

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda - Revised Marked

Wednesday, May 17, 2023

5:00 PM

Council Chamber, 1st Floor, City Hall

Land Use & Zoning Committee

Kevin Carrico, Chair

Rory Diamond, Vice Chair

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: Shannon Eller

Office of General Counsel: Mary Staffopoulos, Deputy

Planning Dept.: Folks Huxford

Planning Dept.: Kristen Reed

Planning Dept.: Bruce Lewis

Attendance: CMs Carrico, White, and Howland

Also: Folks Huxford and Bruce Lewis – Planning & Development Department; Mary Staffopoulos and Shannon Eller- Office of General Counsel; Colleen Hampsey- Council Research

Chairman Carrico called the meeting to order at 4:31 pm and reviewed the marked agenda which contained twenty-one (21) item ready for action, thirteen (13) items marked for deferral; eleven (11) items marked second and rerefer; and eight (8) items marked public hearing continued.

Meeting Convened: 4:31 pm

Meeting Adjourned: 4:33 pm

Attendance:**Item/File No.****Title History**1. [2021-0656](#)**WITHDRAW****(At request
of applicant)****Applicant:
Driver, McAfee,
Diebenow, PLLC**

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, 5/2/23, 5/17/23
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/12/21

2. [2022-0393](#)**OPEN PH
CONT PH
6/21/23****NO PD/PC
REPORTS****Applicant:
Cyndy Trimmer**

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, 4/18/23, 5/2/23, 5/17/23
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22

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)
- EX-PARTE**
- OPEN PH** 11/22/22 CO Introduced: LUZ
- CLOSE PH** 12/6/22 LUZ Read 2nd & Rerefer
12/13/22 CO Read 2nd & Rerefer
- SUBSTITUTE** 1/10/23 CO PH Only
- REREFER** LUZ PH – 1/18/23, 2/7/23, 2/22/23, 3/7/23, 3/22/23, 4/18/23, 5/2/23, 5/17/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23

Applicant:
Cyndy Trimmer

SUBSTITUTE:

1. The substitute changes the application to a PUD.

4. [2022-0857](#) ORD-Q Rezoning at 12045 Aladdin Rd, btwn Aladdin Rd & Marbon Rd - (8.14± Acres) – RR-Acre to PUD, to Permit Single-Family Residential Uses, as Described in the Aladdin Road PUD – Helen Stanley Gatlin (Life Estate) & Helen M. Dunn (Remainderman) (R.E. # 158113-0005) (Dist. 6-Boylan) (Cox) (LUZ) (PD & PC Apv) (Ex Parte: CMs Howland, Priestly Jackson, Carrico, White & Boylan)
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- AMEND** 11/22/22 CO Introduced: LUZ
- MOVE** 12/6/22 LUZ Read 2nd & Rerefer
12/13/22 CO Read 2nd & Rerefer
3/7/23 LUZ PH Substitute/Rerefer 6-0
3/14/23 CO Substitute/Rerefer 16-0
1/10/23 CO PH Only
4/25/23 CO PH Only
- Applicant:**
Steve Diebenow
- LUZ PH – 1/18/23, 2/7/23, 2/22/23, 3/7/23, & 5/2/23, 5/17/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23, & 4/25/23

AMENDMENT:

1. Update the Comprehensive Plan references to the recently approved 2045 Comprehensive Plan.

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)
- OPEN PH**
CONT PH
6/6/23
- NO PD/PC**
REPORTS
- Applicant:**
Steve Diebenow
- 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
3/28/23 CO PH Cont'd 4/11/23
4/11/23 CO PH Cont'd 5/9/23
5/9/23 CO PH Cont'd 5/23/23
LUZ PH – 2/7/23, 2/22/23, 3/22/23, 4/4/23, 5/2/23, 5/17/23
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, 4/11/23, 5/9/23, 5/23/23
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)
- OPEN PH**
CONT PH
6/6/23
- NO PD/PC**
REPORTS
- Applicant:**
Steve Diebenow
- 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
3/28/23 CO PH Cont'd 4/11/23
4/11/23 CO PH Cont'd 5/9/23
5/9/23 CO PH Cont'd 5/23/23
LUZ PH – 2/7/23, 2/22/23, 3/22/23, 4/4/23, 5/2/23, 5/17/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601– 1/24/23 & 2/14/23, 2/28/23, 3/28/23, 4/11/23, 5/9/23, 5/23/23

7. [2023-0004](#)
DEFER
 (Previously Continued to 6/6/23)
Applicant:
William Michaelis
- 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
 3/28/23 CO PH Cont'd 4/25/23
 4/25/23 CO PH Cont'd 5/9/23
 5/9/23 CO PH Cont'd 6/13/23
 LUZ PH - 2/22/23, 3/22/23, 4/18/23, 5/2/23, 6/6/23
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/14/23 & 2/28/23, 3/28/2, 4/25/23, 5/9/23, 6/13/23
8. [2023-0005](#)
DEFER
 (Previously Continued to 6/6/23)
Applicant:
William Michaelis
- 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
 3/28/23 CO PH Cont'd 4/25/23
 4/25/23 CO PH Cont'd 5/9/23
 5/9/23 CO PH Cont'd 6/13/23
 LUZ PH - 2/22/23, 3/22/23, 4/18/23, 5/2/23, 6/6/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23 & 2/28/23, 3/28/23, 4/25/23, 5/9/23, 6/13/23

9. [2023-0007](#)
DEFER
(Previously Continued to 6/6/23)
Applicant: Steve Diebenow
- 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) (UC CPAC Deny)
 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, 4/18/23, 6/6/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23
10. [2023-0152](#)
OPEN PH
CONT PH
6/6/23
NO PD/PC REPORTS
- 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
 3/14/23 CO Read 2nd & Rerefer
 3/28/23 CO PH Addn'tl 4/11/23
 4/11/23 CO PH Cont'd 5/9/23
 5/9/23 CO PH Cont'd 5/23/23
 LUZ PH - 4/4/23, 5/2/23, 5/17/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/28/23 & 4/11/23, 5/9/23, 5/23/23

11. [2023-0164](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 8385 Ramona Blvd, btwn Hammond Blvd & Estates Cove Rd - (R.E. # 007142-0000) (2.16± Acres) - NC to LI - Randall W. Kerr (Appl # L-5776-22C) (Dist. 12-White) (Hinton) (LUZ) (PD Deny) (Rezoning 2023-165)
3/14/23 CO Introduced: LUZ
3/22/23 LUZ Read 2nd & Rerefer
3/28/23 CO Read 2nd & Rerefer
4/11/23 CO PH Addn'tl 4/25/23
4/25/23 CO PH Cont'd 5/9/23
5/9/23 CO PH Cont'd 5/23/23
LUZ PH - 4/18/23, 5/2/23, 5/17/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/11/23 & 4/25/23, 5/9/23, 5/23/23
- OPEN PH**
CONT PH
6/6/23
- NO PC**
REPORT
- Applicant:**
Chris Hagan
12. [2023-0165](#) ORD-Q Rezoning at 8385 Ramona Blvd, btwn Hammond Blvd & Estates Cove Rd - (2.16± Acres) - CN to IL - Randall W. Kerr (R.E. # 007142-0000) (Appl # L-5776-22C) (Dist. 12-White) (Cox) (LUZ) (PD Deny) (Small Scale 2023-164)
3/14/23 CO Introduced: LUZ
3/22/23 LUZ Read 2nd & Rerefer
3/28/23 CO Read 2nd & Rerefer
4/11/23 CO PH Addn'tl 4/25/23
4/25/23 CO PH Cont'd 5/9/23
5/9/23 CO PH Cont'd 5/23/23
LUZ PH - 4/18/23, 5/2/23, 5/17/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/11/23 & 4/25/23, 5/9/23, 5/23/23
- OPEN PH**
CONT PH
6/6/23
- NO PC**
REPORT
- Applicant:**
Chris Hagan

13. [2023-0168](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 8740 Normandy Blvd, btwn Normandy Blvd & Herlong Rd - (R.E. # 009109-0005 (Portion)) (8.93± Acres) - CGC to MDR - Normandy & Hammond, LLC (Appl # L-5785-22C) (Dist. 12-White) (Fogarty) (LUZ) (PD & PC Amend/Apv)

OPEN PH
CLOSE PH

AMEND
MOVE

Applicant:
Steve Diebenow

(Companions 2023-169 & 2023-170)
3/14/23 CO Introduced: LUZ
3/22/23 LUZ Read 2nd & Rerefer
3/28/23 CO Read 2nd & Rerefer
4/11/23 CO PH Addn'tl 4/25/23
4/25/23 CO PH Cont'd 5/9/23
5/9/23 CO PH Cont'd 5/23/23
LUZ PH - 4/18/23, 5/2/23, 5/17/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/11/23 & 4/25/23, 5/9/23, 5/23/23

AMENDMENTS:

1. Revised Exhibit 1, legal description, dated April 21, 2023.
2. Revised Exhibit 2, land use map, dated April 21, 2023.
3. Reduce acreage from 8.93 acres to 6.88 acres.
4. Update the Comprehensive Plan references to the recently approved 2045 Comprehensive Plan.

14. [2023-0169](#) ORD-Q Rezoning at 8728 & 8740 Normandy Blvd, 1733 & 1810 Bilodeau Ct, btwn Normandy Blvd & Herlong Rd- (26.52± Acres) - CCG-2, RMD-A & RMD-B to RMD-D - Normandy & Hammond, LLC, Catherine B. Christersson, Elsie Patricia Jagodnik, & Trustee Corporation of the West Normandy Baptist Church, Inc., A/K/A West Normandy Baptist Church (R.E. # 009109-0005, 009120-0010, 009120-0020 & 009312-0010) (Appl # L-5785-22C) (Dist. 12-White) (Corrigan) (LUZ) (PD & PC Apv)

EX-PARTE

OPEN PH
CLOSE PH

AMEND
MOVE

Applicant:
Steve Diebenow

(Companions 2023-168 & 2023-170)
3/14/23 CO Introduced: LUZ
3/22/23 LUZ Read 2nd & Rerefer
3/28/23 CO Read 2nd & Rerefer
4/11/23 CO PH Addn'tl 4/25/23
4/25/23 CO PH Cont'd 5/9/23
5/9/23 CO PH Cont'd 5/23/23
LUZ PH - 4/18/23, 5/2/23, 5/17/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/11/23 & 4/25/23, 5/9/23, 5/23/23

AMENDMENT:

1. Update the Comprehensive Plan references to the recently approved 2045 Comprehensive Plan.

15. [2023-0170](#) ORD-Q Granting Administrative Deviation (Appl# AD-23-20), at 8728 & 8740 Normandy Blvd, 1733 & 1810 Bilodeau Ct, btwn Normandy Blvd & Herlong Rd - Normandy & Hammond, LLC, Catherine B. Christersson, Elsie Patricia Jagodnik, & Trustee Corporation of the West Normandy Baptist Church, Inc., A/K/A West Normandy Baptist Church - Requesting to Reduce the Minimum Lot Area from 1,500 sq ft to 1,350 sq ft & Decrease the Minimum # of Loading Spaces from 9 to 0 for 2 Lots - CCG-2, RMD-A, & RMD-B - (RE# 009109-0005, 009120-0010, 009120-0020 & 009312-0010) (Dist. 12-White) (Corrigan) (LUZ) (PD & PC Apv)
 EX-PARTE
 OPEN PH
 CLOSE PH
 AMEND
 MOVE
 Applicant: (Companions 2023-168 & 2023-169)
 Steve Diebenow 3/14/23 CO Introduced: LUZ
 3/22/23 LUZ Read 2nd & Rerefer
 3/28/23 CO Read 2nd & Rerefer
 4/11/23 CO PH Addn'tl 4/25/23
 4/25/23 CO PH Cont'd 5/9/23
 5/9/23 CO PH Cont'd 5/23/23
 LUZ PH - 4/18/23, 5/2/23, 5/17/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/11/23 & 4/25/23, 5/9/23, 5/23/23

AMENDMENT:

1. Removes references to two lots.

16. [2023-0197](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 1st Ave, btwn Joel Lee Rd & Parkway Blvd - (0.21± Acres)-LDR to CGC - Esquire Trustee Service, LLC, as Trustee of the First & Main Land Trust Dated 5/18/21 (R.E. #107887-0010 (Portion)) (Appl #L-5731-22C) (Dist 7 - Gaffney, Jr.) (Lukacovic) (LUZ) (PD & PC Apv)
 OPEN PH
 CLOSE PH
 AMEND
 MOVE
 Applicant: (Rezoning 2023-198)
 Evin Herzberg 3/28/23 CO Introduced: LUZ
 4/4/23 LUZ Read 2nd & Rerefer
 4/11/23 CO Read 2nd & Rerefer
 4/25/23 CO PH Addn'tl 5/9/23
 5/9/23 CO PH Cont'd 5/23/23
 LUZ PH - 5/2/23, 5/17/23
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/25/23 & 5/9/23, 5/23/23

AMENDMENT:

1. Update the Comprehensive Plan references to the recently approved 2045 Comprehensive Plan.

17. [2023-0198](#) ORD-Q Rezoning at 0 1st Ave, btwn Joel Lee Rd & Parkway Blvd - (1.05± Acres) - CCG-2 & RR-Acre to PUD, to Permit Commercial Uses, as Described in the Main Street Office Warehouse PUD - Esquire Trustee Service, LLC, as Trustee of the First & Main Land Trust Dated 5/18/21 (R.E. # 107887-0010) (Appl # L-5731-22C) (Dist. 7-Gaffney, Jr.) (Cox) (LUZ) (PD Amend/Apv) (PC Apv)
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- AMEND** (Small Scale 2023-197)
- MOVE** 3/28/23 CO Introduced: LUZ
- (w/Condition)** 4/4/23 LUZ Read 2nd & Rerefer
- 4/11/23 CO Read 2nd & Rerefer
- 4/25/23 CO PH Addn'tl 5/9/23
- Applicant:** 5/9/23 CO PH Cont'd 5/23/23
- Evin Herzberg** LUZ PH - 5/2/23, 5/17/23
- Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23 & 5/9/23, 5/23/23

AMENDMENT:

1. Update the Comprehensive Plan references to the recently approved 2045 Comprehensive Plan.

PLANNING DEPARTMENT CONDITION:

1. Unless otherwise exempted by the Planning and Development Department, this site shall provide cross accesses to the property lines to the north and south CCG-2 zoned parcels in accordance with City of Jacksonville Code of Ordinances 654.115 (f).

18. [2023-0199](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 0 New Kings Rd, btwn Dunn Ave & Woodley Rd - (4.16± Acres) - LDR to LI - Brian Lewis (R.E. #003814-0100) (Appl #L-5793-23C) (Dist. 7-Gaffney, Jr.) (Lukacovic) (LUZ) (PD & PC Apv)
- OPEN PH**
- CLOSE PH**
- AMEND** (Rezoning 2023-200)
- MOVE** 3/28/23 CO Introduced: LUZ
- 4/4/23 LUZ Read 2nd & Rerefer
- 4/11/23 CO Read 2nd & Rerefer
- Applicant:** 4/25/23 CO PH Addn'tl 5/9/23
- Evin Herzberg** 5/9/23 CO PH Cont'd 5/23/23
- LUZ PH - 5/2/23, 5/17/23
- Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/25/23 & 5/9/23, 5/23/23

AMENDMENT:

1. Update the Comprehensive Plan references to the recently approved 2045 Comprehensive Plan.

19. [2023-0200](#) ORD-Q Rezoning at 0 New Kings Rd, btwn Dunn Ave & Woodley Rd - (4.16± Acres) - RR-Acre to PUD, to Permit Light Industrial Uses, as Described in the Dinsmore Business Park PUD - Brian Lewis (R.E. # 003814-0100) (Appl # L-5793-23C) (Dist. 7-Gaffney, Jr.) (Abney) (LUZ) (N CPAC Amd/Apv) (PD & PC Amend/Apv)
EX-PARTE
OPEN PH
CLOSE PH
 (Small Scale 2023-199)
AMEND 3/28/23 CO Introduced: LUZ
MOVE 4/4/23 LUZ Read 2nd & Rerefer
(w/Condition) 4/11/23 CO Read 2nd & Rerefer
 4/25/23 CO PH Addn'tl 5/9/23
Applicant: 5/9/23 CO PH Cont'd 5/23/23
Evin Herzberg LUZ PH - 5/2/23, 5/17/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23 & 5/9/23, 5/23/23

AMENDMENT:

1. Update the Comprehensive Plan references to the recently approved 2045 Comprehensive Plan.

CONDITION:

1. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed fifteen feet (15 ft.). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.

22. [2023-0203](#) ORD-Q Rezoning at 815 Fernway St, btwn Lynton St & Calvert St - (0.11± Acres) - PBF-1 to RLD-60 - Ewa Tadla & Slawomir Talda (R.E. # 031777-0000) (Dist. 8-Pittman) (Fulton) (LUZ) (PD & PC Apv)

EX-PARTE 3/28/23 CO Introduced: LUZ

OPEN PH 4/4/23 LUZ Read 2nd & Rerefer

CLOSE PH 4/11/23 CO Read 2nd & Rerefer

AMEND 4/25/23 CO PH Only

MOVE LUZ PH - 5/2/23, 5/17/23

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/25/23

Applicant:
Matthew Chmura

AMENDMENT:

1. Update the Comprehensive Plan references to the recently approved 2045 Comprehensive Plan.

23. [2023-0223](#) ORD Adopting a Small-Scale Amendmnt to the FLUM 2030 Comp Plan at 12250 Normandy Blvd, btwn Cecil Commerce Ctr Pkwy & POW-MIA Memorial Pkwy - (14.71± Acres) - CGC to MDR - Starratt Crossing, LLC (R.E. # 002185-0000) (Appl # L-5796-23C) (Dist. 12 - White) (Fogarty) (LUZ) (PD & PC Apv)

OPEN PH (Rezoning 2023-224)

CLOSE PH 4/11/23 CO Introduced: LUZ

AMEND 4/18/23 LUZ Read 2nd & Rerefer

MOVE 4/25/23 CO Read 2nd & Rerefer

Applicant: 5/9/23 CO PH Addn'tl 5/23/23

Paul Harden LUZ PH - 5/17/23

Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/9/23 & 5/23/23

AMENDMENT:

1. Update the Comprehensive Plan references to the recently approved 2045 Comprehensive Plan.

28. [2023-0228](#) ORD-Q Rezoning at 1941, 1955, 1981, 1984, 2005, 2012, 2032, 2033, 2049, 2110, 2123 & 2128 Ed Johnson Dr, 0 & 15719 Yellow Bluff Rd, & 1530 Jake Rd, btwn Yellow Bluff Rd & Lake Rd - (47.00± Acres) - RR-Acre to RLD-100A - Donaldson Investments, LLC (R.E. #s 106151-0011, 106151-0035, 106151-0018, 106151-0016, 106151-0015, 106151-0025, 106151-0013, 106151-0080, 106151-0012, 106151-0022, 106151-0000 (Portion), 106151-0014, 106154-0030, 106154-0020, & 106151-0061) (Appl# L-5799-23C) (Dist. 2 - Ferraro) (Cox) (LUZ) (PD & PC Apv) (N CPAC Deny) (Small Scale 2023-227)

EX-PARTE

OPEN PH

CLOSE PH

AMEND

MOVE

Applicant: 4/11/23 CO Introduced: LUZ
Cyndy Trimmer 4/18/23 LUZ Read 2nd & Rerefer
 4/25/23 CO Read 2nd & Rerefer
 5/9/23 CO PH Addn'tl 5/23/23
 LUZ PH - 5/17/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23 & 5/23/23

AMENDMENT:**1. Update the Comprehensive Plan references to the recently approved 2045 Comprehensive Plan.**

29. [2023-0229](#) ORD-Q Rezoning at 0 50th St E, btwn Main St N & Buffalo Ave - (1.98± Acres) - RLD-60 to PUD, to Permit Single-Family Residential Uses, as Described in the 0 50th St E PUD - Habitat for Humanity of Jacksonville, Inc (R.E. #029937-1000) (Dist. 7 - Gaffney, Jr.) (Williams) (LUZ)

OPEN PH

CONT PH

6/6/23

NO PD/PC

REPORTS

Applicant: 4/11/23 CO Introduced: LUZ
Catherine Yorgey 4/18/23 LUZ Read 2nd & Rerefer
 4/25/23 CO Read 2nd & Rerefer
 5/9/23 CO PH Only
 LUZ PH - 5/17/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

- 32.** [2023-0257](#)
DEFER
(PH Next Cycle
6/6/23)
- ORD Transmitting to the State of FL's Various Agencies for Review, a Proposed Large-Scale Revision to the FLUM Series of the 2045 Comp Plan at 0 Garden St, btwn Paxton Rd & Imeson Rd - (101.87± Acres) - AGR-III to LI - Edward Elias & Rima Elias (R.E. # 003999-0800) (Appl # L-5803-23A) (Dist. 8 - Pittman) (Hinton) (LUZ)
4/25/23 CO Introduced: LUZ
5/2/23 LUZ Read 2nd & Rerefer
5/9/23 CO Read 2nd & Rerefer
LUZ PH - 6/6/23
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 5/23/23 & 6/13/23
- 33.** [2023-0258](#)
DEFER
(PH Next Cycle
6/6/23)
- ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 Hyatt Rd & 0 Woodland Dr, btwn Max Leggett Pkwy & Pecan Park Rd - (14.35± Acres) - MDR to MDR with FLUE Site Specific Policy 4.4.40 - Advantis MCA Hyatt, LLC (R.E. # 107853-0000 & 107856-0000) (Appl #L-5806-23C) (Dist. 7-Gaffney, Jr.) (Fogarty) (LUZ)
(Rezoning 2023-259)
4/25/23 CO Introduced: LUZ
5/2/23 LUZ Read 2nd & Rerefer
5/9/23 CO Read 2nd & Rerefer
LUZ PH - 6/6/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/23/23 & 6/13/23
- 34.** [2023-0259](#)
DEFER
(PH Next Cycle
6/6/23)
- ORD-Q Rezoning at 0 Hyatt Rd & 0 Woodland Dr, btwn Max Leggett Pkwy & Pecan Park Rd - (14.35± Acres) - PUD (2022-540-E) to PUD, to Permit Multi-Family Residential Uses, as Described in the Hyatt Rd Property PUD - Advantis MCA Hyatt, LLC (R.E. # 107853-0000 & 107856-0000) (Appl # L-5806-23C) (Dist. 7-Gaffney, Jr.) (Cox) (LUZ)
(Small Scale 2023-258)
4/25/23 CO Introduced: LUZ
5/2/23 LUZ Read 2nd & Rerefer
5/9/23 CO Read 2nd & Rerefer
LUZ PH - 6/6/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23 & 6/13/23

- 35.** [2023-0260](#)
DEFER
(PH Next Cycle
6/6/23)
- ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 2795 Park St, btwn Park St & Lydia St - (0.15± Acres) - MDR to RPI - Probizz LLC (R.E. # 077790-0000) (Appl # L-5802-23C) (Dist. 14-DeFoor) (Trout) (LUZ)
(Rezoning 2023-261)
4/25/23 CO Introduced: LUZ
5/2/23 LUZ Read 2nd & Rerefer
5/9/23 CO Read 2nd & Rerefer
LUZ PH - 6/6/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/23/23 & 6/13/23
- 36.** [2023-0261](#)
DEFER
(PH Next Cycle
6/6/23)
- ORD-Q Rezoning at 2795 Park St, btwn Park St & Lydia St - (0.15± Acres) - RMD-B to CRO - Probizz LLC (R.E. # 077790-0000) (Appl # L-5802-23C) (Dist. 14-DeFoor) (Corrigan) (LUZ)
(Small Scale 2023-260)
4/25/23 CO Introduced: LUZ
5/2/23 LUZ Read 2nd & Rerefer
5/9/23 CO Read 2nd & Rerefer
LUZ PH - 6/6/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23 & 6/13/23
- 37.** [2023-0262](#)
DEFER
(PH Next Cycle
6/6/23)
- ORD-Q Rezoning at 812 Alderman Rd, btwn Arlington Expwy & Glen Echo Rd - (0.53± Acres) - CO to CN - Sweeney of N.E. Florida, Inc. (R.E. # 142501-0020) (Dist. 1-Morgan) (Fulton) (LUZ)
4/25/23 CO Introduced: LUZ
5/2/23 LUZ Read 2nd & Rerefer
5/9/23 CO Read 2nd & Rerefer
LUZ PH - 6/6/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23
- 38.** [2023-0263](#)
DEFER
(PH Next Cycle
6/6/23)
- ORD-Q Rezoning at 3255 Plymouth St, btwn Plymouth St & Owen Ave - (0.24± Acres) - RLD-60 to RMD-D - Blerim Qarri (R.E. # 061416-0000) (Dist. 14-DeFoor) (Williams) (LUZ)
4/25/23 CO Introduced: LUZ
5/2/23 LUZ Read 2nd & Rerefer
5/9/23 CO Read 2nd & Rerefer
LUZ PH - 6/6/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23

- 39.** [2023-0264](#)
DEFER
(PH Next Cycle
6/6/23)
- ORD-Q Apv Sign Waiver (Appl SW-23-03), for Sign at 1063 Airport Rd, btwn I-95 & Duval Rd - Sunstar Jaxairport Inc. - Requesting to Increase the Max Height of a Sign from 50 ft to 65 ft & to Reduce the Min Setback from 10 ft to 0 ft - CCG-1 (R.E. # 106478-0060) (Dist. 7 - Gaffney, Jr.) (Corrigan) (LUZ)
4/25/23 CO Introduced: LUZ
5/2/23 LUZ Read 2nd & Rerefer
5/9/23 CO Read 2nd & Rerefer
LUZ PH - 6/6/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23
- 40.** [2023-0265](#)
DEFER
(PH Next Cycle
6/6/23)
- ORD-Q Apv Sign Waiver (Appl SW-23-04), for Sign at 6099 Youngerman Cir, btwn Youngerman Cir & I-295 W - Sunstar Orangepark, Inc. - Requesting to Increase the Max Height of a Sign from 50 ft to 65 ft & to Reduce the Min Setback from 10 ft to 0 ft - PUD (2007-224-E) -(R.E. # 100705-0300) (Dist. 14 - DeFoor) (Corrigan) (LUZ)
4/25/23 CO Introduced: LUZ
5/2/23 LUZ Read 2nd & Rerefer
5/9/23 CO Read 2nd & Rerefer
LUZ PH - 6/6/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23
- 41.** [2023-0266](#)
DEFER
(PH Next Cycle
6/6/23)
- ORD-Q Apv Sign Waiver (Appl SW-23-05), for Sign at 7504 Atlantic Blvd, btwn Arlington Rd S & Scholars Way- Thomas J. Meeker - Requesting to Reduce the Min Setback from 25 ft & 10 ft to 8.9 ft & 2.9 ft - CCG-2 (R.E. # 145176-0000) (Dist. 4 - Carrico) (Fulton) (LUZ)
4/25/23 CO Introduced: LUZ
5/2/23 LUZ Read 2nd & Rerefer
5/9/23 CO Read 2nd & Rerefer
LUZ PH - 6/6/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23
- 42.** [2023-0292](#)
2ND READING
- ORD Transmitting to the State of FL's Various Agencies for Review, a Proposed Large-Scale Revision to the FLUM Series of the 2045 Comp Plan at 9412 Feagles Farm Rd, btwn Jones Rd & Imeson Rd - (221.06± Acres) - LDR to CSV - Lennar Homes, LLC (R.E. # 003447-0000 (Portion)) (Appl # L-5818-23A) (Dist. 8 - Pittman) (Parola) (LUZ)
5/9/23 CO Introduced: LUZ
LUZ PH - 6/21/23
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 6/13/23 & 6/27/23

- 43.** [2023-0293](#)
2ND READING ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 & 27 E 7th St, btwn Main St & Hubbard St - (3.04± Acres) - CGC to CGC with FLUE Site Specific Policy 4.4.41 - Adopting a New Site Specific Policy 4.4.41 in the FLUE - 27 East 7th Street LLC (R.E. # 071383-0000 & 071653-0000) (Appl # L-5811-23C) (Dist. 7-Gaffney, Jr.) (Salley) (LUZ)
(Rezoning 2023-294)
5/9/23 CO Introduced: LUZ
LUZ PH - 6/21/23
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/13/23 & 6/27/23
- 44.** [2023-0294](#)
2ND READING ORD-Q Rezoning at 0 & 27 E 7th St, btwn Main St & Hubbard St - (3.04± Acres) - CCG-S to PUD, to Permit Commercial & Multi-Family Residential Uses, as Described in the Springfield 7th Street East PUD - 27 East 7th Street LLC (R.E. # 071383-0000 & 071653-0000) (Appl # L-5811-23C) (Dist. 7-Gaffney, Jr.) (Corrigan) (LUZ)
(Small Scale 2023-293)
5/9/23 CO Introduced: LUZ
LUZ PH - 6/21/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/13/23 & 6/27/23
- 45.** [2023-0295](#)
2ND READING ORD-Q Rezoning at 7878 Morse Ave, btwn Ricker Rd & Quail Cove Ln - (13.74± Acres) - RR-Acre & PBF-1 to PUD, to Permit Single Family Residential Uses or Up to 55 Townhome Units with Associated Recreational Uses, as Described in the Morse Avenue Residential PUD - John Elbert Erwin (R.E. # 015786-0000) (Dist. 10-Priestly Jackson) (Fulton) (LUZ)
5/9/23 CO Introduced: LUZ
LUZ PH - 6/21/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/13/23
- 46.** [2023-0296](#)
2ND READING ORD-Q Rezoning at 0 Soutel Dr, btwn New Kings Rd & Dostie Dr S - (0.09± Acres) - CO to CCG-2 - Abdul Raziq Jalili (R.E. # 041735-0100 (Portion)) (Dist. 10-Priestly Jackson) (Cox) (LUZ)
5/9/23 CO Introduced: LUZ
LUZ PH - 6/21/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/13/23

47. [2023-0297](#)
**AMEND
REREFER**
- ORD-Q Rezoning at 0 N Zambito Rd, & 8777 & 8883 Noroad, btwn Zambito Ave & Lambing Rd - (38.0± Acres) - RR-Acre to RLD-60 - Misty L. Anderson, Kyle Y. Anderson, William J. Randolph, Jr., Cheryl Y. Randolph, & Laverne J. Crews, as Trustee of the Laverne J. Crews Revocable Trust Under Trust Agrmt dated 5/18/07 (R.E. # 013022-0000, 013033-0000 & 013033-0100) (Dist. 12-White) (Corrigan) (LUZ)
5/9/23 CO Introduced: LUZ
LUZ PH - 6/21/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/13/23

AMENDMENT:

1. Update the ownership to Patriot Ridge, LLC so all notices/ads will go out with the new ownership information

48. [2023-0298](#)
2ND READING
- ORD-Q Rezoning at 9528 Shellie Rd, btwn Kevin Rd & Sunbeam Rd - (0.47± Acres) - RLD-60 to CRO - Satil S. Dias & Monica De Souza Silva Dias (R.E. # 149052-0000) (Dist. 6-Boylan) (Corrigan) (LUZ)
5/9/23 CO Introduced: LUZ
LUZ PH - 6/21/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/13/23

49. [2023-0299](#)
2ND READING
- ORD-Q Rezoning at 4622 Shelby Ave, btwn Blanding Blvd & Shelby Ave - (0.26± Acres) - RLD-60 to RMD-D - 1660 Blanding Blvd, LLC (R.E. # 069098-0000) (Dist. 14-DeFoor) (Fulton) (LUZ)
5/9/23 CO Introduced: LUZ
LUZ PH - 6/21/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/13/23

50. [2023-0300](#)
2ND READING
- ORD-Q Rezoning at 0 Pulaski Rd & 926 New Berlin Rd, btwn New Berlin Rd & Pulaski Rd - (0.79± Acres) - CO to CCG-1 - Oxbow Jax LLC (R.E. # 106667-0010 & 106669-0000) (Dist. 7-Gaffney, Jr.) (Williams) (LUZ)
5/9/23 CO Introduced: LUZ
LUZ PH - 6/21/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/13/23

51. [2023-0315](#)
2ND READING
- ORD-MC Amend Sec 30.204 (Functions), Pt 2 (Planning Commission), Ch 30 (Planning & Development Department), Ord Code, & Secs 656.131 (Zoning Exceptions) & 656.137 (Notice of Public Hearing & Public Meetings for Rezoning), Subpart D (Zoning Exceptions, Variances & Waivers, Amendments to Final Order, Appeals of Written Interpretations of the Director & Appeals of Final Orders of the Commission), Pt 1 (General Provisions), Ch 656 (Zoning Code), Ord Code, to Designate The City Council as the Quasi-Judicial Body that Approves, Approves with Conditions, or Denies Zoning Exceptions for Alcohol Related Uses; Prov Codification Instructions (Staffopoulos) (Introduced by CP Freeman) (Co-Sponsor CM Gaffney, Jr.)
5/9/23 CO Introduced: R, LUZ
5/15/23 R Read 2nd & Refer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 6/13/23
52. [2023-0323](#)
2ND READING
- ORD-MC Concerning Ch 94 (Tree Commission), Ord Code; Amend Sec 94.105 (Purpose) to Create & Add a New Subsection (e) to Include Hearing Quasi-Judicial Appeals from Notices of Violations Pursuant to Sec 656.1208, Ord Code, & Sec 94.106 (Duties), to Create & Add a New Subsection (l) Auth the Tree Commission as the Appropriate Forum for Appeals of Notices of Violations Pursuant to Pt 12 (Landscape & Tree Protection Regulations), Ord Code; Prov for Codification Instructions (Pollock & Grandin) (Introduced by CM Becton)
5/9/23 CO Introduced: R, LUZ
5/15/23 R Read 2nd & Refer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 5/23/23
53. [2023-0324](#)
2ND READING
- ORD-MC Concerning Ch 656 (Zoning Code), Ord Code; Amend Pt 12 (Landscape & Tree Protection Regulations), Subpart B (Tree Protection), Sec 656.1208 (Enforcement; Violations & Penalties; Stopping Work, Correction of Violation), to Create & Add Settlement Policy Criteria Auth the Reduction of Certain Fines Imposed for Violations of Pt 12 (Landscape & Tree Protection Regulations), Subpart B (Tree Protection), Differentiating btwn the Mitigation Payment & the Fine for Tree Removal Without a Permit, Replacing the Planning Commission with the Tree Commission as the Appropriate Forum for Appeals of Notices of Violations & Assessment of Fines Under Subpart B (Tree Protection); Prov for Codification Instructions (Pollock & Grandin) (Introduced by CM Becton)
5/9/23 CO Introduced: R, LUZ
5/15/23 R Read 2nd & Refer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 6/13/23

NOTE: The next regular meeting will be held Tuesday, June 6, 2023.

*******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.

Minutes: Colleen Hampsey, Council Research
CHampsey@coj.net 904.255.5151
Posted: 5.19.23 5:00 pm