

City of Jacksonville

117 W Duval St
Jacksonville, FL 32202



Agenda Meeting Minutes

Tuesday, April 6, 2021

4:30 PM

Council Chambers 1st Floor, City Hall & Virtual

Land Use & Zoning Committee

Michael Boylan, Chair
Reggie Gaffney, Vice Chair
Terrance Freeman
Aaron Bowman
Rory Diamond
Al Ferraro
Randy White

Legislative Assistant: Jessica Smith
Legislative Assistant: Vonya Balogh
Attorney: Shannon Eller
Research Assistant: Yvonne Mitchell
Planning Dept.: Folks Huxford
Planning Dept.: Kristen Reed
Planning Dept.: Bruce Lewis
Planning Dept.: Laurie Santana
Sgt. at Arms: Chris Hancock

If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, such person will need a record of the proceedings, and for such purposes, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Public Hearings/Public Participation

MEETING TIME: 5:00 P.M.

(Please join the meeting by 4:45 P.M.)

LUZ COMMITTEE ZOOM MEETING ID: 994 4558 8941

LUZ COMMITTEE ZOOM MEETING PASSWORD: 13486

COMMENTS: CCMEETING04132021@COJ.NET

During the term of the Emergency, the Council President or a Committee Chair may limit public hearings that are required to remain open for items that are being deferred to a later date, so long as the public hearing is held immediately prior to City Council or Committee final action. Evidence and testimony may be submitted any time through the public participation/public hearing email address provided for each Council cycle. Findings regarding Quasi-Judicial hearings. Applicants may request deferral of quasi-judicial matters until the conclusion of the Emergency. If an applicant chooses to proceed with a quasi-judicial matter using the emergency procedures provided herein, the applicant acknowledges that these procedures may be subject to legal challenge by an affected party. Such acknowledgment shall appear on the face of the Land Use and Zoning Committee Agenda throughout the term of the Emergency. Council Members may request deferrals of specific applications due to the emergency.

Pursuant to Council Rule 2.201, Committee Chairs are authorized to schedule separate CMT meetings for any items on their agendas, as often as the Chair, at his or her discretion, desires. Notices for such special meetings shall comply with the language herein regarding notices.

For matters which have state-mandated public hearings pursuant to Chapter 166, Florida Statutes, and the Jacksonville Ordinance Code, including quasi-judicial matters and those items which fall under the public participation requirements of Section 286.0114, Florida Statutes, the Council must allow for the public to provide their comments by participation in the CMT meeting or by electronic mail, written comment, or other stated method, as applicable. Instructions for the public as to the methods of communication should be provided in the notice.

Email address created for comments is ccmeeting04132021@coj.net

All evidence, testimony and argument presented to the Council shall be afforded equal consideration regardless of the method of communication.

Attendance: Council Members Michael Boylan (Chair), Aaron Bowman, Al Ferraro, Randy White

Also: Folks Huxford, Bruce Lewis, Kristin Reed – Planning & Development Division; Shannon Eller - Office of General Counsel; Jessica Smith- Legislative Services Division; and Yvonne P. Mitchell – Research Division

This was a virtual meeting with additional attendees.

Chairman Boylan called the meeting to order at 4:33 PM, and reviewed the marked agenda which contained twelve (12) items ready for action; nine (9) items for deferral; eleven (11) items marked second and refer; and fifteen (15) items marked public hearing continued.

Meeting Convened: 4:33 PM

Meeting Adjourned: 4:37PM

Attendance: CMs Boylan, Bowman, Ferraro, White

Title History

Item/File No.

1. [2020-0020](#)

OPEN PH
CONT PH
4/20/21

NO PD/PC
REPORTS

Applicant:
Curtis Hart

ORD-Q Rezoning at 3323 Loretto Rd., 0 Fairbanks Rd., 3318 Fairbanks Rd & 3301 Kennedy Ln. (23.59± Acres) btwn Kennedy Ln & Lazy Willow Ln. – RR-Acre to PUD – Murel G. Cissell Living Trust & Cissell Real Estate Holdings, LLC. (Dist 6-Boylan) (Lewis) (LUZ) (SECPAC Deny) (Ex-parte: CMs Boylan, Wilson, Diamond, Bowman, Dennis, DeFoor, R.Gaffney, Freeman & Hazouri)

1/14/20 CO Introduced: LUZ
1/22/20 LUZ Read 2nd & Rerefer
1/28/20 CO Read 2nd & Rereferred: LUZ
2/11/20 CO PH Only
3/17/20 LUZ Meeting Cancelled COVID-19/Emergency-No Action
3/24/20 CO Meeting Cancelled COVID-19/Emergency-No Action
4/7/20 LUZ Mtg Cancelled COVID-19/PH Cont 4.21.20, per 2020-200-E
11/17/20 LUZ Meeting Cancelled-No Action
LUZ PH – 2/19/20, 3/17/20, 4/7/20, 4/21/20, 6/16/20, 8/4/20, 8/18/20, 9/1/20, 9/15/20, 10/6/20, 10/20/20, 11/4/20, 11/17/20, 12/1/20, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601- 2/11/20

2. [2020-0340](#) ORD Adopt Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 Florence St., btwn Phyllis St. & Florence St. (0.07± Acres) – LI to MDR – Hoose Homes & Investments, LLC. (Appl# L-5447-20C) (Dist 9-Dennis) (Reed) (LUZ) (PD Deny) (Rezoning 2020-341)
- OPEN PH 6/23/20 CO Introduced: LUZ
 CONT PH 7/21/20 LUZ Read 2nd & Rerefer
 4/20/21 7/28/20 CO Read 2nd & Rereferred: LUZ
 NO PC 8/11/20 CO PH Addn'l 8/25/20
 REPORT 8/25/20 CO PH Cont'd 9/8/20, per 2020-200-E
 Applicant: 9/8/20 CO PH Cont'd 9/22/20, per 2020-200-E
 Jessica Wilson 9/22/20 CO PH Cont'd 10/13/20, per 2020-200-E
 10/13/20 CO PH Cont'd 10/27/20, per 2020-200-E
 10/27/20 CO PH Cont'd 11/10/20, per 2020-200-E
 11/10/20 CO Meeting Cancelled - No Action
 11/17/20 LUZ Meeting Cancelled - No Action
 11/24/20 CO PH Cont'd 12/8/20
 12/8/20 CO PH Cont'd 1/12/21
 1/12/21 CO PH Cont'd 1/26/21
 1/26/21 CO PH Cont'd 2/9/21
 2/9/21 CO PH Cont'd 2/23/21
 2/23/21 CO PH Cont'd 3/9/21
 3/9/21 CO PH Cont'd 3/23/21
 3/23/21 CO PH Cont'd 4/13/21
 LUZ PH - 8/18/20, 9/1/20, 9/15/20, 10/6/20, 10/20/20, 11/4/20, 12/1/20, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21
 Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code - 8/11/20 & 8/25/20, 9/8/20, 9/22/20, 10/13/20, 10/27/20, 11/10/20, 11/24/20, 12/8/20, 1/12/21, 1/26/21, 2/9/21, 2/23/21, 3/9/21, 3/23/21, 4/13/21

3. [2020-0341](#) ORD-Q Rezoning at 0 Florence St. (0.07± Acres), btwn Phyllis St. & Florence St. – IL to RMD-A – Hoose Homes & Investments, LLC. (Dist 9- Dennis) (Cox) (LUZ) (Small-Scale 2020-340)
 6/23/20 CO Introduced: LUZ
 7/21/20 LUZ Read 2nd & Rerefer
 7/28/20 CO Read 2nd & Rereferred: LUZ
 8/11/20 CO PH Addn'l 8/25/20
 8/25/20 CO PH Cont'd 9/8/20, per 2020-200-E
 9/8/20 CO PH Cont'd 9/22/20, per 2020-200-E
 9/22/20 CO PH Cont'd 10/13/20, per 2020-200-E
 10/13/20 CO PH Cont'd 10/27/20, per 2020-200-E
 10/27/20 CO PH Cont'd 11/10/20, per 2020-200-E
 11/10/20 CO Meeting Cancelled - No Action
 11/17/20 LUZ Meeting Cancelled - No Action
 11/24/20 CO PH Cont'd 12/8/20
 12/8/20 CO PH Cont'd 1/12/21
 1/12/21 CO PH Cont'd 1/26/21
 1/26/21 CO PH Cont'd 2/9/21
 2/9/21 CO PH Cont'd 2/23/21
 2/23/21 CO PH Cont'd 3/9/21
 3/9/21 CO PH Cont'd 3/23/21
 3/23/21 CO PH Cont'd 4/13/21
 LUZ PH - 8/18/20, 9/1/20, 9/15/20, 10/6/20, 10/20/20, 11/4/20, 12/1/20, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 8/11/20 & 8/25/20, 9/8/20, 9/22/20, 10/13/20, 10/27/20, 11/10/20, 11/24/20, 12/8/20, 1/12/21, 1/26/21, 2/9/21, 2/23/21, 3/9/21, 3/23/21, 4/13/21
4. [2020-0385](#) ORD-Q Rezoning at 2619 & 0 Ignition Dr., & 0 Duval Rd., (174.0± Acres), btwn Duval Rd., & Armsdale Rd. –PUD to PUD- NP Jacksonville Industrial, LLC., NP Jacksonville Industrial I, LLC. & NP Jacksonville Industrial Park Association, Inc. (Dist 7-R.Gaffney) (Abney) (LUZ) (PD & PC Amd/Apv)
 7/28/20 CO Introduced: LUZ
 8/4/20 LUZ Read 2nd & Rerefer
 8/11/20 CO Read 2nd & Rereferred: LUZ
 8/25/20 CO PH Only
 11/17/20 LUZ Meeting Cancelled - No Action
 LUZ PH – 9/1/20,10/6/20,10/20/20, 11/17/20, 12/1/20, 1/5/21,1/20/21, 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/20/21
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 8/25/20
- Applicant:
Andrew Burrer

5. [2020-0391](#) ORD-Q Rezoning at 8113 Alton Ave, & 8129 Alton Ave (0.99± Acres) btwn Acme St. & Bowlan St N – CO to CCG-2 – North Florida Land Trust Inc. (Dist. 1-Morgan) (Abney) (LUZ)
 EX-PARTE
 OPEN PH 7/28/20 Introduced: LUZ
 CLOSE PH 8/4/20 LUZ Read 2nd & Rerefer
 8/11/20 CO Read 2nd & Rereferred: LUZ
 SUBSTITUTE 8/25/20 CO PH Only
 REREFER LUZ PH – 9/1/20, 9/15/20, 10/6/20, 10/20/20, 11/4/20, 12/1/20, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21
MOVE Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 8/25/20

Applicant:
 Paul Espinoza

SUBSTITUTE:
Changes the Application to a PUD.

6. [2020-0575](#) ORD-Q Rezoning at 0 Pearl St. N. (0.22± Acres) btwn 18th St. W. & 19th St. W. – CN to CCG-1 – Emilio Montilla Investments, Inc. (Dist 7-R. Gaffney) (Cox) (LUZ)
 OPEN PH 9/22/20 CO Introduced: LUZ
 CONT PH 10/6/20 LUZ Read 2nd & Rerefer
 4/20/21 10/13/20 CO Read 2nd & Rereferred: LUZ
 NO PD/PC 10/27/20 CO PH Only
 REPORTS 11/17/20 LUZ Meeting Cancelled - No Action
 Applicant: LUZ PH – 11/4/20, 11/17/20, 12/1/20, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21
 Roy Mosley Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 10/27/20
7. [2020-0661](#) ORD-Q Rezoning at 0 Cedar Point Rd (10.36± Acres), btwn Boney Rd & Nungezer Rd – RR-Acre to PUD – Rawls Ranch, Inc. (Dist 2-Ferraro) (Lewis) (LUZ) (PD Deny) (PC Amd/Apv) (Ex-Parte: CMs Bowman, Boylan & R. Gaffney)
 OPEN PH 10/27/20 Introduced: LUZ
 CONT PH 11/4/20 LUZ Read 2nd & Rerefer
 4/20/21 11/10/20 CO Meeting Cancelled - No Action
 (Defer at Request of Applicant) 11/17/20 LUZ Meeting Cancelled - No Action
 Applicant: 11/24/20 CO PH Read 2nd & Rereferred: LUZ
 Charlie Mann LUZ PH – 12/1/20, 1/5/21, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 11/24/20

8. [2020-0680](#) ORD Transmitting a Proposed Large Scale Revision to FLUM of 2030 Comp Plan at 0, 14370, 14380 & 14410 Normandy Blvd, btwn Normandy Blvd & Manning Cemetery Rd (103.85± Acres) - AGR-III & AGR-IV to LDR & RR – Wilbur C. Bell, Donna F. Bell, Pamela D. Burch-Dyer, Geoffrey P. Dyer & Rory E. Vilett (Appl# L-5482-20A) (Dist 12-White) (McDaniel) (LUZ)
 DEFER
 (PH NEXT
 CYCLE
 ON 4/20/21)
 (Item was
 Re-Advertised)
 Applicant:
 T.R. Hainline
- 11/24/20 CO Introduced: LUZ
 12/1/20 LUZ Read 2nd & Rerefer
 12/8/20 CO PH Addn'l PH 1/12/21/Read 2nd & Rereferred: LUZ
 1/12/21 CO PH Cont'd 1/26/21
 1/26/21 CO PH Cont'd 2/9/21
 2/9/21 CO PH Cont'd 2/23/21
 2/23/21 CO PH Cont'd 3/9/21
 3/2/21 LUZ PH Sub/Rerefer 4-0
 3/9/21 CO PH Sub/Rereferred: LUZ 16-0
 LUZ PH – 1/5/21, 1/20/21, 2/2/21, 2/17/21, 3/2/21 & 4/20/21
 Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 12/8/20 & 1/12/21, 1/26/21, 2/9/21, 2/23/21, 3/9/21 & 4/13/21 & 4/27/21
9. [2020-0681](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 4250 Matador Dr. & 4200 Georgetown Dr., btwn Matador Dr. & Georgetown Dr. (9.08± Acres) – PBF to LDR – John C. Shaver & The Church at Sun Coast of North Florida, Inc., (Appl# L-5467-20C) (Dist 10-Priestly Jackson) (Lukacovic) (LUZ) (PD & PC Apv)
 OPEN PH
 CLOSE PH
MOVE
 Applicant:
 Steve Diebenow
- 11/24/20 CO Introduced: LUZ
 12/1/20 LUZ Read 2nd & Rerefer
 12/8/20 CO PH Addn'l PH 1/12/21/Read 2nd & Rereferred: LUZ
 1/12/21 CO PH Cont'd 1/26/21
 1/26/21 CO PH Cont'd 2/9/21
 2/9/21 CO PH Cont'd 2/23/21
 2/23/21 CO PH Cont'd 3/9/21
 3/9/21 CO PH Cont'd 3/23/21
 3/23/21 CO PH Cont'd 4/13/21
 LUZ PH – 1/5/21, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21
 Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 12/8/20 & 1/12/21, 1/26/21, 2/9/21, 2/23/21, 3/9/21, 3/23/21, 4/13/21

- 10.** [2020-0682](#) ORD-Q Rezoning at 4250 Matador Dr & 4200 Georgetown Dr., btwn Matador Dr. & Georgetown Dr. (9.08± Acres) – PBF-2 to RLD 40 - John C. Shaver & The Church at Sun Coast of North Florida, Inc., (Dist 10-Priestly Jackson) (Cox) (LUZ) (PD Amd/Apv) (PC Apv) (Ex-parte: CMs Priestly Jackson, Boylan, DeFoor, Bowman, Carlucci, Ferraro, R. Gaffney, White, Salem & Freeman)
 EX-PARTE
 OPEN PH
 CLOSE PH
MOVE
 (Conflicting Recommendations)
 Applicant: Steve Diebenow
- (Small-Scale 2020-681)
 11/24/20 CO Introduced: LUZ
 12/1/20 LUZ Read 2nd & Rerefer
 12/8/20 CO PH Addn'l PH 1/12/21/Read 2nd & Rereferred: LUZ
 1/12/21 CO PH Cont'd 1/26/21
 1/26/21 CO PH Cont'd 2/9/21
 2/9/21 CO PH Cont'd 2/23/21
 2/23/21 CO PH Cont'd 3/9/21
 3/9/21 CO PH Cont'd 3/23/21
 3/23/21 CO PH Cont'd 4/13/21
 LUZ PH – 1/5/21, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601– 12/8/20 & 1/12/21, 1/26/21, 2/9/21, 2/23/21, 3/9/21, 3/23/21, 4/13/21

AMENDMENT:

Planning Department**1. Recommendation for RLD-60**

- 11.** [2020-0689](#) ORD-Q Rezoning at 0 Broward Rd, btwn Zoo Parkway & Broward Rd (113.47± Acres) – RLD-90 & RMD-A to PUD - Charles M. Broward, ET AL. (Dist 8-Pittman) (Abney) (LUZ) (Ex-parte: CMs Bowman, Salem, Boylan, Pittman, DeFoor, Carlucci & Diamond)
 OPEN PH
 CONT PH
 5/4/21
 NO PD/PC REPORTS
 Applicant: Curtis Hart
- 11/24/20 CO Introduced: LUZ
 12/1/20 LUZ Read 2nd & Rerefer
 12/8/20 CO PH Read 2nd & Rereferred: LUZ
 LUZ PH – 1/5/21, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 4/6/21
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/8/20

- 12.** [2020-0744](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 Buffalo Ave, btwn 55th St E & 50th St E (7.97± Acres) – LI to HI – Buffalo Land & Timber, LLC. (App# L-5495-20C) (Dist 7-R.Gaffney) (McDaniel) (LUZ) (PD Deny) (Rezoning 2020-745)
 OPEN PH 12/8/20 Introduced: LUZ
 CONT PH 1/5/21 LUZ Read 2nd & Rerefer
 4/20/21 1/12/21 CO Read 2nd & Rereferred: LUZ
 NO PC 1/26/21 CO PH Addn'l PH 2/9/21
 REPORT 2/9/21 CO PH Cont'd 2/23/21
 Applicant: 2/23/21 CO PH Cont'd 3/9/21
 Patrick Krechowski 3/9/21 CO PH Cont'd 3/23/21
 3/23/21 CO PH Cont'd 4/13/21
 LUZ PH – 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21
 Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 1/26/21 & 2/9/21, 2/23/21, 3/9/21, 3/23/21, 4/13/21
- 13.** [2020-0745](#) ORD-Q Rezoning at 0 Buffalo Ave, (10.92± Acres) btwn 55th St E & 50th St E – IL to PUD – Buffalo Land & Timber, LLC. (App# L-5495-20C) (Dist 7-R.Gaffney) (Quinto) (LUZ) (NW CPAC Deny) (Exparte: CMs R. Gaffney & Boylan) (Small-Scale 2020-744)
 OPEN PH 12/8/20 CO Introduced: LUZ
 CONT PH 1/5/21 LUZ Read 2nd & Rerefer
 4/20/21 1/12/21 CO Read 2nd & Rereferred: LUZ
 NO PD/PC 1/26/21 CO PH Addn'l PH 2/9/21
 REPORTS 2/9/21 CO PH Cont'd 2/23/21
 Applicant: 2/23/21 CO PH Cont'd 3/9/21
 Patrick Krechowski 3/9/21 CO PH Cont'd 3/23/21
 3/23/21 CO PH Cont'd 4/13/21
 LUZ PH – 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 - 1/26/21 & 2/9/21, 2/23/21, 3/9/21, 3/23/21, 4/13/21

- 14.** [2020-0755](#) ORD-Q Apv Sign Waiver Appl SW-20-07 for Sign at 1620 Naldo Ave, btwn Lasalle St & Landon Ave. Owned by the San Marco United Methodist Church, Inc. (F/K/A Elizabeth Swaim Memorial Methodist Church, Inc.), Requesting to Increase the Max Size of a Sign from 24 Sq Ft to 29 Sq Ft, & Increase the Max height of a Sign from 8 Ft to 10 FT in RMD-D Dist. (Dist 5-Cumber) (Wells) (LUZ) (PD Apv)
 12/8/20 CO Introduced: LUZ
 1/5/21 LUZ Read 2nd & Rerefer
 1/12/21 CO Read 2nd & Rereferred: LUZ
 1/26/21 CO PH Only
 2/2/21 LUZ PH Amend/Rerefer 7-0
 2/9/21 CO Amend/Rereferred: LUZ 19-0
 3/23/21 CO PH Only
 LUZ PH – 2/2/21 & 4/6/21
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601– 1/26/21 & 3/23/21
- OPEN PH
 CLOSE PH
- MOVE**
- Applicant:
 Taylor Sign
 & Design, Inc.
- 15.** [2021-0011](#) ORD-Q Rezoning at 0 Heckscher Dr., btwn Legend Ln. & Orahod Ln. (1.474± Acres) – PUD to PUD – Relentless HD, LLC. (Dist 2-Ferraro) (Corrigan) (LUZ) (NCPAC Deny) (Ex-Parte: CMs Boylan & DeFoor)
 1/12/21 CO Introduced: LUZ
 1/20/21 LUZ Read 2nd & Rerefer
 1/26/21 CO Read 2nd & Rereferred: LUZ
 2/9/21 CO PH Only
 LUZ PH – 2/17/21, 3/2/21, 4/6/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 2/9/21
- OPEN PH
 CONT PH
 4/20/21
- NO PD/PC
 REPORTS
- Applicant:
 Cyndy Trimmer
- 16.** [2021-0043](#) ORD-Q Rezoning at 0 Jones Rd & 4802 Jones Rd, (16.15± Acres) btwn Pritchard Rd & Magill – RR-Acre to RLD-60 - Iris S. Buchanan (as Trustee of the Iris S. Buchanan Revocable Trust Agreemnt dated 3/5/01) (R.E. #'s 003355-0000 & 003368-0000) as Defined & Classified Under Zoning Code. (Dist 8-Pittman) (Quinto) (LUZ) (PD Apv) (PC Procedural Deny) (Ex-parte: CMs Pittman, Carlucci, Boylan, White, R. Gaffney, Diamond, Boylan & Ferraro)
 1/26/21 CO Introduced: LUZ
 2/2/21 LUZ Read 2nd & Rerefer
 2/9/21 CO Read 2nd & Rereferred: LUZ
 2/23/21 CO PH Only
 LUZ PH – 3/2/21, 3/16/21, 4/6/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 2/23/21
- OPEN PH
 CONT PH
 4/20/21
- (Defer at Request
 of Applicant)
- Applicant:
 William Schaefer

- 20.** [2021-0102](#) ORD-Q Rezoning at 7981 Baymeadows Cir W (16.96± Acres) btwn Baymeadows Cir. E & Baymeadows Cir. W – PUD to PUD – D.R. Horton, Inc.- Jacksonville. (Appl# L-5509-20C) (Dist 11-Becton) (Lewis) (LUZ) (SECPAC Deny) (PD & PC Apv) (Small-Scale 2021-101)
OPEN PH
CONT PH
4/20/21
(Defer at Request of CM Becton)
Applicant:
T.R. Hainline
- 2/23/21 CO Introduced: LUZ
3/2/21 LUZ Read 2nd & Rerefer
3/9/21 CO Read 2nd & Rereferred: LUZ
3/23/21 CO PH Addn'l PH 4/13/21
LUZ PH - 4/6/21
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 — 3/23/21 & 4/13/21
- 21.** [2021-0103](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 7981 Baymeadows Cir. W, btwn Baymeadows Cir. E & Baymeadows Cir. W (1.61± Acres) – NC to MDR – D.R. Horton, Inc. - Jacksonville. (Appl# L-5508-20C) (Dist 11-Becton) (Lukacovic) (LUZ) (SECPAC Deny) (PD & PC Apv) (Rezoning 2021-104)
OPEN PH
CONT PH
4/20/21
(Defer at Request of CM Becton)
Applicant:
T.R. Hainline
- 2/23/21 CO Introduced: LUZ
3/2/21 LUZ Read 2nd & Rerefer
3/9/21 CO Read 2nd & Rereferred: LUZ
3/23/21 CO PH Addn'l PH 4/13/21
LUZ PH - 4/6/21
Public Hearing Pursuant to Chapt 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 3/23/21 & 4/13/21
- 22.** [2021-0104](#) ORD-Q Rezoning at 7981 Baymeadows Cir W (12.05± Acres) btwn Baymeadows Cir E & Baymeadows Circ W – PUD to PUD – D.R. Horton, Inc.- Jacksonville. (Appl# L-5508-20C) (Dist 11-Becton) (Lewis) (LUZ) (SECPAC Deny) (PD & PC Apv) (Small-Scale 2021-103)
OPEN PH
CONT PH
4/20/21
(Defer at Request of CM Becton)
Applicant:
T.R. Hainline
- 2/23/21 CO Introduced: LUZ
3/2/21 LUZ Read 2nd & Rerefer
3/9/21 CO Read 2nd & Rereferred: LUZ
3/23/21 CO PH Addn'l PH 4/13/21
LUZ PH - 4/6/21
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 3/23/21 & 4/13/21

23. [2021-0105](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 Ribault Ave, btwn Trout River Blvd. & 2nd Ave. (0.19± Acres) – LDR to CGC – Valarie C. Sawyer, RN, & Brandon White, D/B/A Trout River Assisted Living Facility, LLC. (Appl# L-5476-20C) (Dist 8-Pittman) (McDaniel) (LUZ) (PD & PC Apv) (Rezoning 2021-106)

OPEN PH
CLOSE PH

MOVE

Owner:
Valarie Sawyer

2/23/21 CO Introduced: LUZ
3/2/21 LUZ Read 2nd & Rerefer
3/9/21 CO Read 2nd & Rereferred: LUZ
3/23/21 CO PH Addn'l PH 4/13/21
LUZ PH - 4/6/21
Public Hearing Pursuant to Chapt 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 3/23/21 & 4/13/21

24. [2021-0106](#) ORD-Q Rezoning at 0 Ribault Ave. & 9821 Ribault Ave. (0.60± Acres) btwn Trout River Blvd. & 2nd Ave. – PUD, CCG-2 & RLD-60 to PUD – Valarie C. Sawyer, RN, & Brandon White, D/B/A Trout River Assisted Living Facility, LLC. (Appl# L-5476-20C) (Dist 8-Pittman) (Abney) (LUZ) (PD Amd/Apv) (PC Apv) (Small Scale 2021-105)

EX-PARTE

OPEN PH
CLOSE PH

MOVE

Owner:
Valarie Sawyer

2/23/21 CO Introduced: LUZ
3/2/21 LUZ Read 2nd & Rerefer
3/9/21 CO Read 2nd & Rereferred: LUZ
3/23/21 CO PH Addn'l PH 4/13/21
LUZ PH - 4/6/21
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 3/23/21 & 4/13/21

AMENDMENT:**PD Conditions:**

- 1. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.**
- 2. The project shall be developed in accordance with the following conditions from Transportation Planning Division:**
 - a. Provide ADA compliant sidewalk on Trout River Blvd and Ribault Ave frontage.**
 - b. The site shall meet the parking requirements found in Part 6 of the zoning code.**
 - c. A civil site plan review (formerly known as a 10 set review) will be required.**
 - d. Signage, landscape, parking and structures shall be located so as not to be a sight obstruction for vehicles exiting the site or at the Ribault Avenue/ Trout River Blvd intersection.**

- 25.** [2021-0107](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 2230 Westmont St., btwn Philips Hwy. & Interstate 95 (0.16± Acres) – MDR to CGC – 2989 Philips Highway, LLC. (Appl# L-5510-20C) (Dist 5-Cumber) (Fogarty) (LUZ) (PD & PC Apv)
OPEN PH
CLOSE PH
MOVE
Applicant: 2/23/21 CO Introduced: LUZ
Paul Harden 3/2/21 LUZ Read 2nd & Rerefer
 3/9/21 CO Read 2nd & Rereferred: LUZ
 3/23/21 CO PH Addn'l PH 4/13/21
 LUZ PH - 4/6/21
 Public Hearing Pursuant to Chapt 163.3187, F.S. & Chapt 650, Pt 4,
 Ord Code – 3/23/21 & 4/13/21
- 26.** [2021-0108](#) ORD-Q Rezoning at 2230 Westmont St. (0.16± Acres) btwn Philips Hwy. & Interstate 95 – RMD-D to CCG-2 – 2989 Philips Highway, LLC. (Appl# L-5510-20C) (Dist 5-Cumber) (Corrigan) (LUZ) (PD & PC Apv)
EX-PARTE
OPEN PH
CLOSE PH
MOVE
Applicant: 2/23/21 CO Introduced: LUZ
Paul Harden 3/2/21 LUZ Read 2nd & Rerefer
 3/9/21 CO Read 2nd & Rereferred: LUZ
 3/23/21 CO PH Addn'l PH 4/13/21
 LUZ PH - 4/6/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 3/23/21 &
 4/13/21
- 27.** [2021-0109](#) ORD-Q Rezoning at 1104 LaSalle St. (0.08± Acres) btwn Larue Ave. & Belmonte Ave. – PUD to PUD – Roseprop, LLC. (R.E.# 080063-0100) (Dist 5-Cumber) (Abney) (LUZ) (PD & PC Apv)
EX-PARTE
OPEN PH
CLOSE PH
MOVE
Applicant: 2/23/21 CO Introduced: LUZ
Blair Knighting 3/2/21 LUZ Read 2nd & Rerefer
 3/9/21 CO Read 2nd & Rereferred: LUZ
 3/23/21 CO PH Only
 LUZ PH - 4/6/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 3/23/21

- 28.** [2021-0111](#) ORD-MC Regarding Chap 656 (Zoning Code), Ord Code; Amending Sec 656.313 (Community/ General Commercial Category), Part 3 (Schedule of District Regulations), Subpart C (Commercial Use Categories & Zoning Districts), Chap 656 (Zoning code), Ord Code, to Add Service Garages for Minor Repairs to Uses Permitted by Exception; Providing for Severability. (Johnston) (Introduced by CM Ferraro) (PD & PC Apv)
 2/23/21 CO Introduced: LUZ
 3/2/21 LUZ Read 2nd & Rerefer
 3/9/21 CO Read 2nd & Rereferred: LUZ
 3/23/21 CO PH Addn'l PH 4/13/21
 LUZ PH: 4/6/21
 Public Hearing Pursuant to Chapt 166.041(3)(c)(2), F.S. & CR 3.601 - 3/23/21 & 4/13/21
- OPEN PH**
CLOSE PH
- MOVE**
- 29.** [2021-0133](#) ORD Transmitting a Proposed Large Scale Revision to the FLUM of 2030 Comp Plan at 16198 Butch Baine Dr., btwn Pecan Park Rd. & I-95. (204.90 ± Acres) - AGR-II & AGR-III, to LDR & CSV. (Appl # L-5513-21A) (Dist 7-R.Gaffney) (Reed) (LUZ)
 3/9/21 CO Introduced: LUZ
 3/16/21 LUZ Read 2nd & Rerefer
 3/23/21 CO Read 2nd & Rereferred: LUZ
 LUZ PH - 4/20/21
 Public Hearing Pursuant to Chapt 163.3184(3), F.S. & Chap 650, Pt.4, C.R. – 4/13/21 & 4/27/21
- DEFER**
(PH NEXT
CYCLE
ON 4/20/21)
- Applicant:**
T.R. Hainline
- 30.** [2021-0134](#) ORD Transmitting a Proposed Large Scale Revision to FLUM of 2030 Comp Plan at 0 Main St. North, btwn Pecan Park Rd., & Max Leggett Pkwy (93.72 ± Acres) – LI to MDR – Owned by Pecan Park/Main St., LLC, Et. Al.(Appl #L-5520-21A) (Dist 7-R.Gaffney) (Reed) (LUZ)
 3/9/21 CO Introduced: LUZ
 3/16/21 LUZ Read 2nd & Rerefer
 3/23/21 CO Read 2nd & Rereferred: LUZ
 LUZ PH - 4/20/21
 Public Hearing Pursuant to Chapt 163.3184(3), F.S. & Chap 650, Pt.4, C.R. – 4/13/21 & 4/27/21
- DEFER**
(PH NEXT
CYCLE
ON 4/20/21)
- Applicant:**
Paul Harden

- 31.** [2021-0135](#) ORD Adopting a Large-Scale FLUM Amendmnt to 2030 Comp Plan at 0 Trout River Blvd. & 10042 New Kings Rd., btwn Trout River Blvd. & Barth Rd., (10.30 ± Acres) – LDR & CGC to HI & LI – Owned by Larry’s 1st Stop Auto Parts, Inc. (Appl #L-5427-19A) (Dist 8-Pittman) (Lukacovic) (LUZ) (Rezoning 2021-136)
DEFER
(PH NEXT
CYCLE
ON 4/20/21)

Applicant: 3/9/21 CO Introduced: LUZ
Chris Hagan 3/16/21 LUZ Read 2nd & Rerefer
 3/23/21 CO Read 2nd & Rereferred: LUZ
 LUZ PH - 4/20/21
 Public Hearing Pursuant to Chapt 163.3184(3), F.S. & Chap 650, Pt.4,
 C.R. – 4/13/21 & 4/27/21
- 32.** [2021-0136](#) ORD-Q Rezoning at 0 Trout River Blvd. & 10042 New Kings Rd., (10.30 ± Acres) btwn Trout River Blvd. & Barth Rd.,- RR-ACRE & CCG-2 to PUD - Owned by Larry’s 1st Stop Auto Parts, Inc. (Appl #L-5427-19A) (Dist 8-Pittman) (Quinto) (LUZ) (N CPAC Deny) (Ex-Parte: CM Boylan) (Large-Scale 2021-135)
DEFER
(PH NEXT
CYCLE
ON 4/20/21)

Applicant: 3/9/21 CO Introduced: LUZ
Chris Hagan 3/16/21 LUZ Read 2nd & Rerefer
 3/23/21 CO Read 2nd & Rereferred: LUZ
 LUZ PH - 4/20/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 - – 4/13/21 &
 4/27/21
- 33.** [2021-0137](#) ORD-Q Rezoning at 3917 Starratt Rd., (22.34 ± Acres) btwn Deermeadow Ln & Grover Rd.- RR-ACRE to RLD-100A – Owned by Dean G. Andring & Margaret S. Andring. (R.E.# 108094-0000) (Dist 2-Ferraro) (Wells) (LUZ) (Ex-Parte: CMs Boylan & Carlucci)
DEFER
(PH NEXT
CYCLE
ON 4/20/21)

Applicant: 3/9/21 CO Introduced: LUZ
Curtis Hart 3/16/21 LUZ Read 2nd & Rerefer
 3/23/21 CO Read 2nd & Rereferred: LUZ
 LUZ PH - 4/20/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –4/13/21
- 34.** [2021-0138](#) ORD-Q Rezoning at 0 Ricker Rd., (11.27 ± Acres) btwn Townsend Rd & Morse Ave. RR-ACRE to RLD-60 - Owned by Holstar, LLC. (R.E.# 015809-0120 & 015810-0010) (Dist 10-Priestly Jackson) (Wells) (LUZ) (Ex-parte: CMs Priestly Jackson & Boylan)
DEFER
(PH NEXT
CYCLE
ON 4/20/21)

Applicant: 3/9/21 CO Introduced: LUZ
Stephen Starke 3/16/21 LUZ Read 2nd & Rerefer
 3/23/21 CO Read 2nd & Rereferred: LUZ
 LUZ PH - 4/20/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –4/13/21

- 35.** [2021-0139](#) ORD-Q Regarding Chapt 307 (Historic Preservation), Ord Code; Designating the Union Terminal Company Warehouse, Owned by East Property Owner, LLC at 700 East Union St., as a Local Landmark; Directing the Chief of Legislative Services to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Designation, & to Record the Local Landmark Designation in the Official Record of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Designation on the Zoning Atlas (R.E. 122092-0115) (Dist 7-R.Gaffney) (West) (Req of JHPC) (JHPC Apv)
EX-PARTE
OPEN PH
CLOSE PH
MOVE
Applicant:
Sarah Ward
3/9/21 CO Introduced: LUZ
3/16/21 LUZ Read 2nd & Rerefer
3/23/21 CO PH Read 2nd & Rereferred: LUZ
LUZ PH – 4/6/21
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 3/23/21
- 36.** [2021-0145](#) ORD-MC re Chapt 656 (Zoning Code), Ord Code; Amending Sec 656.401 (Performance Standards & Development Criteria), Subpart A (Performance Standards & Development Criteria), Part 4 (Supplementary Regulations), Chapt 656 (Zoning Code), Ord Code, to Remove the Limitation of Hours Operation Off-Street Parking Lots in the CCG-1,CCG-2,IBP,IL & PBF-3 Zoning Districts. (Grandin) (Introduced by CM Dennis)
DEFER
(PH NEXT
CYCLE
ON 4/20/21)
3/9/21 CO Introduced: TEU, LUZ
3/15/21 TEU Read 2nd & Rerefer
3/16/21 LUZ Read 2nd & Rerefer
3/23/21 CO Read 2nd & Rereferred: TEU, LUZ
LUZ PH-4/20/21
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/13/21
- 37.** [2021-0165](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 Line St, btwn McQuade St. & Broadway Ave. (0.18± Acres) – MDR to RPI – Gateway Community Services, Inc. (Appl# L-5531-21C) (Dist 9-Dennis) (Reed) (Introduced by CMs Dennis & Salem)
2ND READING
Applicant:
COJ
(Rezoning 2021-166)
3/23/21 CO Introduced: LUZ
LUZ PH – 5/4/21
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 4/27/21 & 5/11/21

- 38.** [2021-0166](#) ORD-Q Rezoning at 0 Line St., btwn McQuade St. & Broadway Ave. (0.18± Acres) – RMD-A to CO – Gateway Community Services, Inc. (Appl# L-5531-21C) (R.E. 077366-0000) (Dist 9-Dennis) (Lewis)
2ND READING
Applicant: (Introduced by CMs Dennis & Salem)
COJ (Small-Scale 2021-165)
 3/23/21 CO Introduced: LUZ
 LUZ PH – 5/4/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/27/21 & 5/11/21
- 39.** [2021-0167](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 7715 Old Middleburg Rd. S. & 7723 Old Middleburg Rd. S., btwn Collins Rd. & Taylor Field Rd. (4.35± Acres) – LDR to CGC – Robert W. Schlichter, Jr., Et Al., (Appl# L-5514-21C) (Dist 12-White & Dist 14-DeFoor) (Hinton) (LUZ)
2ND READING
Applicant: (Rezoning 2021-168)
Taylor Mejia 3/23/21 CO Introduced: LUZ
 LUZ PH – 5/4/21
 Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 4/27/21 & 5/11/21
- 40.** [2021-0168](#) ORD-Q Rezoning at 7715 Old Middleburg Rd. S. & 7723 Old Middleburg Rd. S., btwn Collins Rd. & Taylor Field Rd. (4.35± Acres) – RR-Acre to PUD – Robert W. Schlichter, Jr., Et Al., (Appl# L-5514-21C) (R.E. 016361-0055 & 016361-0060) (Dist 12-White & Dist 14-DeFoor) (Quinto) (LUZ)
2ND READING
Applicant: (Small-Scale 2021-167)
Taylor Mejia 3/23/21 CO Introduced: LUZ
 LUZ PH – 5/4/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/27/21 & 5/11/21
- 41.** [2021-0169](#) ORD-Q Rezoning at 0 McCormick Rd., (2.56± Acres) btwn Kernan Blvd. & Chandelier Dr. – PUD to PUD – Wonderwood Land Trust. (R.E. 161020-0800) (Dist 2-Ferraro) (Corrigan) (LUZ)
2ND READING
Applicant: 3/23/21 CO Introduced: LUZ
Mike Herzberg LUZ PH – 5/4/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/27/21
- 42.** [2021-0170](#) ORD-Q Rezoning at 0 Lakeside Dr. & 4228 Lakeside Dr., (2.74± Acres) btwn Euclid St. & Herschel St. – PUD to PUD – BBC Ortega Landing, LLC. (R.E. 094170-0100 & 094170-0152) (Dist 14-DeFoor) (Abney) (LUZ) (Ex-Parte: CM DeFoor)
2ND READING
Applicant: 3/23/21 CO Introduced: LUZ
Cyndy Trimmer LUZ PH – 5/4/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/27/21

- 43.** [2021-0171](#)
2ND READING
Applicant:
Curtis Hart
ORD-Q Rezoning at 3915 Starratt Rd., (0.50± Acres) btwn Deer Meadow Ln. & Grover Rd. – RR-Acre to RLD-100A – Keith E. Howard & Dena L. Howard. (R.E. 108093-0010) (Dist 2-Ferraro) (Wells) (LUZ)
3/23/21 CO Introduced: LUZ
LUZ PH – 5/4/21
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/27/21
- 44.** [2021-0172](#)
2ND READING
Applicant:
Joseph Campbell
ORD-Q Apv Waiver of Min Rd. Frontage Appl WRF-21-03 at 5100 Tierra Verde Ln., btwn Tierra Verde Ln. & Tierra Verde Ct. – Owned by The Lloyd Family Joint Revocable Trust, Et Al., Req to Reduce Min Road Frontage Requirements from 80ft to 0ft in RR-Acre. (Dist 6-Boylan) (Quinto) (LUZ)
3/23/21 CO Introduced: LUZ
LUZ PH – 5/4/21
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/27/21
- 45.** [2021-0173](#)
2ND READING
Applicant:
Taylor Sign
& Design, Inc.
ORD-Q Apv Sign Waiver Appl SW-21-01for Sign at 5327 Timuquana Rd., btwn Catoma St.& Ortega Farms Blvd. – Owned by Mission Springs JV Owner 2019, LLC, Req Internal Illumination in RMD-D Dist. (Dist 9-Dennis) (Lewis) (LUZ)
3/23/21 CO Introduced: LUZ
LUZ PH – 5/4/21
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/27/21
- 46.** [2021-0174](#)
2ND READING
ORD-MC re Chapt 656 (Zoning Code), Ord Code; Amending Sec 656.306 (Medium Density Residential Category), Subpart B (Residential Use Categories & Zoning Districts), Part 3 (Schedule of District Regulations), Chapt 656 (Zoning Code), Ord Code, to Address Lot Requirements; Amending Sec 656.414 (Townhouses & Rowhouses), Subpart B (Misc Regulations), Part 4 (Supplementary Regulations), Chapt 656 (Zoning Code), Ord Code, to Address Platting & Developmnt Requirements. (Eller) (Req of Mayor)
3/23/21 CO Introduced: LUZ
LUZ PH: 5/4/21
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/27/21
- 47.** [2021-0175](#)
2ND READING
ORD-MC re Chapt 656 (Zoning Code), Ord Code; Creating a New Sec 656.720 (Nonconforming Use Administrative Deviation), Part 7 (Nonconforming Lots, Uses & Structures), Chapt 656 (Zoning Code), Ord Code, to Provide for Administrative Deviations for Certain Nonconforming Uses. (Eller) (Introduced by CMs Bowman, Boylan, Diamond, Ferraro, Freeman, R.Gaffney & White)
3/23/21 CO Introduced: LUZ
LUZ PH: 5/4/21
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/27/21

NOTE: The next regular meeting will be held Tuesday, April 20, 2021.

*******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.

Meeting adjourned at 4:37 PM

Yvonne P. Mitchell, Council Research Division

ymitch@coj.net (904) 255-5171

Posted 04.06.21 5:30 PM

Materials: Minutes