

# City of Jacksonville

117 W Duval St  
Jacksonville, FL 32202



## Committee Meeting Minutes

Tuesday, December 7, 2021

5:00 PM

Council Chambers 1st Floor, City Hall

## Land Use & Zoning Committee

*Rory Diamond, Chair*  
*Reggie Gaffney, Vice Chair*  
*Michael Boylan - Early Excusal*  
*Kevin Carrico*  
*Garrett Dennis*  
*Al Ferraro*  
*Randy White*  
*Sam Newby*

*Legislative Assistant: Maritza Sanchez*  
*Legislative Assistant: Melodi Murray*  
*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.

**Present:** 7 - 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

**Meeting Convened: 5:00 PM**

**Meeting Adjourned: 6:47 PM**

**Attendance: CP Sam Newby**

**Item/File No.**

**Title History**

1. [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. 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)  
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)  
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  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/8/20

**PH OPEN/CONT 1/4/22**

**Speakers: Stephanie Gilbert (Oppose)**

2. [2021-0011](#) ORD-Q Rezoning at 0 Heckscher Dr., btwn Legend Ln. & Orahoad 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  
 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

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

**WITHDRAW**

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

3. [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 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  
 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

**Ex Parte: None**

**Report: Huxford**

**PH open and closed.**

**Speakers: Joshua Gideon (Support)**

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

**PH APPROVE**

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

4. [2021-0534](#) ORD-MC Amending Chapt 656 (Zoning Code), Ord Code, Creating New Subpart T (Cedar Point- Sawpit Zoning Overlay) within Pt 3 (Schedule of Dist Regulations); Adopting the Zoning Overlay Map & Directing Publication. (Grandin) (Introduced by CM Ferraro)  
 8/10/21 CO Introduced: LUZ  
 8/17/21 LUZ Read 2nd & Rerefer  
 8/24/21 CO Read 2nd and Rereferred: LUZ  
 9/28/21 CO PH Addnt'l PH 10/12/21  
 10/12/21 CO PH Addnt'l PH 10/26/21  
 10/26/21 CO PH Cont'd 11/23/21  
 11/23/21 CO PH Cont'd 12/14/21  
 LUZ PH- 10/19/21, 11/16/21, 12/7/21 1/4/22  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21 & 10/12/21 & 10/26/21, 11/23/21, 12/14/21

#### PH OPEN/CONT 1/4/22

**Speakers: Jimmy Wood (Support), Deborah Wood (Support)**

5. [2021-0572](#) ORD Adopting a Small-Scale FLUM Amendmnt to 2030 Comp Plan at 740 Cahoon Rd, 0, 8146 & 8158 Ramona Blvd West, btwn Cahoon Rd & Estates Cove Rd (6.69± Acres) – LDR to MDR-Owned by 1st Baptist Church of Jax (Appl# L-5584-21C) (Dist. 12-White) (Fogarty) (LUZ) (Rezoning 2021-573)  
 8/24/21 CO Introduced: LUZ  
 9/8/21 LUZ Read 2nd & Rerefer  
 9/14/21 CO Read 2nd & Rereferred: LUZ  
 9/28/21 CO PH Addnt'l 10/12/21  
 10/12/21 CO PH Cont'd 10/26/21  
 10/26/21 CO PH Cont'd 11/9/21  
 11/9/21 CO PH Cont'd 11/23/21  
 11/23/21 CO PH Cont'd 12/14/21  
 LUZ PH – 10/5/21, 10/19/21, 11/2/21, 11/16/21, 12/7/21, 1/4/22  
 Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code -9/28/21 & 10/12/21, 10/26/21, 11/9/21, 11/23/21, 12/14/21

#### PH OPEN/CONT 1/4/22. No Speakers

- 6. [2021-0573](#) ORD-Q Rezoning at 740 Cahoon Rd, 0, 8146 & 8158 Ramona Blvd West, btwn Cahoon Rd & Estates Cove Rd (6.69± Acres) – RR-Acre to RMD-D-Owned by 1st Baptist Church of Jax, as Defined & Classified Under Zoning Code, to Pursuant to FLUMS Small Scale Amendmnt. (Appl # L-5584-21C) (Dist.12-White) (Fogarty) (LUZ) (Small-Scale 2021-572)  
 8/24/21 CO Introduced: LUZ  
 9/8/21 LUZ Read 2nd & Rerefer  
 9/14/21 CO Read 2nd & Rereferred: LUZ  
 9/28/21 CO PH Addnt'l 10/12/21  
 10/12/21 CO PH Cont'd 10/26/21  
 10/26/21 CO PH Cont'd 11/9/21  
 11/9/21 CO PH Cont'd 11/23/21  
 11/23/21 CO PH Cont'd 12/14/21  
 12/7/21 LUZ PH Substitute/Rerefer 6-0  
 LUZ PH – 10/5/21, 10/19/21, 11/2/21, 11/16/21, 12/7/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21 & 10/12/21,10/26/21,11/9/21,11/23/21,12/14/21

**Ex Parte: None            Report: Lewis**

**PH open and closed.**

**Motion/2nd move to approve the substitute and rerefer: Gaffney/ Boylan**

**PH SUB/REREFER**

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

**SUBSTITUTE:  
Changes the Application to a PUD**

7. [2021-0635](#) ORD Adopt Small Scale FLUM Amend to 2030 Comp Plan at 0 Adams Ave, btwn Elm St. & Prospect St.- (1.69± Acres) –LDR to BP-1st Coast Properties of Jax, Inc. (Appl # L-5589-21C) (Dist 8-Pittman) (Fogarty) (LUZ) ( PD & PC Apv) (NW CPAC Deny) (Ex-Parte: CM Boylan) (Rezoning 2021-636)  
9/14/21 CO Introduced: LUZ  
9/21/21 LUZ Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred:LUZ  
10/12/21 CO PH Addnt'l PH 10/26/21  
10/26/21 CO PH Cont'd 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
11/23/21 CO PH Cont'd 12/14/21  
12/7/21 LUZ PH Approve 6-0  
LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code -10/12/21 & 10/26/21,11/9/21,11/23/21,12/14/21

**Report: Reed**

**PH open and closed.**

**Speakers: Mike Herzberg (Support), Tyrona Clark-Murray(Oppose)**

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

**PH APPROVE**

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

8. [2021-0636](#) ORD-Q Rezoning at 0 Adams Ave, btwn Elm St. & Prospect St. (1.69± Acres)-RLD-60 to PUD-1st Coast Properties of Jax, Inc. (Appl # L-5589-21C), to Permit Office, Commercial & Light Industrial Uses, as described in the Washington Ave Warehouse PUD (Dist 8-Pittman) (Wells) (LUZ) (PD & PC Apv) (NW CPAC Deny) (Ex-Parte: CMs Boylan & Diamond)  
 (Small Scale 2021-635)  
 9/14/21 CO Introduced: LUZ  
 9/21/21 LUZ Read 2nd & Rerefer  
 9/28/21 CO Read 2nd & Rereferred:LUZ  
 10/12/21 CO PH Addnt'l PH 10/26/21  
 10/26/21 CO PH Cont'd 11/9/21  
 11/9/21 CO PH Cont'd 11/23/21  
 11/23/21 CO PH Cont'd 12/14/21  
 12/7/21 LUZ PH Amend/Approve 5-1 (CM R. Gaffney)  
 LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- -10/12/21 & 10/26/21, 11/9/21, 11/23/21, 12/14/21

Ex-Parte Diamond

Ex-Parte Boylan

**Ex Parte: Boylan, Diamond Report: Lewis**

**PH open and closed.**

**Speakers: Mike Herzberg (Support), Doretha Tompkins (Oppose), James Garvin (Oppose), Ophelia Garvin (Oppose), Tyrona Clark-Murray (Oppose)**

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

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

#### **PH AMEND/APPROVE**

**Aye:** 5 - Diamond, Boylan, Carrico, Ferraro and White

**Nay:** 1 - Gaffney

#### **AMENDMENT:**

1. The revised written description dated November 8 2021.
2. The revised site plan dated November 8, 2021.

9. [2021-0637](#) ORD Adopt Small Scale FLUM Amend to 2030 Comp Plan at 13301 Beach Blvd., btwn Kernan Blvd. & Hodges Blvd.- (15.01± Acres)-LDR to RPI-Eastside Community Church Inc. (Appl. # L-5590-21C) (Dist 3-Bowman) (Parola) (LUZ) (PD & PC Apv) (Rezoning 2021-638)  
9/14/21 CO Introduced: LUZ  
9/21/21 LUZ Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred:LUZ  
10/12/21 CO PH Addnt'l PH 10/26/21  
10/26/21 CO PH Cont'd 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
11/23/21 CO PH Cont'd PH 12/14/21  
LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21, 1/4/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code -10/12/21 & 10/26/21,11/9/21,11/23/21,12/14/21

**PH OPEN/CONT 1/4/22. No Speakers**

10. [2021-0638](#) ORD-Q Rezoning at 13301 Beach Blvd, btwn Kernan Blvd. & Hodges Blvd.- (15.01± Acres)- PUD to PUD- Eastside Community Church Inc. (Appl. # L-5590-21C) to Permit Multi-Family Residential & Church Uses,as described in the East Side Community Church PUD(Dist 3-Bowman) (Abney) (LUZ) (PD & PC Apv) (Ex-Parte: CMs Bowman, Carlucci,Boylan & Salem) (Small Scale 2021-637)  
9/14/21 CO Introduced: LUZ  
9/21/21 LUZ Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred: LUZ  
10/12/21 CO PH Addnt'l PH 10/26/21  
10/26/21 CO PH Cont'd 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
11/23/21 CO PH Cont'd PH 12/14/21  
LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21, 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- -10/12/21 & 10/26/21,11/9/21,11/23/21,12/14/21

**PH OPEN/CONT 1/4/22. No Speakers**



11. [2021-0652](#) ORD-Q Rezoning at 0 & 8084 Normandy Blvd, btwn Normandy Blvd & Chateau Dr. -(2.58± Acres)-CCG-2 & PBF-2 to CCG-1-Presbytery of St. Augustine, Inc.-(R.E. #'s 009320-0000 & 009208-0000) (Dist 12-White) (Lewis) (LUZ) (Small -Scale 799)  
9/14/21 CO Introduced: LUZ  
9/21/21 LUZ Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred:LUZ  
10/12/21 CO PH Only  
LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21, 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/12/21

**PH OPEN/CONT 1/4/22. No Speakers**

12. [2021-0653](#) ORD-Q Rezoning at 12515 & 12511 Aladdin Rd & 0 Julington Creek Rd, btwn Hillwood Rd & Shady Creek Dr.-(39.27± Acres)-RR-Acre to RLD-90, RLD-100B & CSV-Residuary Trust U/W Crawford L. Johnston, Estate of A. Leona Johnston, the Nanette J. Roccapriore Trust, & Nanette J. Roccapriore-(R.E. #'s 158204-0000,158204-0030 & 158204-1000) (Dist 6-Boylan) (Wells) (LUZ) (PD Apv) (PC Deny) (Ex-Parte: CMs Boylan, Dennis, Carrico & Ferraro)  
9/14/21 CO Introduced: LUZ  
9/21/21 LUZ Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred:LUZ  
10/12/21 CO PH Only  
12/7/21 LUZ Withdraw 6-0  
LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/12/21

**PH open and closed.**

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

**WITHDRAW**

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

13. [2021-0656](#) ORD-Q Apv a Waiver of Minimum Rd Frontage Appl WRF-21-11 at 13762,13766 & 13768 Mandarin Rd, btwn Providence Hollow Lane & Orange Picker Rd-(R.E. #'s 106000-0000,106001-0000 & 106001-0010) -Richard & Danielle Caplin-Requesting to Reduce the Minimum Rd Frontage Requirements from 480 Ft to 360 Ft in Zoning Dist RLD-120. (Dist 6-Boylan) (Lewis) (LUZ) (SE CPAC Deny) (PD Deny) (Ex-Parte: CM Boylan)  
9/14/21 CO Introduced: LUZ  
9/21/21 LUZ Read 2nd & Rerefer  
9/28/21 CO Read 2nd & Rereferred:LUZ  
10/12/21 CO PH Only  
LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21, 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/12/21

**PH OPEN/CONT 1/4/22. No Speakers**

14. [2021-0688](#) ORD Adopt Small Scale FLUM Amend to 2030 Comp Plan at 0 Harts Rd, btwn Biscayne Blvd at I-295 Expressway (11.36+ Acres)-CGC to MDR-CLDG Land V, LLC- (App # L-5599-21C) (Dist 7-R. Gaffney) (Lukacovic) (LUZ) (PD & PC Apv) (Rezoning 2021-689)  
9/28/21 CO Introduced: LUZ  
10/5/21 LUZ Read 2nd and Rerefer  
10/12/21 CO Read 2nd & Rereferred: LUZ  
10/26/21 CO PH Addnt'l PH 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
11/23/21 CO PH Cont'd 12/14/21  
LUZ PH – 11/2/21, 11/16/21,12/7/21, 1/4/22  
Public Hearing Pursuant to Sect. 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 10/26/21 & 11/9/21,11/23/21,12/14/21

**PH OPEN/CONT 1/4/22.**

**Speakers: Kim Stephens-Perry(Oppose), Michelle Lomax(Oppose), Jay Williams(Oppose), Michael Jackson(Oppose)**

15. [2021-0689](#) ORD-Q Rezoning at 0 Harts Rd, btwn Biscayne Blvd at I-295 Expressway (11.36+ Acres)-CCG-1 & PUD to PUD-CLDG Land V, LLC-to Permit Multi-Family Residential Uses (Appl # L-5599-21C) to Permit Multi-Family Residential Uses, as described in the Harts Rd PUD(Dist 7-R. Gaffney)(Quinto) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CMs Boylan, Ferraro & Dennis)  
(Small Scale 2021-688)  
9/28/21 CO Introduced: LUZ  
10/5/21 LUZ Read 2nd and Rerefer  
10/12/21 CO Read 2nd & Rereferred: LUZ  
10/26/21 CO PH Addnt'l PH 11/9/21  
11/9/21 CO PH Cont'd 11/23/21  
11/23/21 CO PH Cont'd 12/14/21  
LUZ PH – 11/2/21, 11/16/21,12/7/21, 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 10/26/21 & 11/9/21,11/23/21,12/14/21

**PH OPEN/CONT 1/4/22**

**Speakers: Michelle Lomax(Oppose)**

16. [2021-0693](#) ORD-Q Apv a Rezoning at 0 U.S. Highway 301 South, 0 Maxville MacClenny Highway & 0 Normandy Blvd, South of I-10, N of Maxville MacClenny Highway (SR 228) & btwn U.S. Highway 301 & the Duval-Baker County Line-(7002.25+ Acres)-AGR to PUD-to permit mixed uses,as described the 301 Capital Partners, LLC-(RE #'s 000974-0200, 000996-3010, 001147-0000, 001150-2000, 001159-0010 & 001161-0020) (Dist 12-White) (Lewis) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CM Priestly Jackson, Boylan, White, Ferraro, R. Gaffney, & Diamond)  
(Conceptual Master Plan 2021-692)  
9/28/21 CO Introduced: LUZ  
10/5/21 LUZ Read 2nd and Rerefer  
10/12/21 CO Read 2nd & Rereferred: LUZ  
10/26/21 CO PH Only  
12/7/21 LUZ PH Amend/Approve (w/conds) 6-0  
LUZ PH – 11/2/21, 11/16/21, 12/7/21  
Public Hearing Pursuant to Chapt 166, F. S. & C.R., 3.601 – 10/26/21

Ex-Parte Boylan, White, Ferraro, Gaffney, & Diamond

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

**Report: Lewis**

**PH open and closed.**

**Speakers: Paul Harden (Support)**

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

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

**PH AMEND/APPROVE (W/CONDITIONS)**

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

AMENDMENT:

1. The revised written description dated November 2, 2021.
2. The revised site plan dated November 2, 2021.

CONDITION:

1. Verifications of substantial compliance with the PUD shall not be processed until condition number two of Ordinance 2021-692-E is met.

17. [2021-0696](#) ORD-Q Rezoning at 0 Newton Rd, btwn Newton Rd & Touchton Rd- (19.35+ Acres)-PUD to PUD-Newton Road, LLC & Griffin Family Investment Company One Limited Partnership-to permit 172 Townhomes and Recreational Uses-(R.E. # 154210-0000 & 154211-0000) to Permit 172 Townhomes & Recreational Uses, as described in the Westgate PUD(Dist 4-Carrico) (Cox) (LUZ) (SE CPAC Deny) (PD & PC Apv) (Ex-Parte: CM Carrico)  
9/28/21 CO Introduced: LUZ  
10/5/21 LUZ Read 2nd and Rerefer  
10/12/21 CO Read 2nd & Rereferred: LUZ  
10/26/21 CO PH Only  
11/2/21 LUZ PH Approve 3-4 (CMs R. Gaffney, Carrico, Dennis & Ferraro);Reconsider:Withdraw 7-0  
11/9/21 CO Rereferred to LUZ 18-0  
LUZ PH – 11/2/21 & 12/7/21, 1/4/22  
Public Hearing Pursuant to Chapt 166, F. S. & C.R., 3.601 – 10/26/21

#### PH OPEN/CONT 1/4/22

#### Speakers: William Michaelis(Support)

18. [2021-0732](#) ORD- Adopt the 2020B Series Text Amend to the Conservation & Coastal Mngmt Element of the 2030 Comp Plan of the City of Jax to Address Resiliency Planning Through the Adaptation Action Area. (Reed) (LUZ) (PD Amd/Apv) (PC Apv)  
10/12/21 CO Introduced: LUZ  
10/19/21 LUZ Read 2nd & Rerefer  
10/26/21 CO Read 2nd & Rereferred:LUZ  
11/9/21 CO PH Addnt'l PH 11/23/21  
11/23/21 CO PH Cont'd 12/14/21  
12/7/21 LUZ PH Amend/Approve 5-0  
LUZ PH –11/16/21, 12/7/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code –11/9/21 & 11/23/21,12/14/21

**Report: Reed**

**PH open and closed.**

**Speakers: None**

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

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

#### PH AMEND/APPROVE

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

**Absent:** 1 - Boylan

**AMENDMENT:**

1. The revised Exhibit 1 dated September 13, 2021.
2. The revised Exhibit 2 dated September 13, 2021.

- 19. [2021-0735](#)** ORD- Adopt Small-Scale Amend To the FLUM Series of the 2030 Comp Plan at 0,7729,7733, 7745, 7773, & 7761 Rampart Rd, 7143, 7155, 7167, 7169, 7171, & 7187 Collins Rd, btwn Rampart Rd & Collins Rd- (27.82± Acres)- LDR to HDR, CGC & MDR with FLUE Site Specific Policy 4.4.25 -Geneva Mae Adair Revocable Trust (Geneva Mae Adair Et Al., Trustees), William Tyrone Terrell Et Al., Trustee under the Frederick G. Buerman, Jr. Living Trust Dt. 08/11/2020, Kenneth David Williamson Et Al., Life Estate.-(Appl. #L-5606-21C) (Dist 10-Priestly Jackson) (Fogarty) (LUZ) (PD & PC Apv) (Rezoning 2021-736)  
10/12/21 CO Introduced: LUZ  
10/19/21 LUZ Read 2nd & Rerefer  
10/26/21 CO Read 2nd & Rereferred:LUZ  
11/9/21 CO PH Addnt'l PH 11/23/21  
11/23/21 CO PH Cont'd 12/14/21  
LUZ PH –11/16/21, 12/7/21, 1/4/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –11/9/21 & 11/23/21,12/14/21

**PH OPEN/CONT 1/4/22**

**Speakers: Kathleen Beck (Oppose), John Draper (Oppose),**

20. [2021-0736](#) ORD-Q Rezoning at 0, 7729, 7733,7745,7773 & 7761 Rampart Rd, 7143, 7155, 7167, 7169, 7171, & 7187 Collins Rd, btwn Rampart Rd. & Collins Rd-(27.82± Acres)- AGR, RLD-60, & RR-Acre to PUD -Geneva Mae Adair Revocable Trust (Geneva Mae Adair Et Al., Trustees), William Tyrone Terrell Et Al., Trustee under the Frederick G. Buerman, Jr. Living Trust Dt. 08/11/2020, Kenneth David Williamson Et Al., Life Estate- (Appl. #L-5606-21C) to Permit Mixed Uses,as described in the Rampart & Collins Mixed Use PUD(Dist 10-Priestly Jackson) (Cox) (LUZ) (PD & PC Amd/Apv) (SW CPAC Deny) (Ex-Parte: CMs Boylan & Priestly Jackson)  
(Small-Scale 2021-735)  
10/12/21 CO Introduced: LUZ  
10/19/21 LUZ Read 2nd & Rerefer  
10/26/21 CO Read 2nd & Rereferred: LUZ  
11/9/21 CO PH Addnt'l PH 11/23/21  
11/23/21 CO PH Cont'd 12/14/21  
LUZ PH –11/16/21, 11/16/21, 12/7/21, 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21 & 11/23/21,12/14/21

**PH OPEN/CONT 1/4/22**

**Speakers: John Draper (Oppose), Sonya Auzenne (Oppose)**

21. [2021-0739](#) ORD- Adopt Small-Scale Amend To the FLUM Series of the 2030 Comp Plan at 5902 Seaboard Ave, btwn 110th St & Talton Ln (4.91± Acres) -LDR to MDR -Evangelistic Missionary Movement, Inc. (NKA: Movimiento Misionero Evangelistico LUZ A Las Naciones Inc.).-(Appl. #L-5608-21C) (Dist 9-Dennis)(Trout) (LUZ)  
(Rezoning 2021-740)  
10/12/21 CO Introduced: LUZ, JWC  
10/19/21 LUZ Read 2nd & Rerefer  
10/26/21 CO Read 2nd & Rereferred:LUZ  
11/9/21 CO PH Addnt'l PH 11/23/21  
11/23/21 CO PH Cont'd 12/14/21  
LUZ PH –11/16/21, 12/7/21 1/4/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –11/9/21 & 11/23/21,12/14/21

**PH OPEN/CONT 1/4/22. No Speakers**

22. [2021-0740](#) ORD-Q Rezoning at 5902 Seaboard Ave, btwn 110th St. & Talton Ln (4.91± Acres)- RLD-60 to RMD-D -Evangelistic Missionary Movement, Inc. (NKA: Movimiento Misionero Evangelistico LUZ A Las Naciones Inc.) -(R.E. # 103147-0000)-(Appl #L-5608-21C) (Dist 9-Dennis) (Wells) (LUZ) (Small-Scale 2021-739)  
10/12/21 CO Introduced: LUZ  
10/19/21 LUZ Read 2nd & Rerefer  
10/26/21 CO Read 2nd & Rereferred:LUZ  
11/9/21 CO PH Addnt'l PH 11/23/21  
11/23/21 CO PH Cont'd 12/14/21  
LUZ PH –11/16/21, 12/7/21, 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21 & 11/23/21,12/14/21

**PH OPEN/CONT 1/4/22. No Speakers**

23. [2021-0773](#) ORD Apv the Proposed 2021B Series Text Amendment to the Consv/Coastal Mgmt Element of the 2030 Comp Plan of the COJ, to update Jaxport Master Plan Map 17, the Jaxport Propty & Related Uses Map. (Reed) (Introduced by CP Newby at the Req of Mayor) (PD & PC Apv)  
10/26/21 CO Introduced: LUZ  
11/2/21 LUZ Read 2nd & Rerefer  
11/9/21 CO Read 2nd & Rereferred: LUZ  
11/23/21 CO PH Addnt'l 12/14/21  
12/7/21 LUZ PH Approve 5-0  
LUZ PH –12/7/21  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code-11/23/21 & 12/14/21

**Report: Reed**

**PH open and closed.**

**Speakers: None**

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

**PH APPROVE**

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

**Absent:** 1 - Boylan



24. [2021-0774](#) ORD Adopt a Small-Scale Amend to the FLUM Series of the 2030 Comp Plan at 2002 18th St E, btwn Buckman St & Tallyrand Ave-(1.98± Acres) -LDR to LI-Owned by Jax Port Auth, A Body Politic & Corp. (Appl. #L-5594-21C) (Dist. 7-Gaffney) (Hinton) (LUZ) (PD & PC Apv) (Rezoning 2021-775)  
10/26/21 CO Introduced: LUZ  
11/2/21 LUZ Read 2nd & Rerefer  
11/9/21 CO Read 2nd & Rereferred: LUZ  
11/23/21 CO PH Addnt'l 12/14/21  
12/7/21 LUZ PH Approve 6-0  
LUZ PH –12/7/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –11/23/21 & 12/14/21

**Report: Reed**

**PH open and closed.**

**Speakers: None**

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

**PH APPROVE**

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

**Absent:** 1 - Boylan

- 25. [2021-0775](#) ORD-Q Rezoning at 2002 18th St E, btwn Buckman St & Tallyrand Ave- (1.98± Acres)-RLD-60 to IL-Owned by Jax Port Auth, A Body Politic & Corp, as Defined & Classified Under the Zoning Code, Pursuant to FLUMS Small-Scale Amendment. (R.E. #113451-1005 (Portion)) (Appl. #L-5594-21C) (Dist. 7-Gaffney) (Abney) (LUZ)(PD & PC Apv) (Small-Scale 2021-774)  
 10/26/21 CO Introduced: LUZ  
 11/2/21 LUZ Read 2nd & Rerefer  
 11/9/21 CO Read 2nd & Rereferred: LUZ  
 11/23/21 CO PH Addnt'l 12/14/21  
 12/7/21 LUZ PH Approve 6-0  
 LUZ PH –12/7/21  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/23/21 & 12/14/21

**Ex Parte: None      Report: Huxford**

**PH open and closed.**

**Speakers: None**

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

**PH APPROVE**

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

**Absent:**        1 -    Boylan

26. [2021-0776](#) ORD Adopt a Small-Scale Amend to the FLUM Series of the 2030 Comp Plan at 0 Ricker Rd, btwn Old Middleburg Rd N & Wendell Dr-(2.82± Acres)-CGC to MDR-Owned by BCEL 8B, LLC, as Defined & Classified Under the Zoning Code, Pursuant to FLUMS Small-Scale Amendment. (Appl. #L-5603-21C) (Dist. 10-Priestly Jackson) (Parola) (LUZ) (PD & PC Apv)  
(Rezoning 2021-777)  
10/26/21 CO Introduced: LUZ  
11/2/21 LUZ Read 2nd & Rerefer  
11/9/21 CO Read 2nd & Rereferred: LUZ  
11/23/21 CO PH Addnt'l 12/14/21  
12/7/21 LUZ PH Approve 7-0  
LUZ PH -12/7/21  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code -11/23/21 & 12/14/21

**Report: Reed**

**PH open and closed.**

**Speakers: Curtis Hart(Support)**

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

**PH APPROVE**

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

27. [2021-0777](#) ORD-Q Rezoning at 0 Ricker Rd, btwn Old Middleburg Rd N & Wendell Dr-(2.82± Acres)-CCG-1 to PUD-Owned by BCEL 8B, LLC. (R.E. #012507-0020) (Appl. #L-5603-21C) to Permit Multi-Family Residential Uses, as described in the Ricker Rd PUD(Dist. 10-Priestly Jackson) (Abney) (LUZ) (PD & PC Apv) (Ex-Parte: CM Ferraro) (Small-Scale 2021-776)  
10/26/21 CO Introduced: LUZ  
11/2/21 LUZ Read 2nd & Rerefer  
11/9/21 CO Read 2nd & Rereferred: LUZ  
11/23/21 CO PH Addnt'l 12/14/21  
21/7/21 LUZ PH Approve 7-0  
LUZ PH –12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/23/21 & 12/14/21

Ex-Parte Ferraro

**Ex Parte: Ferraro          Report: Lewis**

**PH open and closed.**

**Speakers: Curtis Hart(Support)**

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

**PH APPROVE**

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

28. [2021-0784](#) ORD-MC Amend Sec 656.399.62 (Character Areas), Subpart S (Renew Arlington Zoning Overlay), Pt 3 (Schedule of Dist Regulations), Chapt 656 (Zoning Code), Ord Code, to Add a Separate Design Guideline for Windows in Serv Garages, in All Character Areas (Grandin) (Introduced by CM Morgan) (PD & PC Apv)  
10/26/21 CO Introduced: LUZ  
11/2/21 LUZ Read 2nd & Rerefer  
11/9/21 CO Read 2nd & Rereferred: LUZ  
11/23/21 CO PH Addnt'l PH 12/14/21  
12/7/21 LUZ PH Amend/Approve 6-0  
LUZ PH –12/7/21  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/23/21 & 12/14/21

**Report: Huxford**

**PH open and closed.**

**Speakers: Susan Grandin (OCG)**

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

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

**PH AMEND/APPROVE**

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

**Absent:** 1 - Boylan

29. [2021-0798](#) ORD-MC Amend Chapt 656, (Zoning Code), Pt1 (General Provisions), Subpart A (Basic Provisions), Sec. 656.101, (Definitions), Ord Code, in Order to add Criteria to the Definition of Exception of Alcohol Related Uses; Amend Chapt 656 (Zoning Code), Pt 1 (General Provisions), Subpart D (Zoning Exceptions, Variances & Waivers, Amendments to Final Order, Appeals of Written Interpretations of the Director & Appeals of Final Orders of the Commission), Sec. 656.131 (Zoning Exception), Sec.656.133 (Waivers for Minimum Distance Requirements for Liquor License Locations; Minimum Street Frontage Requirements; Signs; Downtown Properties), & Sec. 656.138 (Concurrent Applications), Ord Code, to Designate the City Council as the Quasi-Judicial Body that Approves, Approves w/Conds or Denies Zoning Exceptions for Alcohol Related Uses & Waivers for Minimum Distance Requirements for Liquor License Locations & Adds Criteria for Said Determination; Amending Chapt 656 (Zoning Code), Pt 3 (Schedule of District Regulations), Subpart C (Commercial use Categories & Zoning Districts), Sec. 656.313 (Community/General Commercial Category), Ord Code, to Allow Micro-Breweries as a use by Zoning Exception in CCG-1, CCG-2 & CCG-S Districts; Amend Chapt 656 (Zoning Code), Pt 3 (Schedule of District Regulations), Supart C (Commercial Use Categories & Zoning Districts), Sec. 656.313 (Community/General Commercial Category), Ord Code, to Provide that Establishments or Facilities which include the Retail Sale of all Alcoholic Beverages for Off-Premises Consumption shall be Allowed by Right only on Properties that meet certain Requirements & Establishments or Facilities which do not meet Requirements shall be Allowed only by Zoning Exception; Amend Chapt 656 (Zoning Code), Pt 8 (Alcoholic Beverages), Sec. 656.802 (Definitions), Sec. 656.806 (Measurement of Distances), Ord Code, to Amend & Clarify the Definitions of “Church” & “School”, to Clarify the Applicability for the Distance Limitations for Particular Alcohol related uses & to Clarify how Distances are measured for Alcohol related uses; Providing that any current, permitted or filed use not in Conformance with the Amendments Provided herein shall Constitute a Lawfully Non-Conforming Uses. (Miller) (Introduced by CMs Diamond & R. Gaffney)(Exparte CM Boylan)  
10/26/21 CO Introduced: NCSPHS, R, LUZ  
11/1/21 NCSPHS Read 2nd & Rerefer  
11/2/21 R Read 2nd & Rerefer  
11/2/21 LUZ Read 2nd & Rerefer  
11/9/21 CO Read 2nd & Rereferred:NCSPHS, R, LUZ  
11/23/21 CO PH Addnt'l 12/14/21  
LUZ PH - 12/7/21, 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/23/21 & 12/14/21

**PH OPEN/CONT 1/4/22. No Speakers**

30. [2021-0799](#) ORD Adopt a Small-Scale Amend to the FLUM Series of the 2030 Comp Plan at 8084 Normandy Blvd, btwn Normandy Blvd & Chateau Dr-(2.08± Acres)-PBF to CGC- Presbytery of St. Augustine, Inc. (R.E. #009208-0000) (Appl. #L-5623-21C) (Dist. 12-White) (Hinton) (LUZ) (Rezoning 2021-652)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code -12/14/21 & 1/11/22

**DEFER**

31. [2021-0800](#) ORD Adopt a Small-Scale Amend to the FLUM Series of the 2030 Comp Plan at 1930 Beaver St W, btwn Beaver St W & Stockton St-(3.80± Acres)-CGC to LI-Lim Beaver, L.L.C. (R.E. #076772-0000) (Appl. #L-5614-21C) (Dist. 9-Dennis) (Hinton) (LUZ) (Rezoning 2021-801)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code -12/14/21 & 1/11/22

**DEFER**

32. [2021-0801](#) ORD -Q Rezoning at 1930 Beaver St W, btwn Beaver St W & Stockton St-(3.80± Acres)- CCG-2 to IL- Lim Beaver, L.L.C. (R.E. #076772-0000) (Appl. #L-5614-21C) (Dist. 9-Dennis) (Hinton) (LUZ) (Small-Scale 2021-800)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21 & 1/11/22

**DEFER**

33. [2021-0802](#) ORD Adopt a Small-Scale Amend to the FLUM Series of the 2030 Comp Plan at 703 New Berlin Rd, btwn Gillespie Ave & Pulaski Rd-(8.57± Acres)-LDR & CGC to RPI-SN Five Investors, L.L.C. (R.E. #106987-0000) (Appl. #L-5619-21C) (Dist. 7-R.Gaffney) (Salley)(LUZ) (Rezoning 2021-803)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –12/14/21 & 1/11/22

**DEFER**

34. [2021-0803](#) ORD-Q Rezoning at 703 New Berlin Rd, btwn Gillespie Ave & Pulaski Rd-(8.57± Acres)-CO & RLD-60 to RMD-C, SN Five Investors, L.L.C. (R.E. #106987-0000) (Appl. #L-5619-21C) (Dist. 7-R.Gaffney) (Quinto) (LUZ) (NCPAC Opposed)(Ex-Parte: CM Boylan) (Small-Scale 2021-802)  
11/9/21 CO Introduced: LUZ  
11/16/21 Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21 & 1/11/22

**DEFER**

35. [2021-0804](#) ORD Adopt a Small-Scale Amend to the FLUM Series of the 2030 Comp Plan at 7807 Baymeadows Rd E & 0 Ozark Dr, btwn Muir Woods Ave & Lake Mead Ave-(3.07± Acres)-RPI to CGC-Ozark Investment Group, L.L.C. (R.E. #167746-0940 (Portion) & 167746-0945) (Appl. #L-5616-21C) (Dist.11-Becton) (Salley) (LUZ) (Rezoning 2021-805)  
11/9/21 CO Introduced: LUZ  
11/16/21 Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –12/14/21 & 1/11/22

**DEFER**



36. [2021-0805](#) ORD-Q Rezoning at 7807 Baymeadows Rd E & 0 Ozark Dr, btwn Muir Woods Ave & Lake Mead Ave-(3.45± Acres)-PUD to PUD-Ozark Investment Group, L.L.C. (R.E. #167746-0940 & 167746-0945) to Permit Commercial Uses, as more fully described in the Baymeadows East Commercial/Office Park PUD (Appl. #L-5616-21C) (Dist. 11-Becton) (Lewis) (LUZ)  
(Small-Scale 2021-804)  
11/9/21 CO Introduced: LUZ  
11/16/21 Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21 & 1/11/22

**DEFER**

37. [2021-0806](#) ORD Adopt a Small-Scale Amend to the FLUM Series of the 2030 Comp Plan at 0 Old St. Augustine Rd, btwn I-95 & Phillips Hwy (45.60± Acres) -BP to MDR-the Estate of Philip B. Genovar. (R.E. #168081-0000 (Portion)) (Appl. #L-5628-21C) (Dist. 11-Becton) (Parola) (LUZ) (Rezoning 2021-807)  
11/9/21 CO Introduced: LUZ, JWC  
11/16/21 Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code-12/14/21 & 1/11/22

**DEFER**

38. [2021-0807](#) ORD-Q Rezoning at 0 Old St. Augustine Rd, btwn I-95 & Phillips Hwy-(92.54± Acres)-IBP to PUD-the Estate of Philip B. Genovar. (R.E. #158765-0050 & 168081-0000) to Permit Townhomes, as described in the Old St. Augustine Rd PUD (Appl. #L-5628-21C) (Dist. 11-Becton) (Corrigan) (LUZ)  
(Small-Scale 2021-806)  
11/9/21 CO Introduced: LUZ  
11/16/21 Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21 & 1/11/22

**DEFER**

39. [2021-0808](#) ORD-Q Rezoning at 0 Brandon Chase Dr, 0 Sycamore Ln W. & 0 Plummer Rd, btwn Plummer Rd & Sycamore St-(453.00+ Acres)-PUD to PUD-Darby Partnership -to Permit Single Family Residential Uses, as described in the Darby Plummer PUD (R.E.#s 003863-0000, 003864-0000, 003862-0000, 003865-0000, 003861-0000, 003866-0000, 003839-0000, 003840-0000, 003841-0000, 003844-0000, 003843-0000 & 003837-0000) (Dist 8-Pittman) (Lewis)(LUZ)(NCPAC Opposed) (Ex-Parte: CM Boylan)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21

**DEFER**

40. [2021-0809](#) ORD-Q Rezoning at 0 Firestone Rd & 2626 Firestone Rd, btwn Thurston Rd & Wilson Blvd-(1.62+ Acres)-PUD to PBF-1-City of Jax, a FL Municipal Corp (R.E.# 012569-0000 & 012570-0000) (Dist 10 Priestly Jackson)(Quinto)(LUZ)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21

**DEFER**

41. [2021-0810](#) ORD-Q Rezoning at 3653 Dunn Ave, btwn Lem Turner Rd & I-295-(6.00+ Acres)-RMD-A to RMD-D-Innovative Health Care Properties, II, L.L.C. (R.E.#019981-0000)(Dist.7-R.Gaffney)(Wells)(LUZ)(NCPAC Opposed) (Ex-Parte: CM Boylan)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21

**DEFER**

42. [2021-0811](#) ORD-Q Apv Waiver of Minimum Road Frontage Appl WRF-21-21 at 0 Broughman Ave, btwn Cheltenham Rd & Gerona Dr N, Owned by Jaquelina E. Marchese, Req to Reduce the Min Road Frontage Requirements from 48 ft. to 0 ft. in RLD-60 Dist. (R.E. # 166858-0000) (Dist 3-Bowman) (Abney)(LUZ)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21

**DEFER**

43. [2021-0812](#) ORD Adopting the 2021B Series Txt Amendment to the FLUE of the 2030 Comp Plan of the COJ, to Increase the Number of Dwelling Units Allowed in the Specific Multi-Use Area Described in FLUE Policy 4.3.7 from 2,251 to 2,865 & Prov for the Addition of High Density Residential (HDR) to the List of Permitted Land Use Categories within the Multi-Use Area. (Reed) (LUZ)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Chapt 650, Pt 4, Ord Code -12/14/21 & 1/11/22

**DEFER**

44. [2021-0813](#) ORD-Q Rezoning at 0 Baymeadows Rd.,btwn I-295 & R.G. Skinner Pkwy-(8.78± Acres)-PUD to PUD-Pinnacle Rental Community L.L.C.-to Permit Multi-Family Residential & Recreation Uses, as described in the Skinner/9A PUD (R.E #167746-0260) (Dist 11-Becton) (Abney)(LUZ)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R.–12/14/21

**DEFER**

45. [2021-0821](#) ORD-MC Amend Sec 656.361.5.2 (Uses Regulated by Dist) & Sec 656.361.5.4 (Development Standards for Uses Regulated by Dist), Subpart H (Downtown Overlay Zone & Downtown Dist Use & Form Regulations), Pt 3 (Schedule of Dist Regulations), Chpt 656 (Zoning Code), Ord Code, to Add Personal Prop Storage Facilities as a Permissible Use by Exception, Meeting Certain Dev Standards, to the Cathedral, Central Core, Sports & Entertainment, Working Waterfront, & SouthBank Dist of Downtown. (Diebenow) (Introduced by CM R. Gaffney)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
LUZ PH - 2/1/22  
Public Hearing Pursuant to Sec. 166.041 (3)(c)(2)(b), F.S.-12/14/21 & 2/8/22

**DEFER**

46. [2021-0828](#) ORD Adopt a Large-Scale Amend to the FLUM Series of the 2030 Comp Plan at 8475 Garden St & 8439 Garden St, btwn Paxton Rd & Messer Rd-(56.86± Acres)-AGR-IV to LDR- Cooper Meadows L.L.C. (R.E. # 002830-0000, 002830-0030 & 002832-0000)(Appl. #L-5521-21A) (Dist 8-Pittman)(Lukacovic)(LUZ)  
(Rezoning 2021-829)  
11/23/21 CO Introduced: LUZ  
12/7/21 LUZ Read 2nd & Rerefer  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 1/11/22 & 1/25/22

**READ 2ND & REREFER**

47. [2021-0829](#) ORD -Q Rezoning at 8475 Garden St & 8439 Garden St, btwn Paxton Rd & Messer Rd-(56.86± Acres)- AGR to RLD-50- Cooper Meadows L.L.C. (R.E. #002830-0000, 002830-0030 & 002832-0000) (Appl. # L-5521-21A)(Dist 8-Pittman) (Abney)(LUZ)  
(Large -Scale 2021-828)  
11/23/21 CO Introduced: LUZ  
12/7/21 LUZ Read 2nd & Rerefer  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 1/11/22 & 1/25/22

**READ 2ND & REREFER**

48. [2021-0830](#) ORD Adopt a Small-Scale Amend to the FLUM Series of the 2030 Comp Plan at 12233 W Sago Ave, 12309 W Sago Ave & 104 New Berlin Rd, btwn New Berlin Rd & I-295 (6.62± Acres)-NC to CGC- Happywoods DG, L.L.C. (R.E. #106860-0010, 106863-0000 & 107440-0000) (Appl. #L-5611-21C) (Dist 7- R. Gaffney) (Salley)(LUZ)  
(Rezoning 2021-831)  
11/23/21 CO Introduced: LUZ  
12/7/21 LUZ Read 2nd & Rerefer  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 1/11/22 & 1/25/22

**READ 2ND & REREFER**

49. [2021-0831](#) ORD -Q Rezoning at 12233 W Sago Ave, 12309 W Sago Ave & 104 New Berlin Rd, btwn New Berlin Rd & I-295 (6.62± Acres)- CN to CCG-1- Happywoods DG, L.L.C. (R.E. #106860-0010, 106863-0000 & 107440-0000) (Appl. #L-5611-21C) (Dist 7- R. Gaffney) (Lewis)(LUZ)  
(Small-Scale 2021-830)  
11/23/21 CO Introduced: LUZ  
12/7/21 LUZ Read 2nd & Rerefer  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 1/11/22 & 1/25/22

**READ 2ND & REREFER**

50. [2021-0832](#) ORD Adopt a Small-Scale Amend to the FLUM Series of the 2030 Comp Plan at 6106 Chester Ave & 3693 Morton St, btwn Chester Ave & Morton St-(1.36± Acres)-RPI to BP- STS Group L.L.C. (R.E. #154025-0000 & 154132-0000) (Appl. #L-5621-21C)(Dist-5 Cumber) (Lukacovic) (LUZ)  
(Rezoning 2021-833)  
11/23/21 CO Introduced: LUZ  
12/7/21 LUZ Read 2nd & Rerefer  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 1/11/22 & 1/25/22

**READ 2ND & REREFER**

51. [2021-0833](#) ORD -Q Rezoning at 6106 Chester Ave & 3693 Morton St, btwn Chester Ave & Morton St.-(1.36± Acres)- CO & CRO to PUD- STS Group L.L.C. (R.E. #154025-0000 & 154132-0000) to Permit Office & Light Industrial Uses, as described in the 3693 Morton St PUD(Appl.#L-5621-21C)(Dist 5-Cumber)(Cox)(LUZ)  
(Small-Scale 2021-832)  
11/23/21 CO Introduced: LUZ  
12/7/21 LUZ Read 2nd & Rerefer  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 1/11/22 & 1/25/22

**READ 2ND & REREFER**

52. [2021-0834](#) ORD -Q Rezoning at 11044 Pine Estates Dr & 11100 Pine Estates Dr, btwn Dunn Ave & Acorn Park Dr N-(2.74± Acres)- RR-Acre to PUD – H&H Real Estate Investing, L.L.C. (R.E. #020588-0000 & 020590-0000) to Permit Single Family Residential Uses, as described in the Pines Estates PUD(Dist-8 Pittman) (Lewis)(LUZ)  
11/23/21 CO Introduced: LUZ  
12/7/21 LUZ Read 2nd & Rerefer  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 1/11/22

**READ 2ND & REREFER**

53. [2021-0835](#) ORD -Q Rezoning at 5335 Gate Pkwy, btwn J. Turner Butler Blvd & Gate Pkwy-(14.30± Acres)- CO & IBP to PUD- Dun & Bradstreet, Inc. (R.E. #167742-1565) to Permit Medical & Professional Office Uses, as described in the Town Center II PUD (Dist-11 Becton) (Lewis)(LUZ)  
11/23/21 CO Introduced: LUZ  
12/7/21 LUZ Read 2nd & Rerefer  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 1/11/22

**READ 2ND & REREFER**

54. [2021-0836](#) ORD -Q Rezoning at 9944 103rd St & 0 103rd St, btwn 103rd St & Connie Jean Rd -(3.86± Acres)- CO to RMD-D- Robert C. Simpler & Barbara S. Rooke (R.E. #015331-0000, 015333-0000 & 015334-0000) (Dist-12 White) (Corrigan)(LUZ)  
11/23/21 CO Introduced: LUZ  
12/7/21 LUZ Read 2nd & Rerefer  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 1/11/22

**READ 2ND & REREFER**

55. [2021-0837](#) ORD-Q Apv a Sign Waiver Appl. SW-21-08 for Sign at 2800 University Blvd N, btwn University Blvd & Merrill Rd – Jacksonville University – Requesting to Reduce Min Setback from 10 ft to 4.6 ft in PBF-2 (R.E. #128290-0010)(Dist-1 Morgan)(Wells)(LUZ)  
11/23/21 CO Introduced: LUZ  
12/7/21 LUZ Read 2nd & Rerefer  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 1/11/22

**READ 2ND & REREFER**

56. [2021-0841](#) ORD-MC Amend Sec 656.1218 (Intersection Visibility), Subpart C (Landscaping Requirements), Pt 12 (Landscape & Tree Protection Regulations), Chapt 656 (Zoning Code), Ord Code, to Clarify the Measurement of Sight Triangles; Amend Sec 804.617 (Obstructing Visibility), Pt 6 (Misc Driving Rules), Chapt 804 (Jax Traffic Code), Ord Code, to Clarify the Difference in Measurement btwn an Obstruction within a Sight Visibility Triangle Created by a Sign, Poster or Vegetation & the Measurement for Sight Visibility Relative to a Structure (Grandin) (Introduced by CM Morgan)  
11/23/21 CO Introduced: TEU,LUZ  
12/6/21 TEU Read 2nd & Rerefer  
12/7/21 LUZ Read 2nd & Rerefer  
LUZ PH-1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-1/11/22

**READ 2ND & REREFER**

**Discussion of Office of General Counsel Memorandum Regarding:  
Notice of Appeal of Final Order of the Jacksonville Historic Preservation Commission (Certificate of Appropriateness (COA) 21-25715) – Determination of Standing Pursuant to Section 307.202, Ordinance Code**

**Counsel Mary Staffopoulos states that Mr. Angel Corrales does not meet standing in the code to file an appeal.**

**LUZ committee agrees with the office of general counsel that the individual does not meet the requirements of the standing.**

**The committee adopts OGC no standing (verbal acknowledgement)**

- 1.White
- 2.Carrico
- 3.Gaffney
- 4.Dennis
- 5.Diamond

**NOTE: The next regular meeting will be held**

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

**Rhonda Hall-Patrick, Council Research**

**[rhallpatrick@coj.net](mailto:rhallpatrick@coj.net) 255-5164**

**Posted 12.13.21 5:00 PM**

**Materials: Minutes, Handouts, Attendance**

[City of Jacksonville - Meeting of Land Use & Zoning Committee on 12/7/2021 at 5:00 PM \(legistar.com\)](#)