

# City of Jacksonville

*117 W. Duval Street  
Jacksonville, FL 32202*



## Meeting Minutes

**Tuesday, March 7, 2023**

**5:00 PM**

**Council Chamber, 1st Floor, City Hall**

### **Land Use & Zoning Committee**

*Kevin Carrico, Chair*

*Rory Diamond, Vice Chair - Excused Absence*

*Danny Becton*

*Nick Howland*

*Sam Newby*

*Brenda Priestly Jackson*

*Randy White*

*Legislative Assistant: Maritza Sanchez*

*Legislative Assistant: Barbara Ireland Hobson*

*Council Research: Colleen Hampsey*

*Office of General Counsel: Mary Staffopoulos, Deputy*

*Planning Dept.: Folks Huxford*

*Planning Dept.: Kristen Reed*

*Planning Dept.: Bruce Lewis*

Meeting Convened: 5:00 PM

Meeting Adjourned: 6:32 PM

**Rollcall**

- Present:** 6 - Chair Kevin Carrico, Council Member Danny Becton, Council Member Nick Howland, Council Member Brenda Priestly Jackson, Council Member Randy White and Council Member Sam Newby
- Excused:** 1 - Vice Chair Rory Diamond

**Item/File No. Title History**

1. [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, 2/1/22, 2/15/22, 3/1/22, 3/15/22, 4/5/22, 4/19/22, 5/3/22, 6/7/22, 7/19/22, 8/16/22, 9/7/22, 10/18/22, 11/15/22, 12/6/22, 1/4/23, 1/18/23, 2/7/23, 3/7/23, 4/4/23  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/12/21

**PH OPEN/CONT 4/4/23****No speakers**

2. [2022-0393](#) ORD-Q Rezoning at 5711 Richard St, btwn Richard St & Cagle Rd - (1.01± Acres) – CCG-1 to PUD; to Permit Commercial Uses, as Described in the 5711 Richard St PUD – Southside Euro LLC - (R.E. # 153067-0100) (Dist. 5 – Cumber) (Lewis) (LUZ)  
5/24/22 CO Introduced: LUZ  
6/7/22 LUZ Read 2nd & Rerefer  
6/14/22 CO Read 2nd & Rerefer: LUZ  
6/28/22 CO PH Only  
LUZ PH – 7/19/22, 8/2/22, 8/16/22, 9/20/22, 10/18/22, 11/15/22, 12/6/22, 1/4/23, 2/7/23, 2/22/23, 3/22/23  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22

**PH OPEN/CONT 3/22/23****No speakers**

3. [2022-0856](#) ORD-Q Rezoning at 0 Reed Ave, btwn Reed Ave & Hood Rd - (6.78± Acres) – RR-Acre to RLD-70– Pat & Jo Management LLC (R.E. # 149153-0050) (Dist. 6-Boylan) (Corrigan) (LUZ) (PD Apv) (PC Deny)  
11/22/22 CO Introduced: LUZ  
12/6/22 LUZ Read 2nd & Rerefer  
12/13/22 CO Read 2nd & Rerefer  
1/10/23 CO PH Only  
LUZ PH – 1/18/23, 2/7/23, 2/22/23, 3/7/23, 3/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23

**PH OPEN/CONT 3/22/23**

**Speakers: Charlie Hogan (oppose); Pamela Jones (oppose, did not speak); John Bazylewicz (oppose); Kathleen Bazylewicz (oppose); Mark Scarborough (oppose, did not speak); Stephanie Scarborough (oppose); Rebekah Fields (oppose); Ronald Sims (oppose); Shanna Waterman (oppose); Brenda Fuller (oppose); Nathaniel Hoshan (oppose); Mary Ann Schaffner (oppose); Robert Richendollar (oppose); Terry Fields (oppose); Eileen Ybanez (oppose)**

4. [2022-0857](#) ORD-Q Rezoning at 12045 Aladdin Rd, btwn Aladdin Rd & Marbon Rd - (8.14± Acres) – RR-Acre to RLD-70 – Helen Stanley Gatlin (Life Estate) & Helen M. Dunn (Remainderman) (R.E. # 158113-0005) (Dist. 6-Boylan) (Cox) (LUZ) (PD Apv) (PC Apv w/ Change to RLD-90) (Ex Parte: CMs Howland, Priestly Jackson, Carrico & White)  
11/22/22 CO Introduced: LUZ  
12/6/22 LUZ Read 2nd & Rerefer  
12/13/22 CO Read 2nd & Rerefer  
3/7/23 LUZ PH Substitute/Rerefer 6-0  
1/10/23 CO PH Only  
LUZ PH – 1/18/23, 2/7/23, 2/22/23, 3/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23

**PH SUBSTITUTE/REREFER**

**Public hearing opened and closed.**

**No speakers.**

**Ex parte declarations: CMs Howland, Priestly Jackson, White and Carrico**

**Motion/2nd to move the substitute: Howland/Newby**

**Motion/2nd to substitute and rerefer: Howland/Newby**

**Aye:** 6 - Carrico, Becton, Howland, Priestly Jackson, White and Newby

**Excused:** 1 - Diamond

**SUBSTITUTE:**

**1. Changes the application to a PUD.**

5.     [2022-0888](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (R.E. # 181767-0060) (12.95± Acres) – CGC to RPI – Steinemann San Pablo, LLC (Appl # L-5715-22C) (Dist. 13-Diamond) (Trout) (LUZ) (Rezoning 2022-889)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
1/24/23 CO PH Addnt'l 2/14/23  
2/14/23 CO PH Cont'd 2/28/23  
2/28/23 CO PH Cont'd 3/28/23  
LUZ PH – 2/7/23, 2/22/23, 3/22/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code – 1/24/23 & 2/14/23, 2/28/23, 3/28/23

**DEFER****Public hearing previously continued to 3/22/23**

6.     [2022-0889](#)     ORD-Q Rezoning at 4915 San Pablo Rd S, btwn San Pablo Rd & Dixie Landing Dr - (12.95± Acres) – PUD (2008-653-E) to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the San Pablo Place II PUD – Steinemann San Pablo, LLC (R.E. # 181767-0060) (Appl # L-5715-22C) (Dist. 13-Diamond) (Lewis) (LUZ) (Small Scale 2022-888)  
12/13/22 CO Introduced: LUZ  
1/4/23 LUZ Read 2nd & Rerefer  
1/10/23 CO Read 2nd & Rerefer  
1/24/23 CO PH Addnt'l 2/14/23  
2/14/23 CO PH Cont'd 2/28/23  
2/28/23 CO PH Cont'd 3/28/23  
LUZ PH – 2/7/23, 2/22/23, 3/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23, 2/28/23, 3/28/23

**DEFER****Public hearing previously continued to 3/22/23**

7.     [2023-0004](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 4046, 4048 & 4112 Livingston Rd, & 0 & 4094 Hardy Dr, btwn Old St Augustine Rd & Pine Acres Rd- (R.E. # 155760-0000, 155768-0000, 155768-0010, 156305-0010 & 156307-0000) (11.49± Acres) - LDR to MDR - Mandarin Christian Church (of Jacksonville, Florida), Inc. (Appl # L-5777-22C) (Dist. 6-Boylan) (Trout) (LUZ)  
(Rezoning 2023-5)  
1/10/23 CO Introduced: LUZ  
1/18/23 LUZ Read 2nd & Rerefer  
1/24/23 CO Read 2nd & Rerefer  
2/14/23 CO PH Addnt'l 2/28/23  
2/28/23 CO PH Cont'd 3/28/23  
LUZ PH - 2/22/23, 3/22/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/14/23 & 2/28/23, 3/28/23

**DEFER**

**Public hearing previously continued to 3/22/23**

8.     [2023-0005](#)     ORD-Q Rezoning at 4046, 4048 & 4112 Livingston Rd, & 0 & 4094 Hardy Dr, btwn Old St Augustine Rd & Pine Acres Rd - (11.49± Acres) - RLD-60 to PUD; to Permit Up To 100 Townhomes with Associated Recreational Uses, as Described in the Livingston Road PUD - Mandarin Christian Church (of Jacksonville, Florida), Inc. (R.E. # 155760-0000, 155768-0000, 155768-0010, 156305-0010 & 156307-0000) (Appl # L-5777-22C) (Dist. 6-Boylan) (Lewis) (LUZ)  
(Small Scale 2023-4)  
1/10/23 CO Introduced: LUZ  
1/18/23 LUZ Read 2nd & Rerefer  
1/24/23 CO Read 2nd & Rerefer  
2/14/23 CO PH Addnt'l 2/28/23  
2/28/23 CO PH Cont'd 3/28/23  
LUZ PH - 2/22/23, 3/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23 & 2/28/23, 3/28/23

**DEFER**

**Public hearing previously continued to 3/22/23**

9.     [2023-0007](#)     ORD-Q Rezoning at 1004 Hendricks Ave, 0 & 1454 Prudential Drive, & 0 Home St, btwn Prudential Dr & Hendricks Ave - (1.01± Acres) - CCBD to PUD; to Permit Commercial Uses, as Described in the Downtown Southbank Mixed-Use PUD - G.I.S. Holdings, Inc. & Karen R. Hirshberg, Individually & as Trustee of the A. Walter Hirshberg Family Trust (R.E. # 080288-0000, 080289-0000, 080290-0000 & 080297-0000) (Dist. 5-Cumber) (Lewis) (LUZ)  
1/10/23 CO Introduced: LUZ  
1/18/23 LUZ Read 2nd & Rerefer  
1/24/23 CO Read 2nd & Rerefer  
2/14/23 CO PH Only  
LUZ PH - 2/22/23, 3/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23

## **DEFER**

### **Public hearing previously continued to 3/22/23**

10.    [2023-0011](#)     ORD-Q Apv the Waiver of Min Road Frontage (Appl WRF-22-31), at 2342 Jones Rd, btwn Jerry Acres Ln & Vineyard Ln - Holly B. Reinhardt & Joel E. Reinhardt - Requesting to Reduce the Min Road Frontage Requirements from 160 ft to 0 ft in RR-Acre (R.E. # 004600-1130) (Dist. 8-Pittman) (Lewis) (LUZ)  
1/10/23 CO Introduced: LUZ  
1/18/23 LUZ Read 2nd & Rerefer  
1/24/23 CO Read 2nd & Rerefer  
2/14/23 CO PH Only  
LUZ PH - 2/22/23, 3/7/23, 3/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/14/23

## **PH OPEN/CONT 3/22/23**

**No speakers**

11.     [2023-0014](#)     RESO-Q Concerning the Appeal of a Final Order of the Jax Historic Preservation Commission Denying Appl for Certificate of Appropriateness, As Req by Kimberly Simon Baker, Seeking Appvl to Replace an Existing Shingle Roof With a Silver Metal Roof (Reroof) on a Contributing Structure in the Riverside/Avondale Historic Dist at 1968 Morningside St - Pursuant to Ch 307 (Historic Preservation & Protection), Pt 2 (Appellate Procedure), Ord Code; Adopt Recommended Findings & Conclusions of the LUZ Committee (COA-22-28217) (R.E. # 092736-0000) (Dist 14 - DeFoor) (Staffopoulos) (LUZ) 1/10/23 CO Introduced: LUZ  
1/18/23 LUZ Read 2nd & Rerefer  
1/24/23 CO Read 2nd & Rerefer  
3/7/23 LUZ PH Amend/Approve (Grant Appeal) 6-0  
LUZ PH - 2/22/23, 3/7/23

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

**Carla Lopera, OGC, provided an historical timeline for this bill and why the roof replacement with a metal roof was denied by the Jax Historic Preservation Commission. Ian Baker, on behalf of the property owner, spoke about the need for a roof replacement. Arimus Wells, Planning Department, spoke about the design guidelines in the Riverside Historical District, and how the roof in question does not fit with the architectural design of the property.**

**Council Member Priestly Jackson noted an error in the October 26, 2022 Planning and Development Department Staff Report to the Jacksonville Historic Preservation Commission where it referenced the Springfield Historic District Guidelines rather than the applicable Riverside/Avondale Historic District Guidelines. Mr. Wells confirmed this was a typo in the Staff Report and that the appropriate Riverside/Avondale guidelines were used in both the staff analysis of this application and the JHPC's consideration of the item. Ms. Staffopoulos confirmed a copy of the Staff Report noting and correcting the typographical error would be put on file with Legislative Services as part of the record.**

**Public hearing opened and closed.**

**Motion/2nd to amend and grant the appeal: Becton/Newby**

**Motion/2nd move to approve as amended: Howland/White**

**Aye:**             6 -     Carrico, Becton, Howland, Priestly Jackson, White and Newby

**Excused:**     1 -     Diamond

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

12.     [2023-0037](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 11651 Davis Creek Rd E, btwn Philips Hwy & Energy Center Dr - (R.E. # 168068-1100 (Portion)) (18.77± Acres) - BP to HI - Sphinx Management, Inc. (Appl # L-5738-22C) (Dist. 11-Becton) (Fogarty) (LUZ) (Rezoning 2023-38)  
1/24/23 CO Introduced: LUZ  
2/7/23 LUZ Read 2nd & Rerefer  
2/14/23 CO Read 2nd & Rerefer  
2/28/23 CO PH Addn'tl 3/14/23  
LUZ PH - 3/7/23, 4/4/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/28/23 & 3/14/23

**PH OPEN/CONT 4/4/23**

**No speakers**

13.     [2023-0038](#)     ORD-Q Rezoning at 11651 Davis Creek Rd E, btwn Philips Hwy & Energy Center Dr - (18.77± Acres) - AGR, IBP, & PUD (2009-532-E) to PUD, to Permit Heavy & Light Industrial Uses, as Described in the Davis Creek Road E PUD - Sphinx Management, Inc. (R.E. # 168068-1100 (Portion)) (Appl # L-5738-22C) (Dist. 11-Becton) (Abney) (LUZ) (SE CPAC Deny) (Small Scale 2023-37)  
1/24/23 CO Introduced: LUZ  
2/7/23 LUZ Read 2nd & Rerefer  
2/14/23 CO Read 2nd & Rerefer  
2/28/23 CO PH Addn'tl 3/14/23  
LUZ PH - 3/7/23, 4/4/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23 & 3/14/23

**PH OPEN/CONT 4/4/23**

**No speakers**



14.     [2023-0039](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 Royal Ave, btwn Ramona Blvd & Lenox Ave - (R.E. # 079316-0000) (0.20± Acres) - CGC to LDR - Canobie Lake TD Land Trust UTD 1/1/18, Daniel Powell, as Trustee (Appl # L-5774-22C) (Dist. 9 -Clark-Murray) (Salley) (LUZ) (PD & PC Apv)  
(Rezoning 2023-40)  
1/24/23 CO Introduced: LUZ  
2/7/23 LUZ Read 2nd & Rerefer  
2/14/23 CO Read 2nd & Rerefer  
2/28/23 CO PH Addn'tl 3/14/23  
3/7/23 LUZ PH Approve 6-0  
LUZ PH - 3/7/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -  
2/28/23 & 3/14/23

#### **PH APPROVE**

**Public hearing opened and closed.**

**Speaker: Zach Miller (support)**

**Motion/2nd move to approve: Howland/Newby**

**Aye:**             6 -     Carrico, Becton, Howland, Priestly Jackson, White and Newby

**Excused:**       1 -     Diamond

15.     [2023-0040](#)     ORD-Q Rezoning at 0 Royal Ave, btwn Ramona Blvd & Lenox Ave - (0.20± Acres) - CCG-2 to RLD-60 - Canobie Lake TD Land Trust UTD 1/1/18, Daniel Powell, as Trustee (R.E. # 079316-0000) (Appl # L-5774-22C) (Dist. 9 -Clark-Murray) (Cox) (LUZ) (PD & PC Apv)  
(Small Scale 2023-39)  
1/24/23 CO Introduced: LUZ  
2/7/23 LUZ Read 2nd & Rerefer  
2/14/23 CO Read 2nd & Rerefer  
2/28/23 CO PH Addnt'l 3/14/23  
3/7/23 LUZ PH Approve 6-0  
LUZ PH - 3/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23 & 3/14/23

### **PH APPROVE**

**Public hearing opened and closed.**

**Speaker: Zach Miller (support)**

**Motion/2nd move to approve: Howland/Newby**

**Aye:**             6 -     Carrico, Becton, Howland, Priestly Jackson, White and Newby

**Excused:**     1 -     Diamond

16.     [2023-0041](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 10220 New Kings Rd, btwn Barth Rd & Pitts Rd - (R.E. # 002742-0010 (Portion)) (2.79± Acres) - LDR to CGC - Heath's Diesel Service, Inc. (Appl # L-5782-22C) (Dist.8-Pittman) (Lukacovic) (LUZ) (Rezoning 2023-42)  
1/24/23 CO Introduced: LUZ  
2/7/23 LUZ Read 2nd & Rerefer  
2/14/23 CO Read 2nd & Rerefer  
2/28/23 CO PH Addnt'l 3/14/23  
3/7/23 LUZ PH Approve 6-0  
LUZ PH - 3/7/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/28/23 & 3/14/23

#### **PH APPROVE**

**Public hearing opened and closed.**

**No speakers.**

**Motion/2nd move to approve: Howland/Newby**

**Aye:**             6 -     Carrico, Becton, Howland, Priestly Jackson, White and Newby

**Excused:**     1 -     Diamond

17.     [2023-0042](#)     ORD-Q Rezoning at 10220 New Kings Rd, btwn Barth Rd & Pitts Rd - (2.79± Acres) - RR-Acre to CCG-2 - Heath's Diesel Service, Inc. (R.E. # 002742-0010 (Portion)) (Appl # L-5782-22C) (Dist.8-Pittman) (Lewis) (LUZ) (PD & PC Apv) (N CPAC Deny) (Small Scale 2023-41)  
1/24/23 CO Introduced: LUZ  
2/7/23 LUZ Read 2nd & Rerefer  
2/14/23 CO Read 2nd & Rerefer  
2/28/23 CO PH Addnt'l 3/14/23  
3/7/23 LUZ PH Approve 6-0  
LUZ PH - 3/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23 & 3/14/23

### **PH APPROVE**

**Public hearing opened and closed.**

**No speakers.**

**Motion/2nd move to approve: Howland/Newby**

**Aye:**             6 -     Carrico, Becton, Howland, Priestly Jackson, White and Newby

**Excused:**     1 -     Diamond

18.     [2023-0043](#)     ORD-Q Rezoning at 9802 Baymeadows Rd, btwn Southside Blvd & Old Baymeadows Rd - (5.6± Acres) - PUD (1990-662-374-E) to PUD, to Permit Commercial Uses, as Described in the Baymeadows Village PUD - Property Management Support, Inc., as Trustee of the Baymeadows Village Land Trust U/T/A Dated 7/21/97 (R.E. # 148633-5400) (Dist.11-Becton) (Figueroa) (LUZ) (PD & PC Apv) (Ex Parte: CM Becton)  
1/24/23 CO Introduced: LUZ  
2/7/23 LUZ Read 2nd & Rerefer  
2/14/23 CO Read 2nd & Rerefer  
2/28/23 CO PH Only  
3/7/23 LUZ PH Approve 6-0  
LUZ PH - 3/7/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/28/23

#### **PH APPROVE**

**Public hearing opened and closed.**

**Speaker: Mike Herzberg (support)**

**Ex parte declaration: CM Becton**

**Motion/2nd move to approve: Howland/Newby**

**Aye:**             6 -     Carrico, Becton, Howland, Priestly Jackson, White and Newby

**Excused:**     1 -     Diamond

19.     [2023-0067](#)     ORD Adopting a Large-Scale Amendmnt to the FLUM of the 2030 Comp Plan at 0 J. Turner Butler Blvd, 0 S Hampton Ridge Blvd, 0 Philips Highway, 11458 Apex Trail & 0 Grand St, btwn I-295 & the St. Johns Co Line - (R.E. # 167748-0000, 167762-0010, 167900-0020, 167900-0030, 167900-0040, 167900-0050, 167900-0060, 167900-0070, 167900-0080, 167900-0090 & 167900-0100 - (6,174.21± Acres) - LDR Subj to FLUE Site Specific Policy 4.4.11 & 4.4.12 to MU Subj to FLUE Site Specific Policy 4.3.22 - Big Creek Timber, LLC (Appl #L-5673-22A) (Dist. 11- Becton) (Reed) (LUZ) (Companions 2023-68 & 2023-69)  
2/14/23 CO Introduced: LUZ  
2/22/23 LUZ Read 2nd & Rerefer  
2/28/23 CO Read 2nd & Rerefer  
LUZ PH - 3/22/23  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Ch 650, Pt 4, Ord Code - 3/14/23 & 3/28/23

**DEFER**

**Public hearing next cycle 3/22/23**

20.     [2023-0068](#)     ORD Apv a Conceptual Master Plan for Development at 0 J. Turner Butler Blvd, 0 S Hampton Ridge Blvd, 0 Philips Highway, 11458 Apex Trail & 0 Grand St, btwn I-295 & the St. Johns Co Line (R.E. # 167748-0000, 167762-0010, 167900-0020, 167900-0030, 167900-0040, 167900-0050, 167900-0060, 167900-0070, 167900-0080, 167900-0090 & 167900-0100) (6,174.21± Acres)- Big Creek Timber, LLC (Dist-11-Becton) (Reed) (LUZ) (Companions 2023-67 & 2023-69)  
2/14/23 CO Introduced: LUZ  
2/22/23 LUZ Read 2nd & Rerefer  
2/28/23 CO Read 2nd & Rerefer  
LUZ PH - 3/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/14/23 & 3/28/23

**DEFER**

**Public hearing next cycle 3/22/23**

21.     [2023-0069](#)     ORD-Q Rezoning at 0 J. Turner Butler Blvd, 0 S Hampton Ridge Blvd, 0 Philips Highway, 11458 Apex Trail & 0 Grand St, btwn I-295 & the St. Johns Co Line - (6,174.21± Acres) - RR-Acre to PUD, to Permit Mixed Uses, as Described in the Big Creek Timber LLC PUD - Big Creek Timber, LLC; PUD Subj to Condition (R.E. # 167748-0000, 167762-0010, 167900-0020, 167900-0030, 167900-0040, 167900-0050, 167900-0060, 167900-0070, 167900-0080, 167900-0090 & 167900-0100) (Appl # L-5673-22A) (Dist. 11-Becton) (Abney) (LUZ) (Companions 2023-67 & 2023-68)  
2/14/23 CO Introduced: LUZ  
2/22/23 LUZ Read 2nd & Rerefer  
2/28/23 CO Read 2nd & Rerefer  
LUZ PH - 3/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/14/23 & 3/28/23

**DEFER**

**Public hearing next cycle 3/22/23**

22.     [2023-0070](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 5901 Trout River Blvd, btwn I-295 & Wagner Rd - (R.E. # 021160-1000) (11.37± Acres) - LDR to MDR - The Jacksonville Palmetto Lodge #3 Woodmen of the World Life Insurance Society (Appl # L-5780-22C) (Dist. 8 -Pittman) (Salley) (LUZ) (Rezoning 2023-71)  
2/14/23 CO Introduced: LUZ  
2/22/23 LUZ Read 2nd & Rerefer  
2/28/23 CO Read 2nd & Rerefer  
LUZ PH - 3/22/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/14/23 & 3/28/23

**DEFER**

**Public hearing next cycle 3/22/23**

23.     [2023-0071](#)     ORD-Q Rezoning at 5901 Trout River Blvd, btwn I-295 & Wagner Rd - (11.37± Acres) - PBF-2 to PUD, to Permit up to 110 Townhomes, as Described in the Woodmen/Trout River PUD - The Jacksonville Palmetto Lodge #3 Woodmen of the World Life Insurance Society (R.E. # 021160-1000) (Appl # L-5780-22C) (Dist. 8-Pittman) (Cox) (LUZ) (Small Scale 2023-70)  
2/14/23 CO Introduced: LUZ  
2/22/23 LUZ Read 2nd & Rerefer  
2/28/23 CO Read 2nd & Rerefer  
LUZ PH - 3/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/14/23 & 3/28/23

**DEFER**

**Public hearing next cycle 3/22/23**

24.     [2023-0072](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 6916 103rd St, btwn I-295 W & Tampico Rd - (R.E. # 014426-0002 (Portion)) (1.74± Acres) - MDR to CGC - 6916 103rd St LLC (Appl # L-5784-22C) (Dist. 9-Clark-Murray) (Trout) (LUZ) (Rezoning 2023-73)  
2/14/23 CO Introduced: LUZ  
2/22/23 LUZ Read 2nd & Rerefer  
2/28/23 CO Read 2nd & Rerefer  
LUZ PH - 3/22/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/14/23 & 3/28/23

**DEFER**

**Public hearing next cycle 3/22/23**



25.     [2023-0073](#)     ORD-Q Rezoning at 6916 103rd St, btwn I-295 W & Tampico Rd - (1.74± Acres) - RMD-D to CCG-1- 6916 103rd St LLC (R.E. # 014426-0002 (Portion)) (Appl # L-5784-22C) (Dist. 9-Clark-Murray) (Cox) (LUZ) (Small Scale 2023-72)  
2/14/23 CO Introduced: LUZ  
2/22/23 LUZ Read 2nd & Rerefer  
2/28/23 CO Read 2nd & Rerefer  
LUZ PH - 3/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/14/23 & 3/28/23

**DEFER**

**Public hearing next cycle 3/22/23**

26.     [2023-0074](#)     ORD-Q Rezoning at 0 & 11940 Rosetta Rd, btwn Tan Tara Trail & Charolais Rd - (14.55± Acres) - RR-Acre to PUD, to Permit Single-Family Residential Uses, as Described in the Preserve at Panther Creek Phase 4 PUD - John C. Harris, Jr., Jacqueline B. Harris, Anatoliy M. Sunshinskiy & Nadia P. Sunshinskiy (R.E. # 001879-0000 (Portion) & 001879-0500 (Portion)) (Dist. 12-White) (Cox) (LUZ)  
2/14/23 CO Introduced: LUZ  
2/22/23 LUZ Read 2nd & Rerefer  
2/28/23 CO Read 2nd & Rerefer  
LUZ PH - 3/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/14/23

**DEFER**

**Public hearing next cycle 3/22/23**

27.     [2023-0075](#)     ORD-Q Rezoning at 4455 & 4521 Atlantic Blvd, 0, 1315, 1362 & 1471 St Elmo Dr, & 0 Hart Bridge Expwy S - (43.81± Acres) - PUD (2018-759-E) & RLD-60 to PUD, to Permit Education Institution & Office Uses, as Described in the Episcopal School of Jacksonville PUD - Episcopal School of Jacksonville, Inc., FKA Episcopal High School of Jacksonville, Florida, Inc., St. Johns Episcopal Church, & the Rector, Wardens & Vestry of St. Johns Parish, at Jacksonville, Florida (R.E. # 129467-0000, 129512-0010, 129524-0000, 129534-0000, 129629-0000, 129688-0020 & 129693-0000) (Dist. 1-Morgan) (Corrigan) (LUZ)  
2/14/23 CO Introduced: LUZ  
2/22/23 LUZ Read 2nd & Rerefer  
2/28/23 CO Read 2nd & Rerefer  
LUZ PH - 3/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/14/23

**DEFER**

**Public hearing next cycle 3/22/23**

28.     [2023-0076](#)     ORD-Q Rezoning at 5546 & 5554 Paris Ave, btwn Tuskegee Rd & W 45th St - (0.24± Acres) - CO to CRO - Homeowner Helpers Profit Sharing Plan LLC (R.E. # 086288-0000 & 086289-0000) (Dist. 8-Pittman) (Cox) (LUZ)  
2/14/23 CO Introduced: LUZ  
2/22/23 LUZ Read 2nd & Rerefer  
2/28/23 CO Read 2nd & Rerefer  
LUZ PH - 3/22/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/14/23

**DEFER**

**Public hearing next cycle 3/22/23**

29.     [2023-0116](#)     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 0 Roosevelt Blvd, 4811 & 4837 Collins, btwn Roosevelt Blvd & Ortega Bluff Pkwy - (127.95± Acres) - LI, MDR & RPI to MDR & RPI - Edward L. Toney & Joan M. Toney, as Co-Trustees of the Joan M. Toney Revocable Trust Dated 7/28/17, & Jemset LLC - (R.E. # 098422-0000, 099140-0000, 099140-0020, 099151-0000 (Portion) & 105562-0010) (Appl # L-5778-22A) (Dist. 14 - DeFoor) (Fogarty) (LUZ)  
2/28/23 CO Introduced: LUZ, JWC  
3/7/23 LUZ Read 2nd & Rerefer  
LUZ PH - 4/4/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/28/23 & 4/11/23

**READ 2ND & REREFER**

30.     [2023-0117](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 Salisbury Rd, btwn Southpoint Pkwy & Corporate Center Pkwy - (R.E. # 152850-0000 & 152850-0020) (2.97± Acres) - BP to HDR - Alliya Maqsood & Nasrullah Ghafoor (Appl # L-5781-22C) (Dist. 4 - Carrico) (Hinton) (LUZ) (Rezoning 2023-118)  
2/28/23 CO Introduced: LUZ  
3/7/23 LUZ Read 2nd & Rerefer  
LUZ PH - 4/4/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/28/23 & 4/11/23

**READ 2ND & REREFER**

31.     [2023-0118](#)     ORD-Q Rezoning at 0 Salisbury Rd, btwn Southpoint Pkwy & Corporate Center Pkwy - (2.97± Acres) - IBP to RHD-B - Alliya Maqsood & Nasrullah Ghafoor (R.E. # 152850-0000 & 152850-0020) (Appl # L-5781-22C) (Dist. 4 - Carrico) (Lewis) (LUZ)  
(Small Scale 2023-117)  
2/28/23 CO Introduced: LUZ  
3/7/23 LUZ Read 2nd & Rerefer  
LUZ PH - 4/4/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/28/23 & 4/11/23

**READ 2ND & REREFER**

32.     [2023-0119](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 S Celery Ave & 10990 General Ave, btwn Celery Ave S & Center Ave - (R.E. # 006733-0000 & 006737-0000) (5.16± Acres) - LDR to LI - Jason Harrell (A/K/A Jason J. Harrell) & Lynn Harrell (Appl # L-5787-22C) (Dist. 12 - White) (Salley) (LUZ)  
(Rezoning 2023-120)  
2/28/23 CO Introduced: LUZ  
3/7/23 LUZ Read 2nd & Rerefer  
LUZ PH - 4/4/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -  
3/28/23 & 4/11/23

**READ 2ND & REREFER**

33.     [2023-0120](#)     ORD-Q Rezoning at 0 S Celery Ave & 10990 General Ave, btwn Celery Ave S & Center Ave - (5.16± Acres) - RR-Acre to IL - Jason Harrell (A/K/A Jason J. Harrell) & Lynn Harrell (R.E. # 006733-0000 & 006737-0000) (Dist. 12 - White) (Abney) (LUZ)  
(Small Scale 2023-119)  
2/28/23 CO Introduced: LUZ  
3/7/23 LUZ Read 2nd & Rerefer  
LUZ PH - 4/4/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/28/23 & 4/11/23

**READ 2ND & REREFER**

34.     [2023-0121](#)     ORD-Q Rezoning at 1771 Airport Rd, btwn International Airport Blvd & Ranch Rd - (2.67± Acres) - CCG-1 to PUD, to Permit Commercial Uses, as Described in the Fox Car Rental, JAX JIA PUD - Jax Airport RE, LLC (R.E. # 019354-0085) (Dist. 7 - Gaffney, Jr.) (Corrigan) (LUZ)  
2/28/23 CO Introduced: LUZ  
3/7/23 LUZ Read 2nd & Rerefer  
LUZ PH - 4/4/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/28/23

**READ 2ND & REREFER**

35.     [2023-0122](#)     ORD-Q Rezoning at 0 Starratt Rd, btwn Airport Center Dr E & Duval Station Rd - (1.94± Acres) - PUD (2000-1248-E) to PUD, to Permit Commercial Uses, as Described in the Starratt Rd Self Storage PUD - JRL Investments, LLC (R.E. # 106935-0300) (Dist. 2 - Ferraro) (Abney) (LUZ)  
2/28/23 CO Introduced: LUZ  
3/7/23 LUZ Read 2nd & Rerefer  
LUZ PH - 4/4/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/28/23

**READ 2ND & REREFER**

36.     [2023-0123](#)     ORD-Q Rezoning at 270 N Kernan Blvd, btwn Kernan Blvd N & Roserush Ln - (22.62± Acres) - RR-Acre to PUD, to Permit Churches, Schools, & Related Recreational Uses, as Described in the East Pointe Church PUD - East Pointe Baptist Church, Inc. (R.E. # 162225-0500) (Dist. 2 - Ferraro) (Lewis) (LUZ)  
2/28/23 CO Introduced: LUZ  
3/7/23 LUZ Read 2nd & Rerefer  
LUZ PH - 4/4/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/28/23

**READ 2ND & REREFER**

37.     [2023-0124](#)     ORD-Q Rezoning at 4076 & 4100 Belfort Rd, btwn Southpoint Dr E & Belfort Oaks Place (2.20± Acres) - PUD (2021-197-E) to PUD, to Permit Commercial Uses, as Described in the Southpoint Village PUD - SPV-II, L.L.C. & Southpoint Village, LLC (F/K/A Southpoint Village General Partnership) (R.E. # 152866-1200 & 152866-1400) (Dist. 4 - Carrico) (Abney) (LUZ)  
2/28/23 CO Introduced: LUZ  
3/7/23 LUZ Read 2nd & Rerefer  
LUZ PH - 4/4/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/28/23

**READ 2ND & REREFER**

38.     [2023-0125](#)     ORD-Q Rezoning at 0 Wright Ave, btwn Emerson St & Powers Ave (0.18± Acres) - PUD (1995-1198-E) to RMD-A - DEC2029 LLC (R.E. # 070424-0000) (Dist. 5 - Cumber) (Hetzel) (LUZ)  
2/28/23 CO Introduced: LUZ  
3/7/23 LUZ Read 2nd & Rerefer  
LUZ PH - 4/4/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/28/23

**READ 2ND & REREFER**

39.     [2023-0126](#)     ORD-Q Rezoning at 0 Herlong Rd, btwn Old Middleburg Rd N & Herlong Rd - (7.89± Acres) - RMD-A to RMD-D - Hai Ho & Henry Jay Gilbert (R.E. # 010401-0000) (Dist. 12 - White) (LUZ)  
2/28/23 CO Introduced: LUZ  
3/7/23 LUZ Read 2nd & Rerefer  
LUZ PH - 4/4/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/28/23

**READ 2ND & REREFER**

40.     [2023-0127](#)     ORD-Q Rezoning at 0 Outback Dr, btwn Main St N & Benton St - (1.09± Acres)  
                          - PUD (2006-770-E) to CCG-1 - Old No. 1 Partners, LLC (R.E. # 107669-0300)  
                          (Dist. 7 - Gaffney, Jr.) (Abney) (LUZ)  
                          2/28/23 CO Introduced: LUZ  
                          3/7/23 LUZ Read 2nd & Rerefer  
                          LUZ PH - 4/4/23  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/28/23

**READ 2ND & REREFER**

41.     [2023-0128](#)     ORD-Q Rezoning at 0 Cedar Point Rd, btwn Boney Rd & Teeger Rd - (5.39± Acres)  
                          - CO to PBF-1 - The City of Jacksonville (R.E. # 159845-0000) (Dist. 2 - Ferraro) (Fulton) (LUZ)  
                          2/28/23 CO Introduced: LUZ  
                          3/7/23 LUZ Read 2nd & Rerefer  
                          LUZ PH - 4/4/23  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/28/23

**READ 2ND & REREFER**

42.     [2023-0129](#)     ORD-Q Apv the Waiver of Min Road Frontage (Appl WRF-22-33), at 0 Tresca Rd, btwn Atrium Way & Atlantic Blvd - Demetree-Taylor Partnership -  
                          Requesting to Reduce the Min Road Frontage Requirements from 48 ft to 23.7 ft in RMD-D (R.E. # 162879-1020) (Dist. 1 - Morgan) (Lewis) (LUZ)  
                          2/28/23 CO Introduced: LUZ  
                          3/7/23 LUZ Read 2nd & Rerefer  
                          LUZ PH - 4/4/23  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/28/23

**READ 2ND & REREFER**

43.     [2023-0130](#)     ORD-Q Apv the Waiver of Min Road Frontage (Appl WRF-23-03), at 1221 & 1229 N Cathy Tripp Ln, btwn Well Water Rd & Rewis Rd - Robert A. Holton, Jr. & Kimberly H. Holton, as Co-Trustees of the Holton Family Trust Dated 4/27/22, & Jason Keith Atkins & Jessica Marie Atkins - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft for 2 lots in RR-Acre (R.E. # 004685-0005 & 004685-0010) (Dist. 8 - Pittman) (Lewis) (LUZ)  
2/28/23 CO Introduced: LUZ  
3/7/23 LUZ Read 2nd & Rerefer  
LUZ PH - 4/4/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/28/23

**READ 2ND & REREFER**

44.     [2023-0131](#)     ORD-Q Apv Sign Waiver (Appl SW-22-08), for Sign at 169 Zoo Pkwy, btwn Zoo Pkwy & Parker Ave - San Marco Investments of Jacksonville, Inc. - Requesting to Reduce the Min Setback from 10 ft to 0 ft - CCG-2 (R.E. # 108799-0000) (Dist. 7 - Gaffney, Jr.) (Abney) (LUZ)  
2/28/23 CO Introduced: LUZ  
3/7/23 LUZ Read 2nd & Rerefer  
LUZ PH - 4/4/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/28/23

**READ 2ND & REREFER**

45.     [2023-0132](#)     ORD-Q Apv Sign Waiver (Appl SW-22-09), for Sign at 8804 Lone Star Rd, btwn Loan Star Rd & Mill Creek Rd - Essa Khazal & Samir Khazal - Requesting to Reduce the Min Setback from 10 ft to 3 ft - CN (R.E. # 121217-0000) (Dist. 1 - Morgan) (Fulton) (LUZ)  
2/28/23 CO Introduced: LUZ  
3/7/23 LUZ Read 2nd & Rerefer  
LUZ PH - 4/4/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/28/23

**READ 2ND & REREFER**



46.     [2023-0133](#)     ORD-Q Apv Sign Waiver (Appl SW-23-01), for Sign at 6140 San Jose Blvd, btwn Caddell Dr & Tiffin Ln - San Jose Baptist Church, Inc. - Requesting to Increase the Number of Signs from 1 to 2, to Allow or Change Illumination from External to Internal, & to Reduce the Min Setback from 10 ft to 5 ft - CRO (R.E. # 100451-0010) (Dist. 5 - Cumber) (Williams) (LUZ)  
2/28/23 CO Introduced: LUZ  
3/7/23 LUZ Read 2nd & Rerefer  
LUZ PH - 4/4/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/28/23

**READ 2ND & REREFER**

47.     [2023-0134](#)     ORD Adopt a Modification to the 2030 Comp Plan for the Purpose of Updating the 5-Yr Capital Improvements Schedule of Projs Within the Capital Improvements Element (CIE) (Staffopoulos) (Introduced by CP at Req of Mayor)  
2/28/23 CO Introduced: LUZ  
3/7/23 LUZ Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/14/23

**READ 2ND & REREFER**

48.     [2023-0145](#)     ORD-MC Amend Sec 328.105 (Registration), Ch 328 (Milestone Inspection Regulations), Title VIII (Construction Regulations & Building Codes), Ord Code; Prov Codification Instructions (Bowles) (Introduced by CM Diamond)  
2/28/23 CO Introduced: NCSPHS, LUZ  
3/6/23 NCSPHS Read 2nd & Rerefer  
3/7/23 LUZ Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 3/14/23

**READ 2ND & REREFER**

49.     [2023-0152](#)     ORD-MC Amend Sec 650.105 (Definitions), Pt 1 (General Provisions), Ch 650 (Comprehensive Planning for Future Development), Ord Code, Sec 656.704 (Nonconforming Lots of Record - Residential), Pt 7 (Nonconforming Lots, Uses & Structures), & Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Clarify the Definition of a “Lot of Record”, to Define “Infill Lot”, & to Address Dev of Infill Lots in Residential Zoning Dists (Staffopoulos) (Introduced by CM Diamond)  
2/28/23 CO Introduced: LUZ  
3/7/23 LUZ Read 2nd & Rerefer  
LUZ PH: 4/4/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/28/23 & 4/11/23

### **READ 2ND & REREFER**

**NOTE: The next regular meeting will be held Wednesday, March 22, 2023.**

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

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Minutes: Colleen Hampsey, Council Research

CHampsey@coj.net 904.255.5151

Posted: 3.10.23 5:00 pm