

# City of Jacksonville

117 W Duval St  
Jacksonville, FL 32202



## Committee Meeting Minutes

Tuesday, July 20, 2021

5:00 PM

Council Chambers 1st Floor, City Hall

## Land Use & Zoning Committee

*Rory Diamond, Chair*  
*Reggie Gaffney, Vice Chair*  
*Michael Boylan*  
*Kevin Carrico*  
*Garrett Dennis*  
*Al Ferraro*  
*Randy White*

*Legislative Assistant: Jessica Smith*  
*Legislative Assistant: Maritza Sanchez*  
*Attorneys: Jason Teal/Mary Staffopoulos*  
*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.

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.

**Meeting Convened: 5:00 PM**

**Meeting Adjourned: 10:06 PM**

**Attendance:**

**CP Newby**

**Item/File No.**

**Title History**

1. [2020-0020](#) 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, 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- 2/11/20

**PH OPEN/CONT 8/3/21. No Speakers**

2. [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) (GAB CPAC Apv) (PD Deny) (PC Amend/Apv) (Ex-Parte: CM Morgan)  
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  
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 8/3/21. No Speakers**

3. [2020-0575](#) 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)  
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  
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

**DEFER**

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

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4. [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 & Carrico)  
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  
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 8/3/21****(Defer at Request of CM Ferraro)**

5. [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) (N CPAC Deny) (PD Apv) (PC Amend/Apv) (Ex-Parte: CMs Bowman, Salem, Boylan, Pittman, DeFoor, Carlucci, Diamond & Freeman)  
11/24/20 CO Introduced: LUZ  
12/1/20 LUZ Read 2nd & Rerefer  
12/8/20 CO PH Read 2nd & Rereferred: LUZ  
LUZ PH – 1/5/21, 1/20/21, 2/2/21, 2/17/21, 3/2/21, 4/6/21, 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 – 12/8/20

**PH OPEN/CONT 8/3/21. No Speakers**

6. [2021-0011](#) ORD-Q Rezoning at 0 Heckscher Dr., btwn Legend Ln. & Orahod Ln. (1.474± Acres) – PUD to PUD – Relentless HD, LLC. (Dist 2-Ferraro) (Corrigan) (LUZ) (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  
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  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 2/9/21

**PH OPEN/CONT 8/3/21. No Speakers**

7. [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)  
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

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

8. [2021-0170](#) ORD-Q Rezoning at 0 Lakeside Dr. & 4228 Lakeside Dr., (2.74± Acres) btwn Euclid St. & Herschel St. – PUD to PUD – BBC Ortega Landing, LLC. (R.E. 094170-0100 & 094170-0152) (Dist 14-DeFoor) (Abney) (LUZ) (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  
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 8/3/21. No Speakers**

9. [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) (Ex-Parte: CMs DeFoor & Boylan)  
4/27/21 CO Introduced: LUZ  
5/4/21 LUZ Read 2nd & Rerefer  
5/11/21 CO Read 2nd & Rereferred: LUZ  
5/25/21 CO PH Only  
LUZ PH: 6/2/21, 6/15/21, 7/20/21, 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21

**PH OPEN/CONT 8/3/21. No Speakers**

10. [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)  
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  
LUZ PH: 6/2/21, 6/15/21, 7/20/21, 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 5/25/21

**PH OPEN/CONT 8/3/21. No Speakers**

11. [2021-0233](#) 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 & Boylan)  
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  
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

**PH OPEN/CONT 8/3/21.**

**Speakers: Shirley Flynn (Opposed), Henny Boree(Opposed), Donnie Boree(Opposed)**

12. [2021-0273](#) 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)  
 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  
 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 8/3/21.**

**Speakers: Anobeu Krott(Opposed), Edna Pegneto(Opposed), Wendy Price(Opposed), Tim Price(Opposed), Roy Tannis(Opposed), Julianie Ott(Opposed), Linda Netherton(Opposed), Truman Netherton(Opposed), Steven Libman(Opposed), Kevin Oneil(Opposed), Milton Fulton(Opposed), Robert Kenneley(Opposed), Carol Killworth(Opposed), Alex Cuveribeo(Opposed), Carmen Mazzeo(Opposed), Carmen Mantay(Opposed)**

13. [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

**ExParte: Ferraro            Report: Huxford**

**PH opened and closed**

**Speakers: Josh Cockrell (Support)**

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

**PH APPROVE**

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

**Absent:        1 -    Dennis**

14. [2021-0299](#) 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  
LUZ PH – 6/15/21, 7/20/21

**Ex Parte: Carrico, Gaffney, Diamond**

**Report: Kelly**

**PH opened and closed.**

**Speakers: Steve Manis(Appeal), Kelly Rich(Appeal), Victor Letourneaut(Commission), Diane Graese(Appeal), Crissie Cudd(Appeal), Jackie Sullivan(Appeal), Debbie Thompson(Appeal), Christine Farley(Appeal), Lane Manis(Oppose), Aaron Leedy(Appeal), Ryan McFarland(Appeal), Zach Miller(Appeal), Kimberly Pryor(Appeal), Orren Shumaker(Appeal), Natalie Badgett(Support), Jerome Robinson(Commission), Chen Goldehtein, Patricia Peoples(Oppose), Dana Mwyard(Oppose),**

**Motion/2nd move to amend the appeal as discussed by Mr. Teal back to Historic Commission: Boylan/Ferraro**

**Motion/2nd as amended and move to rerefer to Historic Commission with directions: Gaffney/Dennis**

**PH REREFER TO JHPC**

**Aye: 7 - Diamond, Gaffney, Boylan, Carrico, Dennis, Ferraro and White**

**AMENDMENT:  
Grant the Appeal  
or  
Deny the Appeal**



15. [2021-0300](#) 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)  
 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  
 LUZ PH – 6/15/21, 7/20/21

**Ex Parte: Carrico, Gaffney, White, Diamond, Boylan**

**Report: Susan Kelly**

**PH opened and closed.**

**Speakers: Kimberly Pryor(Appeal), Aaron Leedy(Appeal), Ryan McFarland(Appeal), Rick Weller(Commission), Warren Fryefield(Commission), Debbie Thompson(Appeal), Marcia Ann Chisholm, Crissie Cudd(Appeal), Diane Grease(Appeal), Kelly Rior(Appeal), Zach Miller(Appeal), Orren Shumaker(Appeal), Patricia Peoples(Oppose), Dana Minyard(Oppose), Christine Farley(Appeal), Kathryn Beechuk(Commission), Steven Tyrrel(Commission), Paul Sullivan(Appeal), Jackie Sullivan(Appeal)**

**Motion/2nd move to amend legislation to deny appeal: Boylan/ White**

**Motion/2nd move to grant appeal: Gaffney/ Dennis**

**PH AMEND/APPROVE (DENY APPEAL)**

**Aye:** 3 - Diamond, Boylan and Ferraro

**Nay:** 4 - Gaffney, Carrico, Dennis and White

**PH AMEND/APPROVE (GRANT APPEAL)**

**Aye:** 5 - Diamond, Gaffney, Carrico, Dennis and White

**Nay:** 2 - Boylan and Ferraro

**AMENDMENT:****Grant the Appeal****or****Deny the Appeal**

16. [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

**Ex Parte: Boylan      Report: Reed****PH opened and closed.**

**Speakers: Beth Harrison(Opposed), Judy Hall(Opposed), Darcile Murray(Opposed), Dale Murray(Opposed), Carnell Oliver(Opposed), Cheryl Nelson(Opposed), Paul Murr(Opposed), Mylon Nelson(Opposed), Mickey Williams(Opposed), Camille York-Williams(Opposed), Garry Harrison(Opposed), Janice Murray(Opposed), David Murray(Opposed), Marty Nelson(Opposed), Dorothy Massey(Opposed), Wendell Massey(Opposed), Marchal Steel(Opposed), Anne Steel(Opposed)**

**Motion/2nd move to approve: Gaffney/ White****PH APPROVE****Aye:            6 -    Diamond, Gaffney, Boylan, Carrico, Dennis and White****Nay:            1 -    Ferraro**

17. [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

**Report: Reed**

**PH opened and closed.**

**Speakers: Paul Harden(Support), Camille York-Williams(Opposed), Mickey Williams(Opposed)**

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

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

**PH AMEND/APPROVE**

**Aye: 7 - Diamond, Gaffney, Boylan, Carrico, Dennis, Ferraro and White**

**AMENDMENT:**

**1. On page 2, line 5 after “comment” as follows: “, and the adoption deadline set by Section 163.3184(3), Florida Statutes, has been extended, with required notice to DEO, other required state agencies, and any affected person who provided comments on this Large-Scale Amendment”;**

18. [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

**Report: Reed**

**PH opened and closed.**

**Speakers: Emily Pierce(Support)**

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

**PH APPROVE**

**Aye:** 7 - Diamond, Gaffney, Boylan, Carrico, Dennis, Ferraro and White

19. [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

**Ex Parte: None      Report: Parola**

**PH opened and closed.**

**Speakers: Emily Pierce(Support)**

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

**PH APPROVE**

**Aye:            7 -    Diamond, Gaffney, Boylan, Carrico, Dennis, Ferraro and White**

20. [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

**Ex Parte: None      Report: Lewis**

**PH opened and closed.**

**Speakers: Emily Pierce(Support)**

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

**PH APPROVE**

**Aye:            7 -    Diamond, Gaffney, Boylan, Carrico, Dennis, Ferraro and White**

21. [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

**Report: Reed**

**PH opened and closed.**

**Speakers: Wyman Duggan**

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

**PH APPROVE**

**Aye:** 7 - Diamond, Gaffney, Boylan, Carrico, Dennis, Ferraro and White

22. [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

**Ex Parte: None      Report: Lewis**

**PH opened and closed.**

**Speakers: Wyman Duggan**

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

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

**PH AMEND/APPROVE**

**Aye:            7 -    Diamond, Gaffney, Boylan, Carrico, Dennis, Ferraro and White**

**AMENDMENT:**

**1. Revised Written Description Dated 5/10/21**

**Planning Commission conditions:**

**1. A residential density limit of 31 dwelling units per acre has been placed on this property as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit can only be changed through application for a rezoning (administrative and minor modifications to increase the density are not permitted) and the requirements of FLUE Policy 1.1.10A must be applied to determine the appropriateness of any increase in residential density.**



23. [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

**Report: Reed**

**PH opened and closed.**

**Speakers: Alberta Hipps(Support), Ashley McClenaghan(Opposed)**

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

**PH APPROVE**

**Aye:** 7 - Diamond, Gaffney, Boylan, Carrico, Dennis, Ferraro and White

24. [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

**Ex Parte: None Report: Huxford**

**PH opened and closed.**

**Speakers: Ashley McClenaghan(Opposed), Alberta Hipps(Support)**

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

**PH APPROVE**

**Aye:** 7 - Diamond, Gaffney, Boylan, Carrico, Dennis, Ferraro and White

25. [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

**Report: Huxford**

**PH opened and closed.**

**Speakers: Paul Harden**

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

**PH APPROVE**

26. [2021-0333](#) 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  
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

**DEFER**

**(PH NEXT CYCLE ON 8/3/21)**

27. [2021-0334](#) 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  
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

**DEFER**

**(PH NEXT CYCLE ON 8/3/21)**

28. [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

**Report: Reed**

**PH opened and closed.**

**Speakers: Wyman Duggan(Support)**

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

**PH APPROVE**

**Aye:** 7 - Diamond, Gaffney, Boylan, Carrico, Dennis, Ferraro and White

29. [2021-0336](#) 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)  
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  
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

**DEFER**

**(PH NEXT CYCLE ON 8/3/21)**

30. [2021-0337](#) 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  
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

**DEFER**

**(PH NEXT CYCLE ON 8/3/21)**

31. [2021-0338](#) 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  
LUZ PH – 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 7/27/21 & 8/10/21

**DEFER**

**(PH NEXT CYCLE ON 8/3/21)**

32. [2021-0339](#) 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  
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

**DEFER**

**(PH NEXT CYCLE ON 8/3/21)**

33. [2021-0340](#) 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)  
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  
LUZ PH – 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –7/27/21 & 8/10/21

**DEFER**

**(PH NEXT CYCLE ON 8/3/21)**

34. [2021-0341](#) 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  
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

**DEFER**

**(PH NEXT CYCLE ON 8/3/21)**

35. [2021-0342](#) 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)  
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  
LUZ PH – 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –7/27/21 & 8/10/21

**DEFER**

**(PH NEXT CYCLE ON 8/3/21)**

36. [2021-0343](#) ORD Adopting 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  
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

**DEFER**

**(PH NEXT CYCLE ON 8/3/21)**

37. [2021-0344](#) ORD-Q 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) (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  
LUZ PH – 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 7/27/21 & 8/10/21

**DEFER**

**(PH NEXT CYCLE ON 8/3/21)**

38. [2021-0345](#) 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  
LUZ PH – 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 7/27/21

**DEFER****(PH NEXT CYCLE ON 8/3/21)**

39. [2021-0350](#) 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 Categy 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  
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

**DEFER****(PH NEXT CYCLE ON 8/3/21)**

40. [2021-0365](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 0 Lem Turner Rd, btwn Bolyard Dr & Lem Turner Rd (1.79± Acres) – CGC to RPI – Jacksonville Self Storage II, LLC (Appl# L-5567-21C) (Dist 8-Pittman) (Abney) (LUZ) (Rezoning 2021-366)  
6/22/21 CO Introduced: LUZ  
7/20/21 LUZ Read 2nd & Rerefer  
7/27/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 8/17/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/10/21 & 8/24/21

**READ 2ND & REREFER**



41. [2021-0366](#) ORD-Q Rezoning at 0 Lem Turner Rd, btwn Bolyard Dr & Lem Turner Rd (1.79± Acres) – PUD to RMD-A – Jacksonville Self Storage II, LLC (Appl# L-5567-21C) (Dist 8-Pittman) (Abney) (LUZ) (Small-Scale 2021-365)  
6/22/21 CO Introduced: LUZ  
7/20/21 LUZ Read 2nd & Rerefer  
7/27/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 8/17/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 8/10/21 & 8/24/21

**READ 2ND & REREFER**

42. [2021-0367](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 1484 Monticello Rd, btwn Monticello Rd & Holmesdale Rd (.46± Acres) – LDR to RPI – Map Ventures, LLC (Appl# L-5551-21C) (Dist 5-Cumber) (Reed) (LUZ) (Rezoning 2021-368)  
6/22/21 CO Introduced: LUZ  
7/20/21 LUZ Read 2nd & Rerefer  
7/27/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 8/17/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/10/21 & 8/24/21

**READ 2ND & REREFER**

43. [2021-0368](#) ORD-Q Rezoning at 1484 Monticello Rd, btwn Monticello Rd & Holmesdale Rd (.46± Acres) – RLD-60 to CRO – Map Ventures, LLC (Appl# L-5551-21C) (Dist 5-Cumber) (Abney) (LUZ) (Small-Scale 2021-367)  
6/22/21 CO Introduced: LUZ  
7/20/21 LUZ Read 2nd & Rerefer  
7/27/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 8/17/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 8/10/21 & 8/24/21

**READ 2ND & REREFER**

44. [2021-0369](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 2179 Emerson St, btwn St. Augustine Rd & Philips Hwy (8.45± Acres) – LI & CGC to MDR & CGC – The Southside Church of God in Christ, Inc. (Appl# L-5554-21C) (Dist 5-Cumber) (Reed) (LUZ)  
(Rezoning 2021-370)  
6/22/21 CO Introduced: LUZ  
7/20/21 LUZ Read 2nd & Rerefer  
7/27/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 8/17/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 8/10/21 & 8/24/21

**READ 2ND & REREFER**

45. [2021-0370](#) ORD-Q Rezoning at 0 Duck Island Rd, 0 Freeman Rd, & 2179 Emerson St, btwn St. Augustine Rd & Philips Hwy (12.07± Acres) – CCG-2, RMD-A & PUD to PUD – The Southside Church of God in Christ, Inc. (Appl# L-5554-21C) (Dist 5-Cumber) (Corrigan) (LUZ)  
(Small-Scale 2021-369)  
6/22/21 CO Introduced: LUZ  
7/20/21 LUZ Read 2nd & Rerefer  
7/27/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 8/17/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 8/10/21 & 8/24/21

**READ 2ND & REREFER**

46. [2021-0371](#) ORD-Q Rezoning at 0, 4601, 4704, 4840 & 4850 Cedar Point Rd, btwn Coach Light Dr & Clapboard Creek Dr (55.90± Acres) – RR-ACRE to PUD – Blair A. Tanner, Et Al. (Dist 2-Ferraro) (Wells) (LUZ)  
6/22/21 CO Introduced: LUZ  
7/20/21 LUZ Read 2nd & Rerefer  
7/27/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 8/17/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 8/10/21

**READ 2ND & REREFER**

47. [2021-0372](#) ORD-Q Rezoning at 14485, 14193, 14501, & 14557 Philips Hwy, btwn Wells Creek Pkwy & Williamstown Dr (31.00± Acres) – PUD to PUD – Frapag Powers Bay, LLC (Dist 11-Becton) (Lewis) (LUZ)  
6/22/21 CO Introduced: LUZ  
7/20/21 LUZ Read 2nd & Rerefer  
7/27/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 8/17/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 8/10/21

**READ 2ND & REREFER**

48. [2021-0373](#) ORD-Q Rezoning at 0 San Juan Ave, btwn Niblick Dr & Lindberg Dr (.89± Acres) – CCG-1 to CCG-2 – Millennium Trust Company, LLC (Dist 9-Dennis) (Lewis) (LUZ)  
6/22/21 CO Introduced: LUZ  
7/20/21 LUZ Read 2nd & Rerefer  
7/27/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 8/17/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 8/10/21

**READ 2ND & REREFER**

49. [2021-0374](#) RESO-Q Concerning the Appeal Filed By Rabbi Joseph Kahanov, Widad Zacharia, Holly (Sarah) Herman, Gloria Einstein, Autumn Wynn & Stefan Wynn, of the Final Order Issued By Planning Commission Apv Zoning Exception Appl E-21-16, with Conditions (Allowing Retail Sales & Service of All Alcoholic Beverages in Conjunction with Service of Food with Outside Seating) & the Companion Final Order Issued By Planning Commission Apv Appl for Waiver of Min Dist Req for Liquor License Location WLD-21-04 (Reducing Req Min Dist from House of Worship or School from 500 ft to 110 ft) granted to Time Out Sports Grill Mandarin, LLC on Property located at 10140 San Jose Blvd; Adopt Findings & Conclusions of LUZ. (Eller) (LUZ) (Ex-Parte: CMs Pittman & Boylan)  
6/22/21 CO Introduced: LUZ  
7/20/21 LUZ Read 2nd & Rerefer  
7/27/21 CO Read 2nd & Rereferred: LUZ  
LUZ PH – 8/17/21

**READ 2ND & REREFER**

50. [2021-0376](#) ORD-Q Regarding Chapt 307 (Historic Preservation), Ord Code; Designating the Commercial Bldg, Owned by 112 E Forsyth, LLC, at 112 E Forsyth St, as a Local Landmark; Directing the Chief of Legislative Svcs Div 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 Cty; Directing the Zoning Admin to enter the Local Landmark Designation on Zoning Atlas. (R.E. 073456-0100) (Dist 7-R.Gaffney) (West) (Req of JHPC)  
6/22/21 CO Introduced: LUZ  
7/20/21 LUZ Read 2nd & Rerefer  
7/27/21 CO PH Read 2nd & Rereferred: LUZ  
LUZ PH: 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –7/27/21

**READ 2ND & REREFER**

51. [2021-0377](#) ORD-Q Regarding Chapt 307 (Historic Preservation), Ord Code; Designating the Thomas Porter House, Owned by 510 N. Julia St, LLC. , at 510 N. Julia St. as a Local Landmark; Directing the Chief of Legislative Svcs Div 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 Cty; Directing the Zoning Admin to enter the Local Landmark Designation on Zoning Atlas. (R.E. 073849-0005) (Dist 7-R.Gaffney) (West) (Req of JHPC)  
6/22/21 CO Introduced: LUZ  
7/20/21 LUZ Read 2nd & Rerefer  
7/27/21 CO PH Read 2nd & Rereferred: LUZ  
LUZ PH: 8/3/21  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –7/27/21

**READ 2ND & REREFER**

52. [2021-0386](#) ORD-MC Amending Sec. 656.361.5.2 (Uses Regulated by District) & Sec. 656.361.5.4 (Development Standards for Uses Regulated by District), Subpart H (Downtown Overlay Zone & Downtown District Use & Form Regulations), Pt 3 (Schedule of District Regulations), Chapt 656 (Zoning Code), Ord Code, to add personal property storage facilities as a permissible use by exception, meeting certain development standards to the Southbank District of Downtown. (Grandin) (Introduced by CM R. Gaffney)  
6/22/21 CO Introduced: LUZ  
7/20/21 LUZ Withdraw 7-0  
7/27/21 CO Withdrawn 15-0  
LUZ PH – 8/17/21  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 8/10/21 & 8/24/21

**Motion/2nd motion to approved: Gaffney/Ferraro**

**WITHDRAW**

**(At Request of CM R. Gaffney)**

**Aye:** 7 - Diamond, Gaffney, Boylan, Carrico, Dennis, Ferraro and White

**NOTE: The next regular meeting will be held on Tuesday, August 3, 2021.**

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

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

Rollcall

**Present:** 6- Chair Rory Diamond, Vice Chair Reggie Gaffney, Council Member Michael Boylan, Council Member Kevin Carrico, Council Member Garrett Dennis, Council Member Al Ferraro and Council Member Randy White

**\*\*\*Note: Speaker cards for Hilltop residents \*\*\*\***

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Posted 07.29.21 4:30PM

Materials: Minutes, handouts, attendance sheet