

# City of Jacksonville

117 W Duval St  
Jacksonville, FL 32202



## Committee Meeting Minutes In Person Meeting

Tuesday, June 15, 2021

5:00 PM

Council Chambers 1st Floor, City Hall

## 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.

MEETING TIME: 5:00 P.M.

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

LUZ COMMITTEE ZOOM MEETING ID: 959 3577 7484

LUZ COMMITTEE ZOOM MEETING PASSWORD: 68422

COMMENTS: CCMEETING06222021@COJ.NET

The meeting noticed herein for Tuesday, June 15, 2021, 5:00 PM can be accessed as follows:

1. You may attend the meeting in-person at the physical location- City Council Chambers, but CDC guidelines will be adhered to due to COVID-19. Concurrent with the expiration of Mayor Curry's Emergency Executive Proclamation 2020-005, any member of the public entering City-owned public buildings may choose to wear a mask inside the building. Council strongly encourages the use of masks for all employees and visitors, especially when social distancing at 6 feet (or more) is not possible. Council will make masks available for visitors and the public.
2. You may attend the meeting virtually (for viewing only- no participation in public comment or public hearings).
3. The public is encouraged to share general comments with individual Council Members by email or telephone. CCMeeting06222021@coj.net is the designated email for comments from the public.

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

**Meeting Convened: 5:01 PM**

**Meeting Adjourned: 8:18 PM**

**Attendance:**

**CM Becton (2021-0222)**

**Item/File No.**

**Title History**

1. [2020-0020-W](#) 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  
 8/17/21 LUZ PH Withdraw 6-0  
 8/24/21 CO Withdrawn 17-0  
 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, 5/18/21, 6/2/21, 6/15/21, 7/20/21, 8/3/21, 8/17/21  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601- 2/11/20

**PH OPEN/CONT 7/20/21. No Speakers**

2. [2020-0340-W](#) 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  
 5/11/21 CO PH Con'td 5/25/21  
 5/25/21 CO PH Cont'd 6/8/21  
 6/8/21 CO PH Cont'd 6/22/21  
 6/15/21 LUZ PH Withdraw 7-0  
 6/22/21 CO PH Withdrawn 15-0  
 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, 5/18/21, 6/2/21, 6/15/21  
 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, 5/25/21, 6/8/21, 6/22/21

**PH opened and closed.**

**Motion/ 2nd to withdraw: Gaffney/Ferraro**

**PH WITHDRAW**

**Aye:** 7 - Gaffney, Ferraro, White, Boylan, Freeman, Bowman and Diamond

3. [2020-0341-W](#) 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  
 4/13/21 CO PH Cont'd 4/27/21  
 4/27/21 CO PH Con'td 5/11/21  
 5/11/21 CO PH Con'td 5/25/21  
 5/25/21 CO PH Cont'd 6/8/21  
 6/8/21 CO PH Cont'd 6/22/21  
 6/15/21 LUZ PH Withdraw 7-0  
 6/22/21 CO PH Withdrawn 16-0  
 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, 5/18/21, 6/2/21, 6/15/21  
 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, 5/25/21, 6/8/21, 6/22/21

**Ex Parte: None**

**PH opened and closed.**

**Motion/ 2nd move to withdraw: Ferraro/ Diamond**

**PH WITHDRAW**

**Aye:** 7 - Gaffney, Ferraro, White, Boylan, Freeman, Bowman and Diamond

4. [2020-0391-E](#) 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) (GAB CPAC Apv) (PD Deny) (PC Amend/Apv) (Ex-Parte: CMs Morgan, Diamond & Boylan)  
 7/28/20 Introduced: LUZ  
 8/4/20 LUZ Read 2nd & Rerefer  
 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  
 5/25/21 CO PH Only  
 8/3/21 LUZ PH Amend/Approve 6-0  
 8/10/21 CO Amend/Approved 17-0  
 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, 6/15/21, 7/20/21, 8/3/21  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 8/25/20 & 5/25/21

**PH OPEN/CONT 7/20/21. No Speakers**

5. [2020-0575-E](#) ORD-Q Rezoning at 0 Pearl St. N. (0.22± Acres) btwn 18th St. W. & 19th St. W. – CN to PUD – Emilio Montilla Investments, Inc. (Dist 7-R. Gaffney) (Cox) (LUZ) (PD & PC Apv)  
 9/22/20 CO Introduced: LUZ  
 10/6/20 LUZ Read 2nd & Rerefer  
 10/13/20 CO Read 2nd & Rereferred: LUZ  
 10/27/20 CO PH Only  
 11/17/20 LUZ Meeting Cancelled - No Action  
 6/15/21 LUZ PH Substitute/Rerefer 7-0  
 6/22/21 CO Substitute/Rereferred: LUZ 18-0  
 8/10/21 CO PH Only  
 8/17/21 LUZ PH Approve 6-0  
 8/24/21 CO Approved 17-0  
 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, 5/18/21, 6/2/21, 6/15/21 & 8/17/21  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 10/27/20 & 8/10/21

**Ex Parte: None**

**PH opened and closed.**

**Motion/ 2nd move to substitute and rerefer: Gaffney/ White**

**PH SUBSTITUTE/REREFER**

**Aye:** 7 - Gaffney, Ferraro, White, Boylan, Freeman, Bowman and Diamond

**SUBSTITUTE:****The substitute changes the application to a PUD.**

6. [2020-0661-E](#) 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, Carrico, Salem, Ferraro, White, DeFoor, Dennis & Pittman)  
10/27/20 Introduced: LUZ  
11/4/20 LUZ Read 2nd & Rerefer  
11/10/20 CO Meeting Cancelled - No Action  
11/17/20 LUZ Meeting Cancelled - No Action  
11/24/20 CO PH Read 2nd & Rereferred: LUZ  
8/3/21 LUZ PH Amend/Approve 5-1 (CM Ferraro)  
8/10/21 CO Amend/Approved 16-1 (CM Ferraro)  
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, 5/18/21, 6/2/21, 6/15/21, 7/20/21, 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 11/24/20

**PH OPEN/CONT 7/20/21. No Speakers****(Defer at Request of CM Ferraro)**

7. [2020-0689-E](#) 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. to Permit Single Family Residential Uses, as described in the Broward Key PUD (Dist 8-Pittman) (Abney) (LUZ) (N CPAC Deny) (PD Apv) (PC Amend/Apv) (Ex-Parte: CMs Bowman, Salem, Boylan, Pittman, DeFoor, Carlucci, Diamond, Freeman, Ferraro, Carrico, White, R. Gaffney, Dennis, Priestly Jackson, Becton, Morgan, Newby & Cumber)  
11/24/20 CO Introduced: LUZ  
12/1/20 LUZ Read 2nd & Rerefer  
12/8/20 CO PH Read 2nd & Rereferred: LUZ  
9/8/21 LUZ PH Amend/Approve 3-3 (Failed) (CM's R. Gaffney, Ferraro & Boylan)  
9/21/21 LUZ PH Amend/Approve 4-3 (CM's R. Gaffney, Ferraro & Boylan)  
9/28/21 CO Rerefer to LUZ 17-1 (CM Carlucci)  
2/1/22 LUZ PH Amend/Approve 4-3 (CM's R. Gaffney, Ferraro, & Boylan)  
2/8/22 CO Amend/Approved 10-8 (CMs Becton, Boylan, DeFoor, Ferraro, R. Gaffney, Morgan, Pittman & Priestly Jackson)  
LUZ PH – 1/5/21, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 4/6/21, 5/4/21, 5/18/21, 6/2/21, 6/15/21, 7/20/21, 8/3/21, 8/17/21, 9/8/21, 9/21/21 & 12/7/21, 1/4/21, 1/19/22, 2/1/22  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/8/20

**PH OPEN/CONT 7/20/21. No Speakers**

8. [2021-0011-W](#) 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) (PD Amd/Apv) (PC Deny) (N CPAC 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  
12/7/21 LUZ Withdraw 6-0  
12/14/21 CO Withdrawn 18-0  
LUZ PH – 2/17/21, 3/2/21, 4/6/21, 4/20/21, 5/4/21, 5/18/21, 6/2/21, 6/15/21, 7/20/21, 8/3/21, 8/17/21, 9/8/21, 9/21/21, 10/5/21, 10/19/21, 11/2/21, 11/16/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 2/9/21

**PH OPEN/CONT 7/20/21. No Speakers**

9. [2021-0073-E](#) 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 96Ft to 24Ft in RLD-60. (Dist 5-Cumber) (Abney) (LUZ) (PD Apv)  
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  
10/19/21 LUZ Substitute/Rerefer 6-0  
10/26/21 CO Substitute/Rereferred 18-0  
11/23/21 CO PH Only  
12/7/21 LUZ PH Approve 6-0  
12/14/21 CO Approved 18-0  
LUZ PH – 3/16/21 & 12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 3/9/21 & 11/23/21

**DEFER**

**(Item will be Re-Advertised when Revised Application is submitted)**



10. [2021-0170-W](#) 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) (SW CPAC Deny) (Ex-Parte: CMs DeFoor, Boylan, Diamond, Bowman & Freeman)  
 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  
 10/19/21 LUZ Withdraw (Refund of Fees) 6-0  
 10/26/21 CO Withdrawn (Refund of Fees) 17-0  
 LUZ PH – 5/4/21, 5/18/21, 6/2/21, 6/15/21, 7/20/21, 8/3/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 4/27/21

**PH OPEN/CONT 7/20/21.**

**Speakers Susan Zerbe (opposed)**

11. [2021-0193-E](#) 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) (PD & PC Apv)  
 (Rezoning 2021-194)  
 4/13/21 CO Introduced: LUZ  
 4/20/21 LUZ Read 2nd & Rerefer  
 4/27/21 CO Read 2nd & Rereferred: LUZ  
 5/11/21 CO PH;Addn'l PH 5/25/21  
 5/25/21 CO PH Cont'd 6/8/21  
 6/8/21 CO PH Cont'd 6/22/21  
 6/15/21 LUZ PH Approve 7-0  
 6/22/21 CO PH Approved 16-0  
 LUZ PH: 5/18/21, 6/2/21, 6/15/21  
 Public Hearing Pursuant to Chapt 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 5/11/21 & 5/25/21, 6/8/21,6/22/21

**Report: Reed**

**PH opened and closed**

**Speakers: Curtis Hart (Support), Michael Lanier(Support), Michael Winters(Support)**

**Motion/ 2nd move to approve: Ferraro/White**

**PH APPROVE**

**Aye:** 7 - Gaffney, Ferraro, White, Boylan, Freeman, Bowman and Diamond

12. [2021-0194-E](#) 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) (Small-Scale 2021-193) (GAB Apv) (PD & PC Apv) (Ex-Parte: CM Boylan & Diamond)  
4/13/21 CO Introduced: LUZ  
4/20/21 LUZ Read 2nd & Rerefer  
4/27/21 CO Read 2nd & Rereferred: LUZ  
5/11/21 CO PH;Addn'l PH 5/25/21  
5/25/21 CO PH Cont'd 6/8/21  
6/8/21 CO PH Cont'd 6/22/21  
6/15/21 LUZ PH Approve 7-0  
6/22/21 CO PH Approved 16-0  
LUZ PH: 5/18/21, 6/2/21, 6/15/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/11/21 & 5/25/21, 6/8/21,6/22/21

**Ex-Parte: Diamond      Report: Huxford**

**PH opened and closed**

**Speakers: Curtis Hart(Support), Michael Winters(Support), Michael Lanier(Support)**

**Motion/ 2nd move to approve: Ferrero/ Gaffney**

**PH APPROVE**

**Aye:            7 -    Gaffney, Ferraro, White, Boylan, Freeman, Bowman and Diamond**

13. [2021-0222-E](#) 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) (PD & PC Apv)  
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  
5/11/21 CO PH; Addn'l PH 5/25/21  
5/25/21 CO PH Only  
6/14/21 NCSPHS Amend/Approve 7-0  
6/15/21 LUZ PH Amend/Approve 7-0  
6/22/21 CO Amend/Approved 17-0  
LUZ PH -5/18/21, 6/2/21, 6/15/21  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 5/11/21 & 5/25/21

**Report: Huxford**

**PH opened and Closed.**

**Motion/2nd move to amend: Gaffney/ White**

**Motion/ 2nd move as amended: Gaffney/ Ferraro**

**PH AMEND/APPROVE**

**Aye:** 7 - Gaffney, Ferraro, White, Boylan, Freeman, Bowman and Diamond

**(NCSPHS) AMENDMENT:  
AMENDMENT**

- 1. Attach revised Exhibit 1 to reflect corrected listing of exempt neighborhoods**
- 2. Attach revised Exhibit 2 to attach corrected application**

- Adds Deercreek Country Club to the list of neighborhoods exempt from the allowance of chickens**
- Modifies the application for backyard hens to include additional certifications by applicant and consent of applicant's homeowners' association where applicable**

14. [2021-0230-E](#) 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) (SECPAC Deny) (SWCPAC Deny) (PD & PC Amd/Apv) (Ex-Parte: CM Boylan & Morgan)  
4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rerefered: LUZ  
5/25/21 CO PH Only  
6/15/21 LUZ PH Amend/Approve 6-0  
6/22/21 CO Amend/Approved 19-0  
LUZ PH: 6/2/21, 6/15/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21

**Ex Parte: None      Report: Lewis**

**PH opened and closed.**

**Speakers: Tom Ingram(Support), Henry Vorpe(Support),**

**PH opened and closed.**

**Motion/ 2nd move to amend: Gaffney/ White**

**Motion/ 2nd move as amended: Gaffney/White**

**PH AMEND/APPROVE**

**Aye:            6 -    Gaffney, Ferraro, White, Boylan, Bowman and Diamond**

**AMENDMENT:**

- 1.Revised Site Plan dated 5/17/21**
- 2.Revised Written Description dated 5/17/21**

**CONDITIONS:**

- 1. A traffic study shall be provided with the Civil Site Plan Review to determine the need for a left turn lane and a right turn lane on Chaffee Road at the site entrance. If turn lanes are required, they shall be to FDOT standards with the deceleration length based on the posted speed limit on Chaffee Road. The queue length for the left turn lane shall be determined by the study, but shall be a minimum of 25'. The entire area of construction shall be resurfaced.**
- 2. Signage shall be consistent with the Part 13 zoning code regulations for the RLD zoning district**

15. [2021-0231-W](#) 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) (Ex-Parte: CMs DeFoor & Boylan)  
4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rerefered: LUZ  
5/25/21 CO PH Only  
10/5/21 LUZ Withdraw (w/Refund of Fees) 6-0  
10/12/21 CO Withdrawn (w/Refund of Fees) 17-0  
LUZ PH: 6/2/21, 6/15/21, 7/20/21, 8/3/21, 8/17/21, 9/8/21, 9/21/21, 10/5/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21

**PH OPEN/CONT 7/20/21. No Speakers**

16. [2021-0232-E](#) ORD-Q Rezoning at 3605,3563,0 Philips Hwy & 0 Emerson St., 3143 Emerson St., 3563 Philips Hwy., (37.93±Acres) btwn Belair Rd. S. & Emerson St. – PUD to PUD – PSF I Jax Metro & JICE, LLC., to Permit Mixed Use Development, as described in the San Marco East Plaza PUD, Pursuant to FLUMS (Appl # L-5458-20A) (Dist 5-Cumber) (Lewis) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CM Cumber) (Small Scale 2021-632)  
4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rerefered: LUZ  
5/25/21 CO PH Only  
9/8/21 LUZ PH Substitute/Rerefer 6-0  
9/14/21 CO Substitute/Rereferred to LUZ 17-0  
10/12/21 CO PH Addnt'l PH 10/26/21  
10/26/21 CO PH Cont'd 11/9/21  
11/2/21 LUZ PH Amend/Approve (w/conds) 6-0  
11/9/21 CO PH Amend/Approved 17-0  
LUZ PH: 6/2/21, 6/15/21, 7/20/21, 8/3/21, 8/17/21, 9/8/21 & 10/19/21, 11/2/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21 & 10/12/21 & 10/26/21, 11/9/21

**PH OPEN/CONT 7/20/21. No Speakers**

17. [2021-0233-E](#) ORD-Q Rezoning at 0 Morse Ave., (21.44±Acres) btwn Ricker Rd. & Rampart Rd. – RR-Acre to PUD – Martha H. Burkhalter Trust. (R.E.# 015805-9500, 015806-0100 (Portion) & 015807-0000) (Dist 10-Priestly Jackson) (Cox) (LUZ) (PD & PC Apv) (Ex-Parte: CMs Priestly Jackson, Carrico, Boylan, Dennis, White, Salem, Freeman, Morgan & Diamond) 4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rerefered: LUZ  
5/18/21 LUZ Substitute/Rerefer 6-0  
5/25/21 CO PH Substitute/Rereferred: LUZ 17-0  
6/22/21 CO PH Only  
8/3/21 LUZ PH Amend/Approve 3-2;LUZ PH Reconsider/Amend/Approve 4-2 (CMs Ferraro & White)  
8/10/21 CO Amend/Approved 14-3 (CM's Ferraro, Priestly Jackson, White)  
LUZ PH: 6/2/21 & 7/20/21, 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21 & 6/22/21

**DEFER****(PH NEXT CYCLE ON 7/20/21)**

18. [2021-0269-E](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 Tracy Rd, btwn Lone Star Rd & Alderman Rd (1.16± Acres) – LDR to RPI – BCEL 5B, LLC. (Appl# L-5537-21C) (Dist 1-Morgan) (Lukacovic) (LUZ) (PD & PC Apv)  
(Rezoning 2021-270)  
5/11/21 CO Introduced: LUZ  
5/18/21 LUZ Read 2nd & Rerefer  
5/25/21 CO Read 2nd & Rereferred: LUZ  
6/8/21 CO PH Addn'l PH 6/22/21  
6/15/21 LUZ PH Approve 6-0  
6/22/21 CO PH Approved 16-0  
LUZ PH – 6/15/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 6/8/21 & 6/22/21

**Report: Reed****PH opened and closed.****Speakers: Curtis Hart(Support)****Motion/2nd move to approve: Gaffney/ Ferraro****PH APPROVE**

**Aye:** 6 - Gaffney, Ferraro, White, Boylan, Bowman and Diamond

19. [2021-0270-E](#) ORD-Q Rezoning at 0 Tracy Rd (1.16± Acres) btwn Lone Star Rd & Alderman Rd – RLD-60 to CRO - BCEL 5B, LLC. (Appl# L-5537-21C) (Dist 1-Morgan) (Quinto) (LUZ) (PD & PC Apv)(Ex-Parte: CM Morgan) (Small-Scale 2021-269)  
5/11/21 CO Introduced: LUZ  
5/18/21 LUZ Read 2nd & Rerefer  
5/25/21 CO Read 2nd & Rereferred: LUZ  
6/8/21 CO PH Addn'l PH 6/22/21  
6/15/21 LUZ PH Approve 6-0  
6/22/21 CO PH Approved 16-0  
LUZ PH – 6/15/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 6/8/21 & 6/22/21

**Ex Parte: None      Report: Huxford**

**PH opened and closed.**

**Speakers: Curtis Hart(Support)**

**Motion/2nd move to approve: Gaffney/ White**

**PH APPROVE**

**Aye:** 6 - Gaffney, Ferraro, White, Boylan, Bowman and Diamond

20. [2021-0271-E](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 5335 Ramona Blvd, btwn Lenox Ave & Stevens St (1.87± Acres) – RPI to LI – Shabach Kingdom Fellowship, Inc. (Appl# L-5543-21C) (Dist 9-Dennis) (Kelly) (LUZ) (PD & PC Apv) (Rezoning 2021-272)  
5/11/21 CO Introduced: LUZ  
5/18/21 LUZ Read 2nd & Rerefer  
5/25/21 CO Read 2nd & Rereferred: LUZ  
6/8/21 CO PH Addn'l PH 6/22/21  
6/15/21 LUZ PH Amend/Approve 6-0  
6/22/21 CO PH Amend/Approved 16-0  
LUZ PH – 6/15/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 6/8/21 & 6/22/21

**Report: Reed**

**PH opened and closed**

**Motion/2nd move to amend: Gaffney/Ferraro**

**Motion/2nd move as amended: Gaffney/Ferraro**

**PH AMEND/APPROVE**

**Aye:** 6 - Gaffney, Ferraro, White, Boylan, Bowman and Diamond

**AMENDMENT:**  
**Scrivener's**



21. [2021-0272-E](#) ORD-Q Rezoning at 5335 Ramona Blvd (1.87± Acres) btwn Lenox Ave & Stevens St – RLD-60 to IL - Shabach Kingdom Fellowship, Inc. (Appl# L-5543-21C) (Dist 9-Dennis) (Quinto) (LUZ) (PD & PC Apv) (Small-Scale 2021-271)  
5/11/21 CO Introduced: LUZ  
5/18/21 LUZ Read 2nd & Rerefer  
5/25/21 CO Read 2nd & Rereferred: LUZ  
6/8/21 CO PH Addn'l PH 6/22/21  
6/15/21 LUZ PH Approve 6-0  
6/22/21 CO PH Approved 16-0  
LUZ PH – 6/15/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 6/8/21 & 6/22/21

**Ex Parte: None**

**Report: Huxford**

**PH opened and closed.**

**Motion/2nd move to approve: Gaffney/Ferraro**

**PH APPROVE**

**Aye:** 6 - Gaffney, Ferraro, White, Boylan, Bowman and Diamond

22. [2021-0273-E](#) ORD-Q Rezoning at 0 Sutton Park Dr South & 13901 Sutton Park Dr South (19.45± Acres) btwn Sutton Park Dr North & Sutton Park Dr South – PUD to PUD – Frank C. Steinemann, Jr., Steinemann Windsor Park I, LLC, & Steinemann Windsor Parke II, LLC. (R.E.# 167733-0810, 167733-0820, 167773-1000, 167733-1110 & 167733-1120) (Dist 3-Bowman) (Abney) (LUZ) (SECPAC Deny) (PD & PC Apv) (Ex-Parte: CMs Boylan, Salem, DeFoor, Bowman, White, Pittman, Ferraro, Carrico, R. Gaffney, Diamond & Priestly Jackson)  
5/11/21 CO Introduced: LUZ  
5/18/21 LUZ Read 2nd & Rerefer  
5/25/21 CO Read 2nd & Rereferred: LUZ  
6/8/21 CO PH Only  
8/3/21 LUZ PH Amend/Approve 5-1 (CM Ferraro)  
8/10/21 CO Amend(Flr)/Approved 16-1 (CM Ferraro)  
LUZ PH: 6/15/21, 7/20/21, 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 6/8/21

**PH OPEN/CONT 7/20/21. No Speakers**

23. [2021-0274-E](#) ORD-Q Rezoning at 4025 Cedar Point Rd (3.0± Acres) btwn Grover Rd & Cedarbrook View Dr – RR-ACRE to RLD-100A – Duval Construction, Inc. (R.E.# 106586-0040) (Dist 2-Ferraro) (Quinto) (LUZ) (N CPAC Apv) (PD & PC Apv) (Ex-Parte: CMs Boylan & Ferraro)  
 5/11/21 CO Introduced: LUZ  
 5/18/21 LUZ Read 2nd & Rerefer  
 5/25/21 CO Read 2nd & Rereferred: LUZ  
 6/8/21 CO PH Only  
 7/20/21 LUZ PH Approve 6-0  
 7/27/21 CO Approved 16-0  
 LUZ PH: 6/15/21, 7/20/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 6/8/21

**PH OPEN/CONT 7/20/21.**

**Speakers: Teresa Delk**

24. [2021-0276-E](#) ORD Adopting a Large-Scale FLUM Amendmnt to 2030 Comp Plan Generally Located North & South of Normandy Blvd & off of McClelland Rd & off of Solomon Rd (2167.51±) – AGR-II, AGR-III, AGR-IV, RR & LI to AGR-IV, RR, CGC & CSV - Diamond Timber Invest, LLC, Timber Forest Trail Invest, LLC, Longleaf Timber Company, INC., VCP-Real Estate Invest, LTD., & Normandy Mitigation, LLC, ET AL. (Appl# L-5441-20A) (Dist 12-White) (Reed) (LUZ) (PD & PC Apv) (Rezoning 2021-277)  
 5/11/21 CO Introduced: LUZ  
 5/18/21 LUZ Read 2nd & Rerefer  
 5/25/21 CO Read 2nd & Rereferred: LUZ  
 6/8/21 CO PH Addn'l PH 6/22/21  
 6/15/21 LUZ PH Amend/Approve 5-1 (CM Ferraro)  
 6/22/21 CO PH Amend/Approved 17-1 (CM Ferraro)  
 LUZ PH – 6/15/21  
 Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 6/8/21 & 6/22/21

**Ex Parte: Ferraro**

**Report: Reed**

**PH opened and closed.**

**Speakers: Steve Diebenow(Support), Michael Saylor(Support), Charles Rhoden(Oppose),**

**Carol Bordeaux(Oppose), Shanna Gardner(Oppose),**

**Motion/ 2nd move to amend: Gaffney/ White**

**Motion/ 2nd moved as amended: Gaffney/ White**

**PH AMEND/APPROVE**

**Aye:** 5 - Gaffney, White, Boylan, Freeman and Bowman

**Nay:** 1 - Ferraro

**Excused:** 1 - Diamond

**AMENDMENT:**

**The adoption deadline set by Section 163.3184(3), Florida Statutes, has been extended with due notice to the DEO, the state review agencies and any affected person that provided comments on the amendment.**

25. [2021-0277-E](#) ORD-Q Rezoning Generally Located North & South of Normandy Blvd & off of McClelland Rd & off of Solomon Rd (3270.17±) – PUD-SC, AGR, RR-ACRE & PUD to AGR, RR-ACRE & PUD - Diamond Timber Invest, LLC, Timber Forest Trail Invest, LLC, Longleaf Timber Company, INC., VCP-Real Estate Invest, LTD., & Normandy Mitigation, LLC, ET AL. (Appl# L-5441-20A) (Dist 12-White) (Lewis) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CM Ferraro & Salem) (Large-Scale 2021-276)  
5/11/21 CO Introduced: LUZ  
5/18/21 LUZ Read 2nd & Rerefer  
5/25/21 CO Read 2nd & Rereferred: LUZ  
6/8/21 CO PH Addn'l PH 6/22/21  
6/15/21 LUZ PH Amend/Approve 5-1 (CM Ferraro)  
6/22/21 CO PH Amend/Approved 17-1 (CM Ferraro)  
LUZ PH – 6/15/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 - 6/8/21 & 6/22/21

**Report: Lewis**

**PH opened and closed.**

**Speakers: Steve Diebenow(Support),Jessica Knauf(Opposed),Charles Rhoden(Opposed),Patty Acree,Shana Gardner(Opposed), Michael Philippi(Oppose),Michael Saylor(Support), Carol Bordeaux(Oppose), Jessica (Oppose) Patty Acree**

**Motion/2nd move to amend: Gaffney/ White**

**Motion/2nd move as amended: Gaffney/ White**

**PH AMEND/APPROVE**

**Aye:** 5 - Gaffney, White, Boylan, Freeman and Bowman

**Nay:** 1 - Ferraro

**Excused:** 1 - Diamond



**AMENDMENT:**

1. The total number of dwelling units in the Rural Residential Land Use Category shall be 4,856 dwelling units subtracting existing 611 dwelling units leaving 4,246 dwelling units to be developed in the Rural Residential Land use Category. Residential development not connected to JEA water and sewer shall be limited to 1 unit per acre.
2. No more than 60% of the total number of dwelling units described in #1 above shall be developed in accordance with RMD-A.
3. End units on Townhomes shall be twenty-five feet (25') wide.
4. There shall be a thirty foot (30') wide natural landscaped buffer along Forrest Trail Road. This natural buffer may be supplemented with additional plantings. There shall be no driveways on Forest Trail Road.
5. Multi-family uses and Townhome Lots shall be permitted in Section IV.B. Residential uses shall not be the sole use across all commercial categories and shall not exceed eighty (80) percent of the commercial categories depicted on the Site Plan.
6. The area along the west side of Solomon Road is labeled Solomon Road Tract on the Site Plan ("The Tract"). The Tract consists of approximately eighty-nine (89) acres, both in uplands and apparent wetlands, and has approximately 4,300 lineal feet of frontage on Solomon Road.
  - a. The Tract is bisected into north and south portions by an easement in favor of Southern Natural Gas Company ("Easement"). The Easement runs in a northeasterly direction along the southern boundary of "Park 6" as labeled on the Site Plan.
  - b. Development within The Tract will be limited as follows:
    1. North of the Easement  
A tier of up to six (6) rural-oriented estate lots of a minimum 2.5 acres in area and nominal lot depth of approximately 396' will be permitted immediately adjacent to and fronting the right of way of Solomon Road.  
Stormwater conveyance facilities may be constructed west of the residential lots and within The Tract.
    2. South of the Easement  
A first-tier of up to nine (9) rural-oriented estate lots of a minimum 2.5 acres in area and nominal lot depth of approximately 396' will be permitted immediately adjacent to and fronting the right of way of Solomon Road.
  - c. Other acreage within The Tract, consisting of approximately twenty (20) acres of apparent uplands lying to the west of the first-tier lots and south of the Easement, can be developed into lots having a minimum of two (2) acres in area and a nominal lot depth of approximately 350'. Such lots may be accessed by a marginal street built to private roadway standards, or in accordance with the Subdivision Regulations of the City, at the preference of The Trails owners ("Applicants"). This twenty (20) acre area can also be used for master stormwater treatment facilities, buffers, public recreation facilities, lake creation projects and other non-residential uses.
  - d. Development Standards in The Tract
    1. No through-access from any future subdivision to the west of The Tract will be allowed across or through The Tract to intersect with Solomon Road.
    2. Individual driveways for up to twenty (20) developed lots adjacent to Solomon Road shall be permitted by right, although shared driveways between lots are preferred and allowable where feasible.

3. Driveways shall be permitted to each home on Solomon Road.
  4. There shall be a minimum two hundred feet (200') between each driveway.
  5. Shared driveways between two (2) adjacent landowners shall be permitted and exempt from the driveway spacing requirement.
  6. Driveways connecting Solomon Road to individual lots will have properly permitted drainage culverts installed. Natural or engineered drainage in the right of way ditches of Solomon Road shall not be altered.
  7. Rear-access marginal driveways may be permitted in two locations, one north of the Easement and one south of the Easement, as graphically shown on the PUD Site Plan, but may not connect to developments or neighborhoods to the west of The Tract.
  8. Lots fronting on Solomon Road shall have a minimum front yard setback of fifty feet (50') from the right-of-way.
  9. Internal lots, other than first-tier lots shall have a minimum front yard setback of forty feet (40') from the front lot line.
  10. Minimum side yards and rear yards for lots located in The Tract shall be twenty-five feet (25').
  11. All lots exceeding two (2) acres in area may keep horses at a carrying-capacity of up to one (1) horse per acre.
7. Sidewalks along Solomon Road and Forrest Trail Road while permitted, shall not be required. However, if sidewalks along Solomon Road and Forest Trail Road are not constructed, applicants may, in their discretion, construct::
- a pedestrian trail along the Easement; or,
  - a pedestrian trail along Old Gainesville Road; or,
  - a pedestrian trail at some other location, as approved by the City Planning and Development Department ("P&DD"); or,
  - any combination of the above, including sidewalks along Solomon Road and Forrest Trail, as approved by the P&DD.
- Nothing in this condition requires Applicants to spend more than they would have been required to spend to construct sidewalks along Solomon Road and Forrest Trail Drive.
8. It has been determined that certain private properties located downstream of The Trails project have been subjected to periodic flooding, despite The Trails meeting stormwater retention requirements of all permitting agencies. In an effort to protect property and personal safety in downstream drainage basins, the Applicants and subsequent developers of land within The Trails will adhere to drainage designs and calculations that are based upon pre vs post volumetric stormwater management versus pre vs post peak flow rate stormwater management. Such calculations will be submitted to the Chief of Development Services during the normal Ten-Set Plans Review. Development Services will coordinate such drainage review with Public Works, as needed, prior to release of plans for construction by the developer.
9. Applicants are responsible for mitigating appropriate transportation impacts as identified in the SR 228/Normandy Boulevard Corridor Analysis conducted by Alfred Benesch & Company, April 2021. As a result, the following conditions are proposed:
- a. The Florida Department of Transportation ("FDOT") has approached Applicants to acquire a tract of land parallel to the southern right-of-way line along Normandy Boulevard (SR 228) to create a two hundred foot (200') wide right-of-way corridor. The Applicants agree to not build within two hundred feet (200') of the northern right-of way

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line along Normandy Boulevard (SR228), approximately one hundred forty feet (140') south of the existing Normandy Boulevard (SR 228) right-of-way, without the prior consent from FDOT, for five (5) years after the approval of the PUD. The purpose of this condition is to provide FDOT time to acquire (and potentially take) the right-of-way necessary from Applicants to accommodate the future widening of Normandy Boulevard (SR 228).

b. Applicants shall provide a Transportation Monitoring Report ("TMR") every two (2) years to the P&DD and FDOT District 2 Growth Management, commencing in year three (3) after the PUD is approved. The TMR shall be prepared by a Registered Florida Professional Engineer and only after a methodology meeting with the appropriate members of the City Traffic Engineering Division and the City Transportation Planning Division prior to conducting the analysis. The TMR will provide analysis and make recommendations for intersection improvements at the following locations:

County Road 217

McClelland Road

Solomon Road

c. The TMR will analyze existing traffic volumes and consider future trips associated with the PUD, set to occur in the subsequent monitoring period. Roadway and/or intersection improvement options will be evaluated for consideration and discussion by and between FDOT, P&DD and the Applicants regarding mitigating measures. The parties may implement other improvements as agreed upon between P&DD and the Applicants.

d. Based upon the results of the TMR, and in coordination with the Applicants and P&DD, every two (2) years, the FDOT will identify the need and timing for improvements to be made to roads within the TMR area. The proportionate share for any improvements allocable to the Applicants shall be determined for the intersection of Normandy Boulevard (SR 228) and:

County Road 217

McClelland Road

Solomon Road

e. Transportation improvements that are the responsibility of the Applicants must be constructed by the time indicated in the subsequent TMR in order to obtain additional building permits from the City.

f. When a PUD-related roadway improvement project has been identified for an "immediate need" (within three (3) years from the date of the most recent TMR) the Applicants will prepare a Participation Agreement for execution between Applicants, FDOT and the City, that defines: the scope of the proposed work, estimated cost, determination of proportionate impacts (pursuant to the most recent TMR), funding arrangements, and the timing of future improvements. At the time the improvement is needed, and if insufficient public funds are available to fully-fund the improvement, the Applicants may fund 100% of the improvement and will receive a proportionate credit towards future Mobility Fees due. Total credit for required improvements shall not exceed \$3,384,720.

g. Applicants will enter into a MFC within one hundred eighty (180) days of adoption of the PUD in order to codify the Mobility Fee obligation and schedule of payments. The Mobility Fees from the PUD shall be utilized for the widening of Normandy Boulevard

**(SR228).**

**h. The requirement for a TMR every two (2) years can be waived by mutual agreement of the P&DD and the Applicants, for a specified period, for good cause shown.**

**i. The TMR requirement shall be terminated when all of Applicants' required improvements have been constructed.**

**j. Additional traffic studies may be required for proposed developments off of Normandy Blvd in this PUD at the discretion of the Chiefs of the City of Jacksonville Traffic Engineering Division and Development Services Division.**

**k. Any sites accessing Normandy Blvd shall be permitted through FDOT.**



26. [2021-0299-A](#) RESO-Q Concerning the Appeal of a Final Order of the Jax Historic Preservation Commission Approving Application for Certificate of Appropriateness COA-20-24689, as Requested by 1043 Walnut, LLC, to Demolish a Multi-Family Structure at 1043 Walnut St, in the Springfield Historic Dist (R.E. #072921-0000) Pursuant to Chapt 307 (Historic Preservation & Protection), Part 2 (Appellate Procedure), Ord. Code; Adopting Recommended Findings & Conclusions of the Land Use And Zoning Committee. (Dist. 7-R. Gaffney) (Eller) (LUZ) (JHPC Apv) (Ex-Parte: CMs R. Gaffney & Diamond)  
5/25/21 CO Introduced: LUZ  
6/2/21 LUZ Read 2nd & Rerefer  
6/8/21 CO Read 2nd & Rereferred: LUZ  
7/20/21 LUZ PH Amend/Rerefer to JHPC 7-0  
7/27/21 CO Amend(FI)/Rereferred: LUZ 16-0  
10/19/21 LUZ PH Amend/Approve(To Deny Appeal) 6-0  
10/26/21 CO Amend(To Deny)/Approved 18-0  
LUZ PH – 6/15/21, 7/20/21 & 10/19/21

**PH open and closed.**

**Speakers: Crissie Cudd(Support), Diane Grease, Debra Thompson(Support), Oz Koren(Oppose), Damian Gardner(Oppose), Ann Chisholm(Support), Aaron Leedy(Support), Steve Manis(Oppose),William Hoff, Ryan McFarlad, Kelly Rich, Christine Lane, Tracey Holland, Lane Manis, Jerome Robinson,**

**Motion/2nd move to defer: Diamond/ Gaffney**

**Motion/2nd move to reconsider motion to defer: Diamond/ Gaffney**

**Motion/2nd move to defer: Diamond/ Gaffney**

**PH OPEN/CONT 7/20/21**

**AMENDMENT:**

**Grant the Appeal**

**Or**

**Deny the Appeal**

27. [2021-0300-A](#) RESO-Q Concerning the Appeal of a Final Order of the Jax Historic Preservation Commission Approving Application for Certificate of Appropriateness COA-21-25095, as Requested by Steven Tyrrel, to Demolish a Contributing Structure at 348 11th St East, in the Springfield Historic Dist (R.E. #055231-0000) Pursuant to Chapt 307 (Historic Preservation & Protection), Part 2 (Appellate Procedure), Ord. Code; Adopting Recommended Findings & Conclusions of the Land Use And Zoning Committee. (Dist. 7-R. Gaffney) (Eller) (LUZ) (JHPC Apv) (Ex-Parte: CMs Boylan, Carrico, White, R. Gaffney, Ferraro, Diamond, Salem, Freeman, Pittman, DeFoor, Morgan & Carlucci) 5/25/21 CO Introduced: LUZ  
6/2/21 LUZ Read 2nd & Rerefer  
6/8/21 CO Read 2nd & Rereferred: LUZ  
7/20/21 LUZ PH Amend/Approve (Deny Appeal) 3-4 (Fail) (CMs Carrico, R. Gaffney, White & Dennis)  
7/20/21 LUZ PH Amend/Approve (Grant Appeal) 5-2 (CMs Boylan & Ferraro)  
7/27/21 CO Rereferred: LUZ 16-0  
10/5/21 LUZ PH Amend (To Deny)/Approve 5-2 (CMs R. Gaffney & Dennis)  
10/12/21 CO Amend(To Deny)/Approve 15-1 (CM R. Gaffney)  
LUZ PH – 6/15/21, 7/20/21 & 10/5/21

**PH opened and closed.**

**Speakers: Crissie Cudd(Support), Jerome Robinson(Support), Christine Lane, Tracey Holland, Lane Manis, Warren Fryefield(Support), Diane Graese, Marcra Chisholm(Support), Aaron Leedy(Support), Ryon McFarland, William Huff, Kelly Rich, Debra Thompson(Support), Steve Manis**

**Motion/2nd move motion to defer: Gaffney/ White**

**PH OPEN/CONT 7/20/21**

**AMENDMENT:**

**Grant the Appeal**

**Or**

**Deny the Appeal**

28. [2021-0301-E](#) ORD Transmitting a Proposed Large Scale Revision to the FLUM of 2030 Comp Plan at 14158 Lem Turner Rd & 0 Lem Turner Rd, btwn Lem Turner Rd & Braddock Rd, ( 1096.57± Acres) – (MU) Subject to Flue Site Specific Policy 4.3.16 & Public Buildings & Facilities (PBF) to Multi-Use (MU) Subject To Flue Site Specific Policy 4.3.21-Owned by Lem Turner Rd Developers, LLC (Appl# L-5533-21A) (Dist. 8-Pittman) (Reed) (LUZ) (PD & PC Apv)  
5/25/21 CO Introduced: LUZ  
6/2/21 LUZ Read 2nd & Rerefer  
6/8/21 CO Read 2nd & Rereferred: LUZ  
6/22/21 CO PH Addn'l PH 7/27/21  
7/20/21 LUZ PH Approve 6-1 (CM Ferraro)  
7/27/21 CO PH Approved 13-2 (CMs Carlucci & Ferraro)  
LUZ PH – 7/20/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code –6/22/21 & 7/27/21

**DEFER****(PH NEXT CYCLE ON 7/20/21)**

29. [2021-0302-E](#) ORD Adopting a Large-Scale FLUM Amendmnt to 2030 Comp Plan 0 U.S. Highway 301 South, 0 Normandy Blvd & 0 Maxville Macclenny Highway , btwn I-10 & Maxville Macclenny Highway (7002.25± Acres) – AGR-I,AGR-II & AGR-III to MU - 301 Capital Partners, LLC. (Appl# L-5457-20A) (Dist 12-White) (Kelly) (LUZ) (PD & PC Apv)  
5/25/21 CO Introduced: LUZ  
6/2/21 LUZ Read 2nd & Rerefer  
6/8/21 CO Read 2nd & Rereferred: LUZ  
6/22/21 CO PH Addn'l PH 7/27/21  
7/20/21 LUZ PH Amend/Approve 7-0  
7/27/21 CO PH Amend/Approved 15-0  
LUZ PH – 7/20/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code –6/22/21 & 7/27/21

**DEFER****(PH NEXT CYCLE ON 7/20/21)**

30. [2021-0303-E](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 5237 Racetrack Rd, 5255 Racetrack Rd & 0 Racetrack Rd, btwn I-95 & Racetrack Rd (9.42± Acres) – AGR-IV & NC to MU – Carolyn Keen, ET AL. (Appl#L-5548-21C) (Dist 11-Becton) (Reed) (LUZ) (PD & PC Apv) (Rezoning 2021-305 & Companion Bill 2021-304)  
5/25/21 CO Introduced: LUZ  
6/2/21 LUZ Read 2nd & Rerefer  
6/8/21 CO Read 2nd & Rereferred: LUZ  
6/22/21 CO PH Addn'l PH 7/27/21  
7/20/21 LUZ PH Approve 7-0  
7/27/21 CO PH Approved 15-0  
LUZ PH – 7/20/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code –6/22/21 & 7/27/21

**DEFER**

**(PH NEXT CYCLE ON 7/20/21)**

31. [2021-0304-E](#) ORD-Q Amending Ord 2000-451-E, As Amended, which Approved a Developmnt order for Bartram Park, a Development of Regional Impact (DRI), Pursuant to an application for change to a Previously Approved Development of Regional Impact (AFC) Filed By Winslow Farms, LTD., ET AL., & Dated 4/19/2021, which changes are Generally Described as Adding (10.89± Acres) to the DRI For Multi-Family Residential Uses. (Eller) (LUZ) (PD Apv) (Ex-Parte: CM Becton) (Companion Bills 2021-303 & 305)  
5/25/21 CO Introduced: LUZ  
6/2/21 LUZ Read 2nd & Rerefer  
6/8/21 CO Read 2nd & Rereferred: LUZ  
6/22/21 CO PH Addn'l PH 7/27/21  
7/20/21 LUZ PH Approve 7-0  
7/27/21 CO PH Approved 15-0  
LUZ PH – 7/20/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 -6/22/21 & 7/27/21

**DEFER**

**(PH NEXT CYCLE ON 7/20/21)**

32. [2021-0305-E](#) ORD-Q Rezoning at 0 I-95, 5237 Racetrack Rd, 5355 Racetrack Rd & 0 Racetrack Rd, btwn I- 95 & Racetrack Rd (10.90± Acres) – AGR & PUD to PUD – Carolyn Keen, ET AL. (Appl# L-5548-21C) (Dist 11-Becton) (Abney) (LUZ) (PD & PC Apv)(Ex-Parte: CM Becton) (Small-Scale 2021-303 & Companion Bill 2021-304)  
5/25/21 CO Introduced: LUZ  
6/2/21 LUZ Read 2nd & Rerefer  
6/8/21 CO Read 2nd & Rereferred: LUZ  
6/22/21 CO PH Addn'l PH 7/27/21  
7/20/21 LUZ PH Approve 7-0  
7/27/21 CO PH Approved 15-0  
LUZ PH – 7/20/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 -6/22/21 & 7/27/21

**DEFER**

**(PH NEXT CYCLE ON 7/20/21)**

33. [2021-0306-E](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 8737 Baymeadows Rd, btwn Baymeadows Way & I-95 (3.90± Acres) – CGC to CGC - Lenox Cove Apartments, LLC. (Appl# L-5542-21C) (Dist 11-Becton) (Fogarty) (LUZ) (PD & PC Apv) (Rezoning 2021-307)  
5/25/21 CO Introduced: LUZ  
6/2/21 LUZ Read 2nd & Rerefer  
6/8/21 CO Read 2nd & Rereferred: LUZ  
6/22/21 CO PH Addn'l PH 7/27/21  
7/20/21 LUZ PH Approve 7-0  
7/27/21 CO PH Approved 15-0  
LUZ PH – 7/20/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code –6/22/21 & 7/27/21

**DEFER**

**(PH NEXT CYCLE ON 7/20/21)**

34. [2021-0307-E](#) ORD-Q Rezoning at 8737 Baymeadows Rd, (3.90± Acres) btwn Baymeadows Way & I-95 – PUD to PUD - Lenox Cove Apartments, LLC. (Appl# L-5542-21C) (Dist 11-Becton) (Abney) (LUZ) (PD & PC Amd/Apv) (Small-Scale 2021-306)  
5/25/21 CO Introduced: LUZ  
6/2/21 LUZ Read 2nd & Rerefer  
6/8/21 CO Read 2nd & Rereferred: LUZ  
6/22/21 CO PH Addn'l PH 7/27/21  
7/20/21 LUZ PH Amend/Approve 7-0  
7/27/21 CO PH Amend/Approved 15-0  
LUZ PH – 7/20/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 -6/22/21 & 7/27/21

**DEFER****(PH NEXT CYCLE ON 7/20/21)**

35. [2021-0308-E](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 Jones Rd & 0 Commonwealth Ave, btwn Commonwealth Ave & Jones Rd (1.76± Acres) – LDR to CGC – Michael Lloyd. (Appl# L-5545-21C) (Dist 8-Pittman) (McDaniel) (LUZ) (PD & PC Apv) (Rezoning 2021-309)  
5/25/21 CO Introduced: LUZ  
6/2/21 LUZ Read 2nd & Rerefer  
6/8/21 CO Read 2nd & Rereferred: LUZ  
6/22/21 CO PH Addn'l PH 7/27/21  
7/20/21 LUZ PH Approve 7-0  
7/27/21 CO PH Approved 15-0  
LUZ PH – 7/20/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code –6/22/21 & 7/27/21

**DEFER****(PH NEXT CYCLE ON 7/20/21)**

36. [2021-0309-E](#) ORD-Q Rezoning at 0 Commonwealth Ave, 9120 Commonwealth Ave, & 0 Jones Rd, (2.68± Acres) btwn Commonwealth Ave & Jones Rd – CN & RR-ACRE to CCG-1- Michael Lloyd. (Appl# L-5545-21C) (Dist 8-Pittman) (Quinto) (LUZ) (PD & PC Apv) (Small-Scale 2021-308)  
5/25/21 CO Introduced: LUZ  
6/2/21 LUZ Read 2nd & Rerefer  
6/8/21 CO Read 2nd & Rereferred: LUZ  
6/22/21 CO PH Addn'l PH 7/27/21  
7/20/21 LUZ PH Approve 7-0  
7/27/21 CO PH Approved 15-0  
LUZ PH – 7/20/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 -6/22/21 & 7/27/21

**DEFER**

**(PH NEXT CYCLE ON 7/20/21)**

37. [2021-0310-E](#) ORD-Q Rezoning at 5402 Moncrief Rd West, btwn Soutel Dr & Hull St (0.29± Acres) – CN & CO to CCG-1 - Plaza Street Fund 176, LLC. (Dist 10-Priestly Jackson) (Lewis) (LUZ) (PD & PC Apv)  
5/25/21 CO Introduced: LUZ  
6/2/21 LUZ Read 2nd & Rerefer  
6/8/21 CO Read 2nd & Rereferred: LUZ  
6/22/21 CO PH Only  
7/20/21 LUZ PH Approve 7-0  
7/27/21 CO Approved 16-0  
LUZ PH – 7/20/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 -6/22/21

**DEFER**

**(PH NEXT CYCLE ON 7/20/21)**

38. [2021-0316-W](#) ORD Relating to the Council Rules; Amend Council Rule 1.101 (Officers), Chapt 1 (Organization of the Council), Council Rules, to Allow Only At-Large Council Members to be Eligible to be President of the Council & the Vice President of the Council & to Serve on a Rotation Basis. (Sidman) (Introduced by CM Boylan)  
 5/25/21 CO Introduced: NCSPHS, TEU, F, R, LUZ  
 6/1/21 NCSPHS Read 2nd & Rerefer  
 6/1/21 TEU Read 2nd & Rerefer  
 6/2/21 F Read 2nd & Rerefer  
 6/2/21 R Read 2nd & Rerefer  
 6/2/21 LUZ Read 2nd & Rerefer  
 6/8/21 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F, R, LUZ  
 6/14/21 NCSPHS Amend/Approve 1-6 (Fail) (CMs White, Pittman, Becton, Diamond, Bowman, & Carrico)  
 6/14/21 TEU Approve 0-6 (Fail) (CMs Salem, Carrico, R. Gaffney, Ferraro, Morgan & Becton)  
 6/15/21 F Approve 0-4 (Fail) (CMs Carlucci, DeFoor, Salem & Morgan)  
 6/15/21 R Amend/Approve 2-4 (Fail) (CMs Priestly Jackson, Carlucci, Newby & Pittman)  
 6/15/21 LUZ Withdraw 5-0  
 6/22/21 CO Withdrawn 18-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –6/8/21

**PH opened and closed.**

**Motion/2nd move to withdraw: Boylan/ Gaffney**

**WITHDRAW**

**Aye:** 5 - Gaffney, Ferraro, White, Boylan and Bowman

**Excused:** 1 - Diamond

**(NCSPHS) AMENDMENT:**

1. Clarify exception language for unqualified designee
2. Revise language in Council Rules as needed to reflect updated process
3. Correct scrivener's errors

- Amends Council Rules to change the process for designating the Council President and Vice President from an annual election to an annual rotation between At Large Council Members
- Adds requirement that Council President have at least one year's experience as a Member of City Council
- New process would be effective for officers assuming the President and Vice President offices July 1, 2027



39. [2021-0319-E](#) ORD-Q Regarding Chapt 307 (Historic Preservation), Ord. Code; Desig the Commercial Building, owned by 323 E Bay St, LLC, located at 323 East Bay St, Real Estate Number 073362-0000, Jax FL, as a Local Landmark; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Designation, & to Record the Local Landmark Designation in the Official Records of Duval County; Directing the Zoning Admin to enter the Local Landmark Designation on the Zoning Atlas. (Dist. 7-Gaffney) (West) (Req of JHPC) (PD Apv)  
5/25/21 CO Introduced: LUZ  
6/2/21 LUZ Read 2nd & Rerefer  
6/8/21 CO PH Read 2nd & Rereferred: LUZ  
6/15/21 LUZ PH Approve 5-0  
6/22/21 CO Approved 19-0  
LUZ PH- 6/15/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –6/8/21

**Report: Kelly**

**PH opened and closed.**

**Speakers: Autumn Marlinage**

**Motion/2nd move to approve: Gaffney/ Ferraro**

**PH APPROVE**

**Aye:** 5 - Gaffney, Ferraro, White, Boylan and Bowman

**Excused:** 1 - Diamond

40. [2021-0320-E](#) ORD-Q Regarding Chapt 307 (Historic Preservation), Ord. Code; Amend the Landmark Designation of 325 East Duval St, the YWCA Building, owned by VC Cathedral, LLC, Real Estate #073617-0020, Jax FL, Directing the Chief of Legislative Svc to Notify the Applicant, the Property Owner, & the Property Appraiser of the Landmark Designation, & to Record the Landmark Designation in the Official Records of Duval County; Directing the Zoning Administrator to enter the Landmark Designation on the Zoning Atlas. (Dist. 7-Gaffney) (West) (Req of JHPC) (PD Apv)  
5/25/21 CO Introduced: LUZ  
6/2/21 LUZ Read 2nd & Rerefer  
6/8/21 CO PH Read 2nd & Rereferred: LUZ  
6/15/21 LUZ PH Approve 4-0  
6/22/21 CO Approved 19-0  
LUZ PH- 6/15/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –6/8/21

**Report: Kelly**

**PH opened and closed.**

**Motion/2nd move to approve: Gaffney/ White**

**PH APPROVE**

**Aye:** 4 - Gaffney, White, Boylan and Bowman

**Excused:** 1 - Diamond

41. [2021-0333-E](#) ORD Adopting the 2021B Series Text Amendment to the Capital Improvements Element Of The 2030 Comp Plan of the City of Jax, to Remove the Mobility Fee Calculation from the 2030 Comp Plan & Reference the Mobility Fee Calculation in the Ord. Code. (Reed) (LUZ) (PD & PC Apv)  
6/8/21 CO Introduced: LUZ  
6/15/21 LUZ Read 2nd & Rerefer  
6/22/21 CO Read 2nd & Rereferred: LUZ  
7/27/21 CO PH Addn'l PH 8/10/21  
8/3/21 LUZ PH Approve 5-0  
8/10/21 CO PH Approved 17-0  
LUZ PH – 8/3/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 7/27/21 & 8/10/21

**READ 2ND & REREFER**

42. [2021-0334-E](#) ORD Approving a New Element in the 2030 Comp Plan of the City of Jax, to add a Property Rights Element to the 2030 Comp Plan, as Required by Sec. 163.3177(6), FL Statutes, for Transmittal to the State of FL's Various Agencies for Review; Providing a Disclaimer that the Amendment Transmitted herein shall not be Construed as an Exemption from any other Applicable Laws. (Reed) (Req of Mayor) (PD & PC Apv)  
6/8/21 CO Introduced: LUZ  
6/15/21 LUZ Read 2nd & Rerefer  
6/22/21 CO Read 2nd & Rereferred: LUZ  
7/27/21 CO PH Addn'l PH 8/10/21  
8/3/21 LUZ PH Approve 5-0  
8/10/21 CO PH Approved 17-0  
LUZ PH – 8/3/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 7/27/21 & 8/10/21

**READ 2ND & REREFER**

43. [2021-0335-E](#) ORD MC-Regarding Small Scale Comp Plan Amendmnts to Conform Chapter 650 (Comp Planning for Future Developmnt), Ord. Code, to Sect. 163.3187, FL Statutes; Amend Sect. 650.105 (Definitions), Part 1 (General Provisions), Chap. 650 (Comp Planning for Future Developmnt), Ord. Code, to change the Acreage in the Definition of Small Scale Comprehensive Plan Amend from 10 Acres or Fewer to 50 Acres or Fewer. (Reed) (Req of Mayor) (PD Apv)  
6/8/21 CO Introduced: LUZ  
6/15/21 LUZ Read 2nd & Rerefer  
6/22/21 CO PH Read 2nd & Rereferred: LUZ  
7/20/21 LUZ PH Approve 7-0  
7/27/21 CO Approved 15-0  
LUZ PH –7/20/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 6/22/21

**READ 2ND & REREFER**

44. [2021-0336-E](#) ORD Transmitting a Proposed Large-Scale Revision to the FLUM of 2030 Comp Plan at 0 Philips Highway, btwn Energy Center Dr. & Severn St., (81.49± Acres) – LDR, CGC & BP to MDR, CGC, CSV & LI - Owned by Sphinx Management Inc., ET AL. (Appl #L-5527-21A) (Dist 11-Becton) (Reed) (LUZ) (PD & PC Apv) (JWC Amd/Apv)  
6/8/21 CO Introduced: LUZ, JWC  
6/15/21 LUZ Read 2nd & Rerefer  
6/22/21 CO Read 2nd & Rereferred: LUZ, JWC  
7/27/21 CO PH Addn'l PH 8/10/21  
8/10/21 CO PH Cont'd to 8/24/21  
8/17/21 LUZ PH Approve 6-0  
8/24/21 CO PH Approved 17-0  
LUZ PH – 8/3/21, 8/17/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 7/27/21 & 8/10/21, 8/24/21

**READ 2ND & REREFER**

45. [2021-0337-E](#) ORD Adopting a Large-Scale FLUM Amendmnt of 2030 Comp Plan at 0 Broward Rd., btwn Island Point Dr. & Clark Rd., (15.54± Acres) – LDR, CGC & MDR to CSV - Trout River Land Holdings, LLC. (Appl #L-5515-21A) (Dist 8-Pittman) (Hinton) (LUZ) (PD & PC Apv) (Rezoning 2021-338)  
6/8/21 CO Introduced: LUZ  
6/15/21 LUZ Read 2nd & Rerefer  
6/22/21 CO Read 2nd & Rereferred: LUZ  
7/27/21 CO PH Addn'l PH 8/10/21  
8/3/21 LUZ PH Approve 5-0  
8/10/21 CO PH Approved 17-0  
LUZ PH – 8/3/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 7/27/21 & 8/10/21

**READ 2ND & REREFER**

46. [2021-0338-E](#) ORD-Q Rezoning at 0 Broward Rd., btwn Island Point Dr. & Clark Rd.,(15.54± Acres) – PUD, RMD-A, CN & RLD-60 to CSV - Owned by Trout River Land Holdings, LLC. (Appl #L-5515-21A) (Dist 8-Pittman) (Quinto) (LUZ) (PD & PC Apv) (Large-Scale 2021-337)  
6/8/21 CO Introduced: LUZ  
6/15/21 LUZ Read 2nd & Rerefer  
6/22/21 CO Read 2nd & Rereferred: LUZ  
7/27/21 CO PH Addn'l PH 8/10/21  
8/3/21 LUZ PH Approve 5-0  
8/10/21 CO PH Approved 17-0  
LUZ PH – 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 7/27/21 & 8/10/21

**READ 2ND & REREFER**

47. [2021-0339-E](#) ORD Adopting a Large-Scale FLUM Amendmnt of 2030 Comp Plan at 5555 Radio Ln., btwn Ellis Road South & Lasota Ave.,(14.24± Acres) – PBF to LDR - Covenant Media, LLC. (Appl # L-5477-20A) (Dist 14-DeFoor) (Lukacovic) (LUZ) (PD & PC Apv) (Rezoning 2021-340)  
6/8/21 CO Introduced: LUZ  
6/15/21 LUZ Read 2nd & Rerefer  
6/22/21 CO Read 2nd & Rereferred: LUZ  
7/27/21 CO PH Addn'l PH 8/10/21  
8/3/21 LUZ PH Approve 5-0  
8/10/21 CO PH Approved 17-0  
LUZ PH – 8/3/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 7/27/21 & 8/10/21

**READ 2ND & REREFER**

48. [2021-0340-E](#) ORD-Q Rezoning at 5555 Radio Ln., btwn Ellis Road South & Lasota Ave.,(14.24± Acres) – PBF-2 to PUD - Covenant Media, LLC. (Appl # L-5477-20A) (Dist 14-DeFoor) (Wells) (LUZ) (PD & PC Apv) (Large-Scale 2021-339) (Ex-Parte: CM Boylan)  
6/8/21 CO Introduced: LUZ  
6/15/21 LUZ Read 2nd & Rerefer  
6/22/21 CO Read 2nd & Rereferred: LUZ  
7/27/21 CO PH Addn'l PH 8/10/21  
8/3/21 LUZ PH Approve 5-0  
8/10/21 CO PH Approved 17-0  
LUZ PH – 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –7/27/21 & 8/10/21

**READ 2ND & REREFER**

49. [2021-0341-E](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 Starratt Rd, btwn Airport Center Dr East & New Berlin Rd. (7.80± Acres) – LDR & CGC to MDR – Starratt Crossing, LLC,. (Appl# L-5492-20C) (Dist 7-R.Gaffney) (Fogarty) (LUZ) (PD & PC Apv) (Rezoning 2021-342)  
6/8/21 CO Introduced: LUZ  
6/15/21 LUZ Read 2nd & Rerefer  
6/22/21 CO Read 2nd & Rereferred: LUZ  
7/27/21 CO PH Addn'l PH 8/10/21  
8/3/21 LUZ PH Approve 5-0  
8/10/21 CO PH Approved 17-0  
LUZ PH – 8/3/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 7/27/21 & 8/10/21

**READ 2ND & REREFER**

50. [2021-0342-E](#) ORD-Q Rezoning at 0 Starratt Rd, btwn Airport Center Dr East & New Berlin Rd. – RR-Acre & CCG-1 to PUD - Starratt Crossing, LLC. (Appl# L-5492-20C) (Dist 7-R.Gaffney) (Lewis) (LUZ) (PD Amend/Apv) (PC Apv) (Small-Scale 2021-341) (Ex-Parte: CM R. Gaffney)  
6/8/21 CO Introduced: LUZ  
6/15/21 LUZ Read 2nd & Rerefer  
6/22/21 CO Read 2nd & Rereferred: LUZ  
7/27/21 CO PH Addn'l PH 8/10/21  
8/3/21 LUZ PH Amend/Approve 5-0  
8/10/21 CO PH Amend/Approved 17-0  
LUZ PH – 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –7/27/21 & 8/10/21

**READ 2ND & REREFER**

51. [2021-0343-E](#) ORD Denying a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 8359 Walden Rd E, btwn Collins Rd & Shindler Rd (2.27± Acres) – LDR to ROS – Amie R. Rainbolt (Appl# L-5550-21C) (Dist 12-White) (Fogarty) (LUZ) (PD & PC Deny) (Rezoning 2021-344)  
6/8/21 CO Introduced: LUZ  
6/15/21 LUZ Read 2nd & Rerefer  
6/22/21 CO Read 2nd & Rereferred: LUZ  
7/27/21 CO PH Addn'l PH 8/10/21  
8/3/21 LUZ PH Amend/Approve 5-0  
8/10/21 CO PH Amend (To Deny)/Approved 17-0  
LUZ PH – 8/3/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 7/27/21 & 8/10/21

**READ 2ND & REREFER**

52. [2021-0344-E](#) ORD-Q Denying Rezoning at 8359 Walden Rd E, btwn Collins Rd & Shindler Rd (2.27± Acres) – RR-ACRE to PUD – Amie R. Rainbolt (Appl# L-5550-21C) (Dist 12-White) (Lewis) (LUZ) (PD & PC Deny) (Ex-Parte: CMs White & Diamond) (Small-Scale 2021-343)  
6/8/21 CO Introduced: LUZ  
6/15/21 LUZ Read 2nd & Rerefer  
6/22/21 CO Read 2nd & Rereferred: LUZ  
7/27/21 CO PH Addn'l PH 8/10/21  
8/3/21 LUZ PH Amend/Approve 5-0  
8/10/21 CO PH Amend (To Deny)/Approved 17-0  
LUZ PH – 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 7/27/21 & 8/10/21

**READ 2ND & REREFER**

53. [2021-0345-E](#) ORD-Q Apv Sign Waiver Appl SW-21-02 for Sign at 7061 Old Kings Rd S, btwn Galicia Rd & Toledo Rd – Owned by 7061 S Old Kings Rd, LLC, Req to Increase Size of Sign from 24 Sq Ft to 30 Sq Feet, & Reduce Min Setback from 20 Ft to 10 Ft in RMD-D Dist. (Dist 5-Cumber) (PD Apv) (Lewis) (LUZ)  
6/8/21 CO Introduced: LUZ  
6/15/21 LUZ Read 2nd & Rerefer  
6/22/21 CO Read 2nd & Rereferred: LUZ  
7/27/21 CO PH Only  
8/3/21 LUZ PH Approve 5-0  
8/10/21 CO Approved 17-0  
LUZ PH – 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 7/27/21

**READ 2ND & REREFER**

54. [2021-0350-E](#) ORD Apv the Proposed Text Amendmnt to the FLUE of the 2030 Comp Plan of the City of Jax, to Increase the Number of Dwelling Units Allowed in the Specific Multi-Use Landuse Category Described in FLUE Policy 4.3.7. from 2,251 to 2,865 for Transmittal to the State of FL's Various Agencies for Review; Providing a Disclaimer that the Amendmnt Transmitted herein shall not be construed as an Exemption from any other Applicable laws. (Reed) (Introduced by CM Becton) (PD & PC Apv)  
6/8/21 Introduced: LUZ  
6/15/21 LUZ Read 2nd & Rerefer  
6/22/21 CO Read 2nd & Rereferred: LUZ  
7/27/21 CO PH Addn'l PH 8/10/21  
8/3/21 LUZ PH Approve 5-0  
8/10/21 CO PH Approved 17-0  
LUZ PH -8/3/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 7/27/21 & 8/10/21

### READ 2ND & REREFER

**NOTE: The next regular meeting is To Be Determined due to Summer Break.**

**\*\*\*\*\*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.

Rollcall

**Present:** 7 - Vice Chair Reggie Gaffney, Council Member Al Ferraro, Council Member Randy White, Chair Michael Boylan, Council Member Terrance Freeman, Council Member Aaron Bowman and Council Member Rory Diamond

Posted by: Yvonne Mitchell

February 24, 2022

Materials: Minutes, Handouts, Attendance

[ymitch@coj.net](mailto:ymitch@coj.net)