

City of Jacksonville

117 W Duval St
Jacksonville, FL 32202



Agenda Meeting Minutes **Hybrid Virtual/In Person Meeting**

Tuesday, May 4, 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: Sandra Nester
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 and Public Participation

MEETING TIME: 5:00 P.M.

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

LUZ COMMITTEE ZOOM MEETING ID: 957 0005 0355

LUZ COMMITTEE ZOOM MEETING PASSWORD: 272107

COMMENTS: CCMEETING05112021@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 ccmeeting05112021@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, Reggie Gaffney, Terrance Freeman, and Randy White

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

This was a hybrid virtual/in-person meeting with additional attendees.

Chairman Boylan called the meeting to order at 4:33 PM, and reviewed the marked agenda which contained fourteen (14) items ready for action; eleven (11) items for deferral; twelve (12) items marked second and rerefer; and nine (9) items marked public hearing continued.

Meeting Convened: 4:33 PM**Meeting Adjourned: 4:45 PM****Attendance:** Boylan, Gaffney, Freeman, Bowman, White**Item/File No.****Title History****1. [2020-0020](#)**OPEN PH
CONT PH
5/18/21NO PD/PC
REPORTSApplicant:
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 Meeting 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, 4/20/21, 5/4/21
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601- 2/11/20

OPEN & CONTINUE

2. [2020-0340](#)

OPEN PH
CONT PH
5/18/21

NO PC
REPORT

Applicant:
Jessica Wilson

OPEN & CONTINUE

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)
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
4/13/21 CO PH Cont'd 4/27/21
4/27/21 CO PH Con'td 5/11/21
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, 4/20/21, 5/4/21
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, 4/27/21, 5/11/21

- 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)
 OPEN PH 6/23/20 CO Introduced: LUZ
 CONT PH 7/21/20 LUZ Read 2nd & Rerefer
 5/18/21 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
OPEN & CONTINUE 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
 4/13/21 CO PH Cont'd 4/27/21
 4/27/21 CO PH Con'td 5/11/21
 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, 4/20/21, 5/4/21
 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, 4/27/21, 5/11/21
- 4.** [2020-0391](#) ORD-Q Rezoning at 8113 Alton Ave, & 8129 Alton Ave (0.99± Acres) btwn Acme St. & Bowlan St N – CO to PUD – North Florida Land Trust Inc. (Dist 1-Morgan) (Abney) (LUZ) (Ex-Parte: CM Morgan)
DEFER 7/28/20 Introduced: LUZ
 (2 PH Cycles 8/4/20 LUZ Read 2nd & Rerefer
 on 6/2/21) 8/11/20 CO Read 2nd & Rereferred: LUZ
 8/25/20 CO PH Only
 4/6/21 LUZ PH Sub/Rerefer 7-0
 4/13/21 CO Substitute/Rereferred:LUZ 19-0
 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 & 6/2/21
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 8/25/20 & 5/25/21

5. [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
5/18/21 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, 4/20/21, 5/4/21
Roy Mosley Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 10/27/20
OPEN & CONTINUE
6. [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
5/18/21 11/10/20 CO Meeting Cancelled - No Action
(Defer at Request 11/17/20 LUZ Meeting Cancelled - No Action
of CM Ferraro) 11/24/20 CO PH Read 2nd & Rereferred: LUZ
Applicant: 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, 4/20/21, 5/4/21
Charlie Mann Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 11/24/20
OPEN & CONTINUE
7. [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 & Freeman)
OPEN PH 11/24/20 CO Introduced: LUZ
CONT PH 12/1/20 LUZ Read 2nd & Rerefer
5/18/21 12/8/20 CO PH Read 2nd & Rereferred: LUZ
NO PD/PC LUZ PH – 1/5/21, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 4/6/21, 5/4/21
REPORTS Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/8/20
Applicant: Curtis Hart
OPEN & CONTINUE

8. [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. (Appl# L-5495-20C) (Dist 7-R.Gaffney) (McDaniel) (LUZ) (PD Deny) (PC Amd/Apv) (Rezoning 2020-745)
- OPEN PH 12/8/20 Introduced: LUZ
- CLOSE PH 1/5/21 LUZ Read 2nd & Rerefer
- MOVE** 1/12/21 CO Read 2nd & Rereferred: LUZ
- (Conflicting 1/26/21 CO PH Addn'l PH 2/9/21
- Recommendations) 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
- 4/13/21 CO PH Cont'd 4/27/21
- 4/27/21 CO PH Con'td 5/11/21
- LUZ PH – 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21, 4/20/21, 5/4/21
- 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, 4/27/21, 5/11/21

PROPOSED AMENDMENT:**1. Subject to maintaining a 90 foot wide strip of LI land use along the northern boundary of the property**

9. [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. (Appl# L-5495-20C) (Dist 7-R.Gaffney) (Quinto) (LUZ) (NW CPAC Deny) (PD Deny) (PC Amd/Apv) (Ex-Parte: CMs R. Gaffney, Boylan, DeFoor, Ferraro, Diamond, Freeman & Hazouri) (Small-Scale 2020-744)
- EX-PARTE 12/8/20 CO Introduced: LUZ
- OPEN PH 1/5/21 LUZ Read 2nd & Rerefer
- CLOSE PH 1/12/21 CO Read 2nd & Rereferred: LUZ
- MOVE** 1/26/21 CO PH Addn'l PH 2/9/21
- (Conflicting 2/9/21 CO PH Cont'd 2/23/21
- Recommendations) 2/23/21 CO PH Cont'd 3/9/21
- Applicant: 3/9/21 CO PH Cont'd 3/23/21
- Patrick Krechowski 3/23/21 CO PH Cont'd 4/13/21
- 4/13/21 CO PH Cont'd 4/27/21
- 4/27/21 CO PH Con'td 5/11/21
- LUZ PH – 2/2/21, 2/17/21, 3/2/21, 3/16/21, 4/6/21, 4/20/21, 5/4/21
- 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, 4/27/21, 5/11/21

PROPOSED AMENDMENT:**Planning Commission Conditions:**

1. Truck delivery of tree and source separated, pre-consumer food waste/organic waste, not to include post-consumer food waste such as meat, fish, poultry, dairy, or manure;
2. Mulching of tree waste/debris, limited to the operational hours of 7am-4pm, for a week of grinding (5 business days) every two months;
3. Dumping, mixing and outdoor containment of mulch and source separated food waste, with containment "stacks" not to exceed twenty (20) feet in height;
4. Dust resulting from normal operations will be controlled by on-site water tanks;
5. Odors will be controlled by immediately covering the food/organic waste with tree/wood mulch, as well as by turning the compost piles weekly.
6. "No Heavy Industrial uses shall be allowed within the northern 90 feet of the property and will serve as a buffer between the allowed uses in the PUD and the existing residential uses."

10. [2021-0011](#)

OPEN PH
CONT PH
5/18/21

NO PD/PC
REPORTS

Applicant:
Cyndy Trimmer

ORD-Q Rezoning at 0 Heckscher Dr., btwn Legend Ln. & Orahood 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, 4/20/21, 5/4/21
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 2/9/21

OPEN & CONTINUE**11. [2021-0043](#)**

EX-PARTE

OPEN PH CLOSE
PH

MOVE

(Conflicting
Recommendations)

Applicant: William
Schaefer

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 Agreement 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, 4/20/21, 5/4/21
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 2/23/21

- 12. [2021-0073](#)** ORD-Q Apv Waiver of Min Rd. Frontage Appl WRF-21-01 at 1934 Bartram Rd., btwn Embassy Dr. & Milmar Dr. N., Owned by Joshua T. Gideon, Et Al., Requesting to Reduce Min Rd. Frontage Requirements from 48Ft to 24Ft in RLD-60. (Dist 5-Cumber) (Abney) (LUZ) (PD Amd/Apv)
DEFER (Item will be Re-Advertised when Revised Application is submitted)
2/9/21 CO Introduced: LUZ
2/17/21 LUZ Read 2nd & Rerefer
2/23/21 CO Read 2nd & Rereferred: LUZ
3/9/21 CO PH Only
3/16/21 LUZ PH Amend/Approve 7-0
3/23/21 CO Postponed to 4/13/21 18-0
4/13/21 CO Rereferred:LUZ 19-0
LUZ PH – 3/16/21
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 3/9/21
- 13. [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) (PD & PC Apv) (Ex-Parte: CMs Boylan & Carlucci)
EX-PARTE OPEN PH
CLOSE PH
MOVE 3/9/21 CO Introduced: LUZ
3/16/21 LUZ Read 2nd & Rerefer
3/23/21 CO Read 2nd & Rereferred: LUZ
4/13/21 CO PH Only
LUZ PH - 4/20/21, 5/4/21
Applicant: Curtis Hart
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/13/21
- 14. [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) (SW CPAC Deny) (PD & PC Apv) (Ex-Parte: CMs Priestly Jackson, Diamond, White & Boylan)
EX-PARTE OPEN PH
CLOSE PH
MOVE 3/9/21 CO Introduced: LUZ
3/16/21 LUZ Read 2nd & Rerefer
3/23/21 CO Read 2nd & Rereferred: LUZ
4/13/21 CO PH Only
LUZ PH - 4/20/21, 5/4/21
Applicant: Stephen Starke
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/13/21

18. [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) (SW CPAC Deny) (PD & PC Amd/Apv) (Ex-Parte: CMs Boylan & DeFoor)
EX-PARTE

OPEN PH
CLOSE PH

AMEND
MOVE

Applicant: (Small-Scale 2021-167)
Taylor Mejia 3/23/21 CO Introduced: LUZ
 4/6/21 LUZ Read 2nd & Rerefer
 4/13/21 CO Read 2nd & Rereferred: LUZ
 4/27/21 CO PH; Addn'l PH 5/11/21
 LUZ PH – 5/4/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/27/21 & 5/11/21

PROPOSED AMENDMENT:**Planning Commission condition:**

1. Any development will be connected to JEA sewer facilities and evidence of connect will be provided with permits.

Planning Department Conditions:

1. Any development will be connected to JEA sewer facilities and evidence of connect will be provided with permits.
2. Section D(1) concerning land clearing and processing of land clearing debris will be removed and not allowed.

19. [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) (PD Amd/Apv)
EX-PARTE

OPEN PH
CLOSE PH

AMEND
MOVE

Applicant: 3/23/21 CO Introduced: LUZ
Mike Herzberg 4/6/21 LUZ Read 2nd & Rerefer
 4/13/21 CO Read 2nd & Rereferred: LUZ
 4/27/21 CO PH Only
 LUZ PH – 5/4/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/27/21

PROPOSED AMENDMENT:**1. Revised Site Plan dated April 22, 2021.****PD Conditions:**

1. All sag lenses, drop lenses and convex lenses shall be prohibited . Illumination levels at all property lines shall not exceed one-half (.5) foot candles (“f.c.”) when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty feet (30’- 0”). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.

20. [2021-0170](#) ORD-Q Rezoning at 0 Lakeside Dr. & 4228 Lakeside Dr., (2.74± Acres)
 OPEN PH CONT btwn Euclid St. & Herschel St. – PUD to PUD – BBC Ortega Landing,
 PH LLC. (R.E. 094170-0100 & 094170-0152) (Dist 14-DeFoor) (Abney)
 5/18/21 (LUZ) (SW CPAC Deny) (Ex-Parte: CMs DeFoor & Boylan)
 3/23/21 CO Introduced: LUZ
 NO PD/PC 4/6/21 LUZ Read 2nd & Rerefer
 REPORTS 4/13/21 CO Read 2nd & Rereferred: LUZ
 4/27/21 CO PH Only
 Applicant: Cyndy LUZ PH – 5/4/21
 Trimmer Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/27/21

OPEN & CONTINUE ORD-Q Rezoning at 3915 Starratt Rd., (0.50± Acres) btwn Deer
 Meadow Ln. & Grover Rd. – RR-Acre to RLD-100A – Keith E. Howard &
21. [2021-0171](#) Dena L. Howard. (R.E. 108093-0010) (Dist 2-Ferraro) (Wells) (LUZ) (N
 EX-PARTE CPAC Apv) (PD & PC Apv) (Ex-Parte: CMs Boylan & DeFoor)
 3/23/21 CO Introduced: LUZ
 OPEN PH CLOSE 4/6/21 LUZ Read 2nd & Rerefer
 PH 4/13/21 CO Read 2nd & Rereferred: LUZ
 4/27/21 CO PH Only
MOVE LUZ PH – 5/4/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/27/21
 Applicant: Curtis
 Hart

- 22.** [2021-0172](#) ORD-Q Apv Waiver of Min Rd. Frontage Appl WRF-21-03 at 5100
EX-PARTE Tierra Verde Ln., btwn Tierra Verde Ln. & Tierra Verde Ct. – Owned by
OPEN PH The Lloyd Family Joint Revocable Trust, Et Al., Req to Reduce Min
CLOSE PH Road Frontage Requirements from 80ft to 0ft in RR-Acre. (Dist 6-
Boylan) (Quinto) (LUZ) (PD Apv)
3/23/21 CO Introduced: LUZ
MOVE 4/6/21 LUZ Read 2nd & Rerefer
4/13/21 CO Read 2nd & Rereferred: LUZ
4/27/21 CO PH Only
Applicant: LUZ PH – 5/4/21
Joseph Campbell Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/27/21
- 23.** [2021-0173](#) ORD-Q Apv Sign Waiver Appl SW-21-01for Sign at 5327 Timuquana
EX-PARTE Rd., btwn Catoma St.& Ortega Farms Blvd. – Owned by Mission
OPEN PH Springs JV Owner 2019, LLC, Req Internal Illumination in RMD-D Dist.
CLOSE PH (Dist 9-Dennis) (Lewis) (LUZ) (PD Apv)
3/23/21 CO Introduced: LUZ
4/6/21 LUZ Read 2nd & Rerefer
MOVE 4/13/21 CO Read 2nd & Rereferred: LUZ
4/27/21 CO PH Only
Applicant: LUZ PH – 5/4/21
Taylor Sign Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/27/21
& Design, Inc.
- 24.** [2021-0174](#) ORD-MC re Chapt 656 (Zoning Code), Ord Code; Amending Sec
OPEN PH 656.306 (Medium Density Residential Category), Subpart B (Residential
CLOSE PH 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) (PD & PC Apv)
3/23/21 CO Introduced: LUZ
4/6/21 LUZ Read 2nd & Rerefer
MOVE 4/13/21 CO Read 2nd & Rereferred: LUZ
4/27/21 CO PH Only
LUZ PH: 5/4/21
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/27/21

- 25. [2021-0175](#)** 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) (PD & PC Apv)
OPEN PH
CLOSE PH
MOVE
3/23/21 CO Introduced: LUZ
4/6/21 LUZ Read 2nd & Rerefer
4/13/21 CO Read 2nd & Rereferred: LUZ
4/27/21 CO PH Only
LUZ PH: 5/4/21
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 4/27/21
- 26. [2021-0193](#)** ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 707 Clearview Ln. & 741 Brazeale Ln., btwn Dutton Island Rd. W. & Fairway Villas Dr. (0.77± Acres) – MDR to CGC – Clearview Park, LLC. (Appl# L-5524-21C) (Dist 13-Diamond) (Fogarty) (LUZ) (GAB Apv) (Rezoning 2021-194)
DEFER
(PH NEXT CYCLE
ON 5/18/21)
Applicant:
Curtis Hart
4/13/21 CO Introduced: LUZ
4/20/21 LUZ Read 2nd & Rerefer
4/27/21 CO Read 2nd & Rereferred: LUZ
LUZ PH: 5/18/21
Public Hearing Pursuant to Chapt 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 5/11/21 & 5/25/21
- 27. [2021-0194](#)** ORD-Q Rezoning at 707 Clearview Ln. & 741 Brazeale Ln., (0.77± Acres) btwn Dutton Island Rd. W. & Fairway Villas Dr. – RMD-A to CCG-2 – Clearview Park, LLC. (Appl# L-5524-21C) (Dist 13-Diamond) (Lewis) (LUZ)
DEFER
(PH NEXT CYCLE
ON 5/18/21)
Applicant:
Curtis Hart
4/13/21 CO Introduced: LUZ
4/20/21 LUZ Read 2nd & Rerefer
4/27/21 CO Read 2nd & Rereferred: LUZ
LUZ PH: 5/18/21
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21 & 5/25/21

- 28.** [2021-0195](#) ORD-Q Rezoning at N. Side of Max Leggett Pkwy, E. Side of Integra Dr., & the W. Side of Hyatt Rd. (74.48± Acres) – PUD to PUD – Duval/Owens Phase II Property Owners Association, Inc., Duval/Owens Signature, LLP, Jacksonville VA OPC, LLC, & Second Time Signature, LLP. (Dist 7-R. Gaffney) (Lewis) (LUZ) (N CPAC Deny) (Ex-Parte: CMs Boylan & DeFoor)
DEFER
(PH NEXT CYCLE
ON 5/18/21)

Applicant: 4/13/21 CO Introduced: LUZ
Emily Pierce 4/20/21 LUZ Read 2nd & Rerefer
 4/27/21 CO Read 2nd & Rereferred: LUZ
 LUZ PH: 5/18/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21
- 29.** [2021-0196](#) ORD-Q Rezoning at 903 University Blvd. N., (18.28± Acres) btwn Harris Ave. & the Arlington Expressway – CCG-1 & CCG-2 to PUD – 903 University Blvd., LLC. (R.E.# 129407-0010) (Dist 1-Morgan) (Lewis) (LUZ)
DEFER
(PH NEXT CYCLE
ON 5/18/21)

Applicant: 4/13/21 CO Introduced: LUZ
Blair Knighting 4/20/21 LUZ Read 2nd & Rerefer
 4/27/21 CO Read 2nd & Rereferred: LUZ
 LUZ PH: 5/18/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21
- 30.** [2021-0197](#) ORD-Q Rezoning at 4076 Belfort Rd. & 4100 Belfort Rd., (2.20± Acres) btwn Belfort Oaks Pl. & Southpoint Dr. E. – PUD to PUD – Southpoint Village, LLC. & SPV-II, LLC. (R.E. 152866-1200 & 152866-1400) (Dist 4-Carrico) (Lewis) (LUZ)
DEFER
(PH NEXT CYCLE
ON 5/18/21)

Applicant: 4/13/21 CO Introduced: LUZ
Cyndy Trimmer 4/20/21 LUZ Read 2nd & Rerefer
 4/27/21 CO Read 2nd & Rereferred: LUZ
 LUZ PH – 5/18/21
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/11/21
- 31.** [2021-0198](#) ORD-Q Rezoning at 0 San Pablo Rd. S. & 1635 San Pablo Rd. S. (0.45± Acres) btwn Bamboo Dr. & Cocoanut Rd. – CO to PUD – The Carriere Family Limited Partnership. (R.E. 167213-0000, 167218-0600 & 167219-0000) (Dist 3-Bowman) (Wells) (LUZ)
DEFER
(PH NEXT CYCLE
ON 5/18/21)

Applicant: 4/13/21 CO Introduced: LUZ
James Fuqua 4/20/21 LUZ Read 2nd & Rerefer
 4/27/21 CO Read 2nd & Rereferred: LUZ
 LUZ PH – 5/18/21
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/11/21

- 32. [2021-0199](#)** ORD-Q Rezoning at 0 Bailey Body Rd. & 0 Atlantic Blvd. (3.04± Acres) – CCG-1, CCG-2 & RMD-A to PBF-1 – COJ. (R.E.#s 145172-0010, 145175-0005, 145175-0015 & 145177-0000(Portion)) (Dist 4-Carrico) (Abney) (LUZ)
DEFER
(PH NEXT CYCLE ON 5/18/21)
Applicant: COJ
4/13/21 CO Introduced: LUZ
4/20/21 LUZ Read 2nd & Rerefer
4/27/21 CO Read 2nd & Rereferred: LUZ
LUZ PH: 5/18/21
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21
- 33. [2021-0200](#)** ORD Amending Reso 89-821-339, As Amended, Which Apvd a Developmnt Order for the Flagler Center (F/K/A Gran Park at Jacksonville), a Developmnt of Regional Impact (DRI), Pursuant to an Application for Change to a Previously Apvd Developmnt of Regional Impact (AFC) Filed by Citicorp Credit Svcs, Inc. (USA), & Dated 2/17/21, to Amend the Conceptual Master Plan Map H. (Reed) (LUZ)
DEFER
(PH NEXT CYCLE ON 5/18/21)
4/13/21 CO Introduced: LUZ
4/20/21 LUZ Read 2nd & Rerefer
4/27/21 CO Read 2nd & Rereferred: LUZ
LUZ PH: 5/18/21
Public Hearing Pursuant to Chapt 166, F.S. & Sec 380.06 F.S. & C.R. 3.601 – 5/11/21 & 5/25/21
- 34. [2021-0222](#)** ORD-MC Amending Chapt 656.422 (Chickens Allowed By Permit In Certain Zoning Districts), Chapt 656 (Zoning Code), Ord Code, To Make Clear That Issuance of Permit Does Not Supersede Deed Restrictions or Homeowners' or Neighborhood Association Covenants, Bylaws or Regulations; Amending Exemption Provided For in 2015-337-E for Certain Identified Neighborhoods to Include DeerCreek Country Club; Apv & Adopting a Modified Application That Includes Additional Certifications by Applicant & Consent of Association if a Property is Located in a Deed Restricted Community or One Subject to a Homeowners', Neighborhood or Master Association (Johnston) (Introduced by CM Becton)
DEFER
(PH NEXT CYCLE ON 5/18/21)
4/13/21 CO Introduced: NCSPHS, LUZ
4/19/21 NCSPHS Read 2nd & Rerefer
4/20/21 LUZ Read 2nd & Rerefer
4/27/21 CO Read 2nd & Rereferred: LUZ
LUZ PH -5/18/21
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/11/21 & 5/25/21

- 35.** [2021-0224](#)
2ND READING ORD Adopting a Modification to the City of Jax 2030 Comprehensive Plan for the Purpose of Updating the 5-Yr CIP Schedule of Projects Within the Capital Improvements Element. (Eller) (Req of Mayor)
4/27/21 CO Introduced: LUZ
LUZ PH: 5/18/21
Public Hearing Pursuant to Chapt 166 & Sec 163.3177(3)(b) – 5/11/21 & 5/25/21
- 36.** [2021-0225](#)
2ND READING ORD Transmitting a Proposed Large Scale Revision to the FLUM of 2030 Comp Plan at W. Side of I-95, N. of Owens Rd. (130.99 ± Acres) – LI to MDR. (Appl #L-5532-21A) (Dist 7-R.Gaffney) (Reed) (LUZ)
Applicant: 4/27/21 CO Introduced: LUZ
Paul Harden LUZ PH: 6/2/21
Public Hearing Pursuant to Chapt 163.3184(3), F.S. & Chap 650, Pt.4, C.R.– 5/25/21 & 6/8/21
- 37.** [2021-0226](#)
2ND READING ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 Normandy Blvd., btwn Guardian Dr. & Lamplighter Ln. (5.50± Acres) – CGC to MDR – Nahid Venus, Et Al. (Appl# L-5535-21C) (Dist 12-White) (McDaniel) (LUZ)
Applicant: (Rezoning 2021-227)
Cyndy Trimmer 4/27/21 CO Introduced: LUZ
LUZ PH: 6/2/21
Public Hearing Pursuant to Chapt 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 5/25/21 & 6/8/21
- 38.** [2021-0227](#)
2ND READING ORD-Q Rezoning at 0 Normandy Blvd., (6.46±Acres) btwn Guardian Dr. & Lamplighter Ln. – RLD-60 to RMD-B – Nahid Venus, Et Al. (Appl# L-5535-21C) (Dist 12-White) (Lewis) (LUZ)
Applicant: (Small Scale 2021-226)
Cyndy Trimmer 4/27/21 CO Introduced: LUZ
LUZ PH: 6/2/21
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21 & 6/8/21
- 39.** [2021-0228](#)
2ND READING ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 St. Johns Bluff Rd. S., btwn Bradley Rd. & Lost Pine Dr. (2.49± Acres) – RPI to BP – KC Holdings of North FL, LLC. (Appl# L-5541-21C) (Dist 4-Carrico) (Kelly) (LUZ)
Applicant: (Rezoning 2021-229)
Curtis Hart 4/27/21 CO Introduced: LUZ
LUZ PH: 6/2/21
Public Hearing Pursuant to Chapt 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 5/25/21 & 6/8/21

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- 40.** [2021-0229](#) ORD-Q Rezoning at 0 St. Johns Bluff Rd., (2.49±Acres) btwn Bradley Rd. & Lost Pine Dr. – CRO to IBP – KC Holdings of North FL, LLC. (Appl# L-5541-21C) (Dist 4-Carrico) (Lewis) (LUZ)
2ND READING (Small Scale 2021-228)
Applicant: 4/27/21 CO Introduced: LUZ
Curtis Hart LUZ PH: 6/2/21
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21 & 6/8/21
- 41.** [2021-0230](#) ORD-Q Rezoning at 0 Gracy Rd., (89.07±Acres) btwn Lauren Oak Ln. & Sherman Hills Pkwy. – PUD & RR-Acre to PUD – Green Valley Land, LLC. (Dist 12-White) (Abney) (LUZ)
2ND READING 4/27/21 CO Introduced: LUZ
Applicant: LUZ PH: 6/2/21
Thomas Ingram Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21
- 42.** [2021-0231](#) ORD-Q Rezoning at 6595 Columbia Park Ct., (39.05±Acres) btwn Columbia Park Dr. & Greenland Chase Blvd. – PUD to PUD – Shepherd of the Woods Lutheran Church, Inc. (Dist 11-Becton) (Lewis) (LUZ)
2ND READING 4/27/21 CO Introduced: LUZ
Applicant: LUZ PH: 6/2/21
Steve Diebenow Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21
- 43.** [2021-0232](#) ORD-Q Rezoning at 0 Emerson St., 3143 Emerson St., 3563 Philips Hwy., (38.30±Acres) btwn Emerson St. & Belair Rd. S. – PUD to PUD – PSF I Jax Metro, LLC. (Dist 5-Cumber) (Lewis) (LUZ)
2ND READING 4/27/21 CO Introduced: LUZ
Applicant: LUZ PH: 6/2/21
Cyndy Trimmer Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21
- 44.** [2021-0233](#) ORD-Q Rezoning at 0 Morse Ave., (21.44±Acres) btwn Ricker Rd. & Rampart Rd. – RR-Acre to RMD-A – Martha H. Burkhalter Trust. (R.E.# 015805-9500, 015806-0100 (Portion) & 015807-0000) (Dist 10-Priestly Jackson) (Cox) (LUZ)
2ND READING 4/27/21 CO Introduced: LUZ
Applicant: LUZ PH: 6/2/21
T.R. Hainline Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21
- 45.** [2021-0234](#) ORD-Q Rezoning at 12329 Moose Rd., (1.37±Acres) btwn Moose Rd. & Moose Hollow Dr. – RR-Acre to RLD-100A – Fin Homes, LLC. (Dist 2-Ferraro) (Wells) (LUZ)
2ND READING 4/27/21 CO Introduced: LUZ
Applicant: LUZ PH: 6/2/21
Chris Hagan Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21
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- 46.** [2021-0252](#) ORD Apv & Auth the Mayor & Corp Secretary to Execute & Deliver a Land Use Developmnt Agreemnt btwn the City of Jax & Indigo Shoppes, LLC (Owner), Related to the Kendall Town Ctr PUD to Provide r/w to the City of Jax for the Future Extension of Lone Star Rd., As Described Therein, Pursuant to Sec 163.3220, Et Seq., F.S., & Pt 2, Chap 655, Ord Code; Providing for Oversight by the Planning & Developmnt Dept. (Eller) (Introduced by CM Morgan)
2ND READING 4/27/21 CO Introduced: LUZ
Owner: LUZ PH: 6/2/21
Indigo Shoppes, LLC Public Hearing Pursuant to Sec 163.3220, Et Seq., F.S., & Pt 2, Chap 655, Ord Code – 5/25/21 & 6/8/21

NOTE: The next regular meeting will be held Tuesday, May 18, 2021.

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

CM Gaffney and Ms. Shannon Eller will discuss proposed legislation regarding alcohol use in certain zoning codes at the end of the committee meeting.

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 4:45 PM

**Yvonne P. Mitchell, Council Research Division
ymitch@coj.net (904) 255-5171
Posted 05.04.21 6:00 PM
Materials: Minutes**