

# City of Jacksonville

117 W Duval St  
Jacksonville, FL 32202



## Committee Meeting Minutes

Tuesday, January 4, 2022

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 - Excused Late Arrival*

*Al Ferraro*

*Randy White - Excused Absence*

*Legislative Assistant: Maritza Sanchez*

*Legislative Assistant: Melodi Murray*

*Attorney: 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.

**Meeting Convened: 5:00 PM**

**Meeting Adjourned: 6:57 PM**

**Attendance:**

**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, 1/19/22  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/8/20

**PH OPEN/CONT 1/19/22.**

**Speakers: Robert Wagner(Opposed)**

2. [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  
 12/14/21 CO PH Cont'd 1/11/22  
 LUZ PH- 10/19/21, 11/16/21, 12/7/21 1/4/22, 1/19/22  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –9/28/21 & 10/12/21 & 10/26/21,11/23/21,12/14/21,1/11/22

**PH OPEN/CONT 1/19/22.**

**Speakers: Tabitha Hootman(Support), Allan Assaf(Support), Stu Jones (Support)**

3. [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  
 12/14/21 CO PH Cont'd 1/11/22  
 LUZ PH – 10/5/21,10/19/21, 11/2/21, 11/16/21, 12/7/21, 1/4/22 1/19/22  
 Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code-9/28/21 & 10/12/21,10/26/21,11/9/21,11/23/21,12/14/21,1/11/22

**PH OPEN/CONT 1/19/22. No Speakers**

4. [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  
12/14/21 CO PH Substitute/Rereferred to LUZ 18-0  
LUZ PH – 10/5/21, 10/19/21, 11/2/21, 11/16/21, 12/7/21, 1/4/22, 1/19/22  
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

**PH OPEN/CONT 1/19/22. No Speakers**

5. [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  
12/14/21 CO PH Cont'd 1/11/22  
LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21, 1/4/22, 1/19/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code -10/12/21 & 10/26/21,11/9/21,11/23/21,12/14/21,1/11/22

**PH OPEN/CONT 1/19/22. No Speakers**

6. [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 & Dennis)  
(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  
12/14/21 CO PH Cont'd 1/11/22  
LUZ PH - 10/19/21, 11/2/21, 11/16/21, 12/7/21, 1/4/22, 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- -10/12/21 & 10/26/21,11/9/21,11/23/21,12/14/21,1/11/22

**PH OPEN/CONT 1/19/22. No Speakers**

7. [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) (PD & PC Apv)  
(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  
1/4/22 LUZ PH Approve 5-0  
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

**Ex Parte: None                      Report: Huxford**

**PH open and closed.**

**Speakers: Amanda Schwerin (Support)**

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

**PH APPROVE**

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

**Excused:**    1 -    White

**NOTE:****Item #17 Companion 2021-799 to be taken up first.**

8. [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, 1/19/22  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/12/21

**PH OPEN/CONT 2/1/22. No Speakers**

9. [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  
 12/14/21 CO PH Cont'd 1/11/22  
 LUZ PH – 11/2/21, 11/16/21,12/7/21, 1/4/22, 1/19/22  
 Public Hearing Pursuant to Sect. 163.3187, F.S. & Chapt 650, Pt 4, Ord Code – 10/26/21 & 11/9/21,11/23/21,12/14/21,1/11/22

**PH OPEN/CONT 1/19/22. No Speakers**

10. [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  
12/14/21 CO PH Cont'd 1/11/22  
LUZ PH – 11/2/21, 11/16/21,12/7/21, 1/4/22, 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 10/26/21 & 11/9/21,11/23/21,12/14/21,1/11/22

**PH OPEN/CONT 1/19/22. No Speakers**

11. [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, 1/19/22  
Public Hearing Pursuant to Chapt 166, F. S. & C.R., 3.601 – 10/26/21

**PH OPEN/CONT 1/19/22. No Speakers**

12. [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  
12/14/21 CO PH Cont'd 1/11/22  
LUZ PH –11/16/21, 12/7/21, 1/4/22, 1/19/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –11/9/21 & 11/23/21,12/14/21,1/11/22

**PH OPEN/CONT 1/19/22.**

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

**Eugene Biala (Oppose)**



13. [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  
12/14/21 CO PH Cont'd 1/11/22  
LUZ PH –11/16/21, 11/16/21, 12/7/21, 1/4/22, 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21 & 11/23/21,12/14/21,1/11/22

**PH OPEN/CONT 1/19/22.**

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

**Rodney Kane(Oppose), Eugene Biala (Oppose)**

14. [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) (JWC Apv) (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  
12/14/21 CO PH Cont'd 1/11/22  
LUZ PH –11/16/21, 12/7/21 1/4/22, 1/19/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –11/9/21 & 11/23/21,12/14/21,1/11/22

**PH OPEN/CONT 1/19/22. No Speakers**

15. [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  
12/14/21 CO PH Cont'd 1/11/22  
LUZ PH –11/16/21, 12/7/21, 1/4/22, 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21 & 11/23/21,12/14/21,1/11/22

**PH OPEN/CONT 1/19/22. No Speakers**

16. [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) (PD Apv) (PC Deny) (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  
 12/14/21 CO PH Only  
 LUZ PH - 12/7/21, 1/4/22, 1/19/22  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/23/21 & 12/14/21

**PH OPEN/CONT 1/19/22.**

**Speakers: Susan Grandin (Office of General Council), William Killingsorth (Planning and Development)**

17. [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) (PD & PC Apv)  
(Rezoning 2021-652)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
12/14/21 CO PH Addnt'l PH 1/11/22  
1/4/22 LUZ PH Approve 5-0  
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

**Report: Reed**

**PH open and closed.**

**Speakers: Amanda Schwerin (Support)**

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

**PH APPROVE**

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

**Excused:** 1 - White

18. [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) (PD & PC Apv) (Rezoning 2021-801)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
12/14/21 CO PH Addnt'l PH 1/11/22  
1/4/22 LUZ PH Approve 6-0  
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

**Report: Reed**

**PH open and closed.**

**Speakers: Cyndy Trimmer (Support)**

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

**PH APPROVE**

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

**Excused:** 1 - White

19. [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) (PD & PC Apv) (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  
12/14/21 CO PH Addnt'I PH 1/11/22  
1/4/22 LUZ PH Approve 6-0  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21 & 1/11/22

**Ex Parte: None**                      **Report: Huxford**

**PH open and closed.**

**Speakers: Cyndy Trimmer (Support)**

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

**PH APPROVE**

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

**Excused:**    1 -    White

20. [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) (PD & PC Apv) (Rezoning 2021-803)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
12/14/21 CO PH Addnt'l PH 1/11/22  
1/4/22 LUZ PH Approve 6-0  
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

**Report: Reed**

**PH open and closed.**

**Speakers: T.R. Hainline (Support)**

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

**PH APPROVE**

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

**Excused:** 1 - White

21. [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) (PD & PC Apv) (NCPAC Opposed) (Ex-Parte: CMs Boylan & R. Gaffney)  
(Small-Scale 2021-802)  
11/9/21 CO Introduced: LUZ  
11/16/21 Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
12/14/21 CO PH Addnt'l PH 1/11/22  
1/4/22 LUZ PH Approve 6-0  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21 & 1/11/22

**Ex Parte: Gaffney                      Report: Huxford**

**PH open and closed.**

**Speakers: T.R. Hainline(Support)**

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

**PH APPROVE**

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

**Excused:**    1 -    White



22. [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) (PD & PC Apv) (Rezoning 2021-805)  
11/9/21 CO Introduced: LUZ  
11/16/21 Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
12/14/21 CO PH Addnt'l PH 1/11/22  
1/4/22 LUZ PH Approve 6-0  
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

**Report: Reed**

**PH open and closed.**

**Speakers: William Michaelis (Support)**

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

**PH APPROVE**

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

**Excused:** 1 - White

23. [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) (PD & PC Amd/Apv) (Small-Scale 2021-804)  
11/9/21 CO Introduced: LUZ  
11/16/21 Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
12/14/21 CO PH Addnt'l PH 1/11/22  
1/4/22 LUZ PH Amend/Approve (w/conds) 6-0  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21 & 1/11/22

**Ex Parte: None**            **Report: Lewis**

**PH open and closed.**

**Speakers: William Michaelis (Support)**

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

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

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

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

**Excused:**    1 - White

**CONDITION:**

1. All sides of the building shall have architectural details, including faux windows, variations in wall planes, and contrasting banding and pilasters. Flat roofs with parapets shall have contrasting color caps. No plain concrete block is permitted. Architectural elevations shall be submitted at the time of Verification of Substantial Compliance of the PUD for review and approval by the Planning and Development Department.

24. [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) (PD & PC Apv) (JWC Apv)  
(Rezoning 2021-807)  
11/9/21 CO Introduced: LUZ, JWC  
11/16/21 Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
12/14/21 CO PH Addnt'l PH 1/11/22  
1/4/22 LUZ PH Approve 6-0  
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

**Report: Reed**

**PH open and closed.**

**Speakers: Paul Harden (Support), Cyndy Trimmer(Support)**

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

**PH APPROVE**

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

**Excused:** 1 - White

25. [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) (PD & PC Amd/Apv) (Small-Scale 2021-806)  
11/9/21 CO Introduced: LUZ  
11/16/21 Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
12/14/21 CO PH Addnt'l PH 1/11/22  
1/4/22 LUZ PH Amend/Approve (w/conds) 6-0  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21 & 1/11/22

**Ex Parte: None**      **Report: Lewis**

**PH open and closed.**

**Speakers: Cyndy Trimmer(Support)**

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

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

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

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

**Excused:**    1 -    White

**CONDITIONS:**

1. The minimum lot width for the units shall meet the standard 15 feet, and 25 feet for end unit minimums of section 656.414 of the Zoning Code.
2. A traffic study shall be submitted at Civil Site Plan Review, subject to the review and approval of the City's Traffic Engineer.

26. [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 Pilummer 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) (PD & PC Amd/Apv) (NCPAC Opposed) (Ex-Parte: CMs Boylan & Pittman)  
 11/9/21 CO Introduced: LUZ  
 11/16/21 LUZ Read 2nd & Rerefer  
 11/23/21 CO Read 2nd Rereferred:LUZ  
 12/14/21 CO PH Only  
 1/4/22 LUZ PH Amend/Approve (w/conds) 6-0  
 LUZ PH – 1/4/22  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21

**Ex Parte: None                      Report: Lewis**

**PH open and closed.**

**Speakers: Paul Harden (Support), Alphonso Lewis (Support)**

**Motion/2nd move to amend with 3 conditions: Gaffney/Carrico**

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

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

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

**Excused:**    1 - White

**AMENDMENT:**

1. The revised site plan dated November 1, 2021.

**CONDITIONS:**

1. Only lots with a minimum width of eighty feet shall be permitted along the east property line.
2. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, Chief of the Transportation Division, and Development Services.

27. [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) (PD & PC Apv)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
12/14/21 CO PH Only  
1/4/22 LUZ PH Approve 6-0  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21

**Ex Parte: None**                      **Report: Huxford**

**PH open and closed.**

**Speakers: None**

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

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

**Excused:**                1 - White

28. [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) (PD & PC Apv) (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  
12/14/21 CO PH Only  
1/4/22 LUZ PH Approve 6-0  
LUZ PH – 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21

**Ex Parte: None**                      **Report: Huxford**

**PH open and closed.**

**Speakers: Paul Harden (Support)**

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

**PH APPROVE**

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

**Excused:** 1 - White

29. [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) (PD Deny)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
12/14/21 CO PH Only  
LUZ PH – 1/4/22, 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-12/14/21

**PH OPEN/CONT 1/19/22.**

**Speakers: Emilio Gonzalez-Chaves (Support)**

30. [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) (PD & PC Apv)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
12/14/21 CO PH Addnt'l PH 1/11/22  
1/4/22 LUZ PH Amend/Approve 6-0  
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

**Report: Reed**

**PH open and closed.**

**Speakers: T.R. Hainline (Support)**

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

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

**PH AMEND/APPROVE**

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

**Excused:** 1 - White

31. [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) (PD & PC Amd/Apv)  
11/9/21 CO Introduced: LUZ  
11/16/21 LUZ Read 2nd & Rerefer  
11/23/21 CO Read 2nd Rereferred:LUZ  
12/14/21 CO PH Only  
1/4/22 LUZ PH Amend/Approve (w/conds) 6-0  
LUZ PH - 1/4/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R.–12/14/21

**Ex Parte: None**                      **Report: Lewis**

**PH open and closed.**

**Speakers: T.R. Hainline**

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

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

**PH AMEND/APPROVE**

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

**Excused:**                1 - White

**CONDITIONS:**

1. A traffic study shall be provided with the Civil Site Plan Review. The traffic study shall address all of the items discussed at the methodology meeting for this project that was held on September 20, 2021.



32. [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  
12/14/21 CO PH Addnt'l PH 2/8/22  
LUZ PH - 1/4/22, 1/19/22, 2/1/22  
Public Hearing Pursuant to Sec. 166.041 (3)(c)(2)(b), F.S.-12/14/21 & 2/8/22

**PH OPEN/CONT 1/19/22. No Speakers**

33. [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  
12/14/21 CO Read 2nd & Rereferred:LUZ  
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

**DEFER**

34. [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  
12/14/21 CO Read 2nd & Rereferred:LUZ  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 1/11/22 & 1/25/22

**DEFER**

35. [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  
12/14/21 CO Read 2nd & Rereferred:LUZ  
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

**DEFER**

36. [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  
12/14/21 CO Read 2nd & Rereferred:LUZ  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 1/11/22 & 1/25/22

**DEFER**

37. [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)  
(Exparte: CM Carlucci)  
(Rezoning 2021-833)  
11/23/21 CO Introduced: LUZ  
12/7/21 LUZ Read 2nd & Rerefer  
12/14/21 CO Read 2nd & Rereferred:LUZ  
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

**DEFER**

38. [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)(Exparte: CM Carlucci)  
11/23/21 CO Introduced: LUZ  
12/7/21 LUZ Read 2nd & Rerefer  
12/14/21 CO Read 2nd & Rereferred:LUZ  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 1/11/22 & 1/25/22

**DEFER**

39. [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  
12/14/21 CO Read 2nd & Rereferred:LUZ  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 1/11/22

**DEFER**

40. [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  
12/14/21 CO Read 2nd & Rereferred:LUZ  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 1/11/22

**DEFER**

41. [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  
12/14/21 CO Read 2nd & Rereferred:LUZ  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 1/11/22

**DEFER**

42. [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  
12/14/21 CO Read 2nd & Rereferred:LUZ  
LUZ PH – 1/19/22  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 1/11/22

**DEFER**

43. [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  
12/14/21 CO Read 2nd & Rereferred:LUZ  
LUZ PH-1/19/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-1/11/22

**DEFER**

44. [2021-0866](#) ORD Transmitting to the State of FL's Various Agencies for Review, A Proposed Large Scale Revision to the FLUM Series of the 2030 Comp Plan at 855 St. Johns Bluff Rd N, btwn St. Johns Bluff Rd N & Atlantic Blvd - (79.23± Acres)- PBF to BP – Jax Aviation Authority, a Body Politic & Corp (Formerly known as the Jax Airport Authority)(R.E. # 162105-0000 (portion)) (Appl. #L-5622-21A) (Dist. 2 - Ferraro) (Fogarty) (LUZ)  
12/14/21 CO Introduced: LUZ  
1/4/22 LUZ Read 2nd & Rerefer  
LUZ PH – 2/1/22  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 1/25/22 & 2/8/22

**READ 2ND & REREFER**

45. [2021-0867](#) ORD Adopt Small Scale FLUM Amend to 2030 Comp Plan at 0 S Chaffee Rd, 0 Branan Field Chaffee Rd & 0 103rd St, btwn 103rd St & Samaritan Way (22.83± Acres) – CGC to RPI – CTB3, LLC, Millennial Christian Schools, Inc. & Sahasra Investments, LLC. (RE# 012899-0010, 012900-0410, 012900-0600, 012906-0050, 012906-0060 & 012912-0010) (Appl# L-5633-21C) (Dist 12 - White) (Fogarty) (LUZ) (Rezoning 2021-868) (Admin Dev 2021-869)  
12/14/21 CO Introduced: LUZ  
1/4/22 LUZ Read 2nd & Rerefer  
LUZ PH – 2/1/22  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code - 1/25/22 & 2/8/22

**READ 2ND & REREFER**

46. [2021-0868](#) ORD-Q Rezoning at 0 S Chaffee Rd, 0 Branan Field Chaffee Rd & 0 103rd St, btwn 103rd St & Samaritan Way (22.83± Acres) – CCG-1 to CRO – CTB3, LLC, Millennial Christian Schools, Inc. & Sahasra Investments, LLC. (RE# 012899-0010, 012900-0410, 012900-0600, 012906-0050, 012906-0060 & 012912-0010) (Dist 12 - White) (Cox) (LUZ)  
(Small- Scale 2021-867) (Admin Dev 2021-869)  
12/14/21 CO Introduced: LUZ  
1/4/22 LUZ Read 2nd & Rerefer  
LUZ PH – 2/1/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 - 1/25/22 & 2/8/22

**READ 2ND & REREFER**

47. [2021-0869](#) ORD-Q Granting Administrative Deviation (Appl# Z-3782), at 0 S Chaffee Rd, 0 Branen Field Chaffee Rd & 0 103rd St, btwn 103rd St & Samaritan Way – CTB3, LLC, Millennial Christian Schools, Inc. & Sahasra Investments, LLC., Requesting to Reduce the Required Min # off-street parking spaces from 679 to 642 & to decrease the Min # of loading spaces from 10 to 0, in CCG-1dist /proposed zoning dist CRO. (RE# 012899-0010, 012900-0410, 012900-0600, 012906-0050, 012906-0060 & 012912-0010) (Dist 12-White) (Lewis) (LUZ) (Small-Scale 2021-867 & Rezoning 2021-868)  
12/14/21 CO Introduced: LUZ  
1/4/22 LUZ Read 2nd & Rerefer  
LUZ PH – 2/1/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 - 1/25/22 & 2/8/22

**READ 2ND & REREFER**

48. [2021-0870](#) ORD -Q Rezoning at 0 Gate Ln, btwn Gate Ln & Clapboard Crossing Way -(29.39± Acres)- RR-Acre to PUD to permit single family residential uses, as described in the Bradley Pond Estates PUD – C. Donald Maclean, Jr. (R.E. # 159828-0000)(Dist. 2-Ferraro) (Cox) (LUZ)  
12/14/21 CO Introduced: LUZ  
1/4/22 LUZ Read 2nd & Rerefer  
LUZ PH - 2/1/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 - 1/25/22

**READ 2ND & REREFER**

49. [2021-0871](#) ORD -Q Rezoning at 0 Lake Shore Blvd, 1368 Lake Shore Blvd & 1374 Lake Shore Blvd, btwn Radio Ln & Royce Ave - (8.65± Acres) - RLD-60 to RMD-A –American Classic Homes, LLC (R.E. #067218-0000, 067219-0100, 067219-0000, 067219-0150 & 067220-0500)(Dist. 14-DeFoor) (Quinto) (LUZ)  
12/14/21 CO Introduced: LUZ  
1/4/22 LUZ Read 2nd & Rerefer  
LUZ PH - 2/1/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 - 1/25/22

**READ 2ND & REREFER**

50. [2021-0872](#) ORD -Q Rezoning at 9473 Sandler Rd, btwn Bonita Cove Rd & Sandler Chase Trail - (10.00± Acres) – RR-Acre to RLD-60 – Joreta Faye Carter (R.E. #015268-0720) (Dist. 12 - White) (Abney) (LUZ)  
12/14/21 CO Introduced: LUZ  
1/4/22 LUZ Read 2nd & Rerefer  
LUZ PH - 2/1/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 - 1/25/22

**READ 2ND & REREFER**

51. [2021-0873](#) ORD -Q Rezoning at 10865 Harts Rd, btwn Dunn Ave. & Bertha St. - (2.48± Acres) – CCG-1 to PBF-1 – City of Jacksonville, a FL Municipal Corp (R.E. #044140-0030) (Dist. 7 – R.Gaffney) (Cox) (LUZ)  
12/14/21 CO Introduced: LUZ  
1/4/22 LUZ Read 2nd & Rerefer  
LUZ PH - 2/1/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 - 1/25/22

**READ 2ND & REREFER**

52. [2021-0874](#) ORD-Q Apv Waiver of Minimum Road Frontage (Appl WRF-21-23) at 6163 Seaboard Ave, btwn Viola Ln & 118th St Tina Crow & Judy Kilgore, Requesting to Reduce the Min Road Frontage Requirements from 80 ft. to 56.92 ft. in RR-Acre Dist. (R.E. # 103426-0040) (Dist 14 - DeFoor) (Abney) (LUZ)  
(Admin Dev 2021-875)  
12/14/21 CO Introduced: LUZ  
1/4/22 LUZ Read 2nd & Rerefer  
LUZ PH – 2/1/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 1/25/22

**READ 2ND & REREFER**

53. [2021-0875](#) ORD-Q Granting Administrative Deviation (Appl# AD-21-70), at 6163 Seaboard Ave, btwn Viola Ln & 118th St – Tina Crow & Judy Kilgore, Requesting to Reduce the Required Min Lot Area from 43,560 sq ft to 10,505 sq ft for 1 Lot & Reduce the Required Min Lot Width from 100ft to 56.92 ft for 1 Lot in RR-Acre Dist . (RE# 103426-0040) (Dist 14-DeFoor) (Abney) (LUZ)  
(WRF-21-23)  
12/14/21 CO Introduced: LUZ  
LUZ PH – 2/1/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 - 1/25/22

**READ 2ND & REREFER**

54. [2021-0877](#) ORD-Q Apv Waiver of Minimum Road Frontage (Appl WRF-21-24) at 0 Bird Rd, btwn Wade Rd & Bernard Rd – Nath Mathlin, Requesting to Reduce the Min Road Frontage Requirements from 80 ft. to 0 ft. in RR-Acre Dist. (R.E. # 106213-0000) (Dist 2 - Ferraro) (Corrigan) (LUZ)  
12/14/21 CO Introduced: LUZ  
1/4/22 LUZ Read 2nd & Rerefer  
LUZ PH – 2/1/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 1/25/22

**READ 2ND & REREFER**

55. [2021-0878](#) ORD-Q Apv Waiver of Minimum Road Frontage (Appl WRF-21-25) at 1724 Marion Rd, btwn Beach Blvd & Marion Ct S – Martin Rapant, Requesting to Reduce the Min Road Frontage Requirements from 48 ft. to 21 ft. in RLD-60 Dist. (R.E. # 134625-0000) (Dist 4 - Carrico) (Lewis) (LUZ)  
12/14/21 CO Introduced: LUZ  
1/4/22 LUZ Read 2nd & Rerefer  
LUZ PH – 2/1/22  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 1/25/22

**READ 2ND & REREFER**

**NOTE: The next regular meeting will be held Tuesday, January 19, 2022**

**\*\*\*\*\*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 and Council Member Al Ferraro
- Excused:** 1 - Council Member Randy White

**Rhonda Hall-Patrick, Council Research**

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

**Posted 01.10.22 11:30 AM**

**Materials: Minutes, Handouts, Attendance**

[City of Jacksonville - Meeting of Land Use & Zoning Committee on 1/4/2022 at 5:00 PM \(legistar.com\)](#)