, as Described in the Cedar River Station PUD - IPS Enterprises, Inc. (R.E. # 011778-0055) (Appl # L-5972-24C) (Dist. 9-Clark-Murray) (Lewis) (LUZ) (Small-Scale 2024-859)
11/12/24 CO Introduced: LUZ
11/19/24 LUZ Read 2nd & Rerefer
LUZ PH - 1/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25

READ 2ND & REREFER

49. [2024-0861](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3701, 3697, & 3731 Hemlock St, West of Lem Turner Rd - (9.8± Acres) - RR to MDR - Drew Donovan Hood, Terri L. Hood & David D. Hood (R.E. # 019466-0170, 019466-0020, 019466-0180, & 019466-0030) (Appl # L-5960-24C) (Dist. 8-Gaffney, Jr.) (Roberts) (LUZ) (Rezoning 2024-862)
11/12/24 CO Introduced: LUZ
11/19/24 LUZ Read 2nd & Rerefer
LUZ PH - 1/7/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/10/24 & 1/14/25

READ 2ND & REREFER

50. [2024-0862](#) ORD-Q Rezoning at 3701, 3697, & 3731 Hemlock St, West of Lem Turner Rd - (9.8± Acres) - RR-Acre to RMD-A - Drew Donovan Hood, Terri L. Hood & David D. Hood (R.E. # 019466-0170, 019466-0020, 019466-0180, & 019466-0030) (Appl # L-5960-24C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny) (Small-Scale 2024-861)
11/12/24 CO Introduced: LUZ
11/19/24 LUZ Read 2nd & Rerefer
LUZ PH - 1/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25

READ 2ND & REREFER

51. [2024-0863](#) ORD-Q Rezoning at 5800 San Juan Ave, btwn Hyde Park Rd & Niblick Dr - (0.5± Acres) -CCG-1 to CCG-2 - Shakilla Ahmad & Noor Ahmad (R.E. # 068540-0000) (Dist. 9-Clark-Murray) (Read) (LUZ)
11/12/24 CO Introduced: LUZ
11/19/24 LUZ Read 2nd & Rerefer
LUZ PH - 1/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

READ 2ND & REREFER

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52. [2024-0864](#) ORD-Q Rezoning at 3046 Capper Rd, btwn Maidstone Cove Dr & Lem Turner Rd - (0.9± Acres) - CCG-1 to PUD, to Permit Outdoor Storage & Parking, Light Manufacturing & Office & Commercial Uses, as Described in the Capper Rd PUD - Spa Smiley Trucking, Inc. (R.E. # 020394-0000) (Dist. 8-Gaffney, Jr.) (Lewis) (LUZ)
11/12/24 CO Introduced: LUZ
11/19/24 LUZ Read 2nd & Rerefer
LUZ PH - 1/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

READ 2ND & REREFER

53. [2024-0865](#) ORD-Q Rezoning at 0, 1465 & 1515 N Old Middleburg Rd & 0 Chickasaw Ave, btwn Memorial Park Rd & Lenox Ave - (10.15± Acres) - RMD-B to RMD-D - Donald Ray Taylor (Life Estate) (R.E. # 011657-0000, 011648-0000, 011649-0000, 011650-0010 & 011659-0010) (Dist. 9-Clark-Murray) (Cox) (LUZ)
11/12/24 CO Introduced: LUZ
11/19/24 LUZ Read 2nd & Rerefer
LUZ PH - 1/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

READ 2ND & REREFER

54. [2024-0866](#) ORD-Q Rezoning at 0 Zoo Pkwy, btwn Dunn Creek & I-295 - (34.03± Acres) - PUD to IH - CK Investments Financing, LLC (R.E. # 108758-0200) (Dist. 2-Gay) (Nagbe) (LUZ)
11/12/24 CO Introduced: LUZ
11/19/24 LUZ Read 2nd & Rerefer
LUZ PH - 1/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

READ 2ND & REREFER

55. [2024-0867](#) ORD-Q Rezoning at 11000 Beach Blvd, btwn Providence Dr & St Johns Bluff Rd S - (11.01± Acres) - CCG-2 & PUD (2007-1243-E) to PUD, to Permit Multi-Family & Commercial Uses, as Described in the 11000 Beach Boulevard PUD - Pamela Equities Corp. (R.E. # 165412-2000 (Portion)) (Dist. 4-Carrico) (Corrigan) (LUZ)
11/12/24 CO Introduced: LUZ
11/19/24 LUZ Read 2nd & Rerefer
LUZ PH - 1/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

READ 2ND & REREFER

56. [2024-0868](#) ORD Apv the Proposed 2024B Series Text Amendment to the FLUE of the 2045 Comp Plan of the City to Amend the Operative Provisions & the Low Density Residential (LDR) & Medium Density Residential (MDR) Categories Relating to Duplexes, Tri-plexes & Quad-plexes & Density in the Missing Middle & Adopting the Missing Middle Overlay Map, for Transmittal to the State of FL's Various Agencies for Review (Reingold) (Introduced by CM Diamond)
11/12/24 CO Introduced: LUZ
11/19/24 LUZ Read 2nd & Rerefer
LUZ PH - 1/7/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
12/10/24 & 1/14/25

READ 2ND & REREFER

57. [2024-0869](#) ORD-MC Amend Secs 656.305 (Low Density Residential Category) & 656.306 (Medium Density Residential Category), Subpt B (Residential Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Provide for Duplexes, Tri-plexes & Quad-plexes as Permitted Uses in Certain Districts & Dev Areas; & Amend Secs 656.604 (Number of Off-Street Parking Spaces) & 656.607 (Design Standards for Off-Street, On-Street Parking & Loading Facilities), Subpt A (Off-Street Parking, On-Street Parking & Loading for Motor Vehicles), Pt 6 (Off-Street Parking, On-Street Parking & Loading Regulations), Ch 656 (Zoning Code), Ord Code, to Provide Parking Standards for Duplexes, Tri-plexes & Quad-plexes (Reingold) (Introduced by CM Diamond)
11/12/24 CO Introduced: R, LUZ
11/18/24 R Read 2nd & Rerefer
11/19/24 LUZ Read 2nd & Rerefer
LUZ PH - 1/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25

READ 2ND & REREFER

58. [2024-0870](#) ORD-MC Amend Sec 656.306 (Medium Density Residential Category), Subpt B (Residential Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Sec 656.403 (Accessory Uses & Structures; Accessory Dwelling Units), Subpt B (Misc Regulations), Sec 656.432 (Applicability), Subpt C (Architectural & Aesthetic Regulations For Single-Family Dwellings), Pt 4 (Supplementary Regulations), & Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Revise Various Regulations Related to Cottages & Accessory Dwelling Units; Prov for Codification Instructions; (Reingold) (CM Diamond)
11/12/24 CO Introduced: R, LUZ
11/18/24 R Read 2nd & Rerefer
11/19/24 LUZ Read 2nd & Rerefer
LUZ PH - 1/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25

READ 2ND & REREFER

59. [2024-0880](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Institutional Bldg at 1221 E 16th St, btwn Franklin St & MLK Jr Pkwy, as a Local Landmark - Jack Sun Villas, LLC; 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. # 113567-0010) (Dist. 7-Peluso) (Lopera) (Req of JHPC)
11/12/24 CO Introduced: LUZ
11/19/24 LUZ Read 2nd & Rerefer
LUZ PH - 1/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, December 3, 2024.

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

Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days notification to process; last minute requests will be accepted; but may not be possible to fulfill. Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.

Minutes: Colleen Hampsey, Council Research
CHampsey@coj.net 904.255.5151
Posted: 11.22.24 5:00 pm