

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Agenda Minutes

**Tuesday, June 6, 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, Bruce Lewis, and Kristen Reed – Planning & Development Department; Shannon Eller - Office of General Counsel; Colleen Hampsey- Council Research

Chairman Carrico called the meeting to order at 4:32 pm and reviewed the marked agenda which contained twelve (12) items ready for action, fourteen (14) items marked for deferral; eight (8) items marked second and rerefer; and eight (8) items marked public hearing continued.

---

**Meeting Convened:** 4:32 pm**Meeting Adjourned:** 4:35 pm**Attendance:** CMs Carrico, Howland and White

Item/File No.	Title History
1. <a href="#">2022-0393</a> <b>DEFER</b>  (Previously continued to 6/21/23)  <b>Applicant:</b> <b>Cyndy Trimmer</b>	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, 6/21/23 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 6/28/22
2. <a href="#">2022-0856</a> <b>DEFER</b>  <b>New PH</b> <b>6/21/23</b>  <b>Applicant:</b> <b>Cyndy Trimmer</b>	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: CMs Becton, Carrico & Howland) 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 5/17/23 LUZ PH Substitute/Rerefer 7-0 5/23/23 CO Sub/Rerefer 17-0 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, & 6/21/23 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 1/10/23, & 6/13/23

- 
3. [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** 12/13/22 CO Introduced: LUZ  
**CONT PH** 1/4/23 LUZ Read 2nd & Rerefer  
**6/21/23** 1/10/23 CO Read 2nd & Rerefer  
**NO PD/PC** 1/24/23 CO PH Addnt'l 2/14/23  
**REPORTS** 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  
5/23/23 CO PH Cont'd 6/13/23  
LUZ PH – 2/7/23, 2/22/23, 3/22/23, 4/4/23, 5/2/23, 5/17/23, 6/6/23  
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, 6/13/23
4. [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** 12/13/22 CO Introduced: LUZ  
**CONT PH** 1/4/23 LUZ Read 2nd & Rerefer  
**6/21/23** 1/10/23 CO Read 2nd & Rerefer  
**NO PD/PC** 1/24/23 CO PH Addnt'l 2/14/23  
**REPORTS** 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  
5/23/23 CO PH Cont'd 6/13/23  
LUZ PH – 2/7/23, 2/22/23, 3/22/23, 4/4/23, 5/2/23, 5/17/23, 6/6/23  
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, 6/13/23
-

- 
5. [2023-0004](#)  
**WITHDRAW**  
  
(At request of applicant)  
  
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
6. [2023-0005](#)  
**OPEN PH**  
**CONT PH**  
**6/21/23**  
  
(At request of applicant)  
  
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) (PD & PC Amned/Apv)  
(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
-

7. [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) (UC CPAC Deny) (DIA Deny) (DDRB Amend/Apv)  
**EX-PARTE** 1/10/23 CO Introduced: LUZ  
**OPEN PH** 1/18/23 LUZ Read 2nd & Rerefer  
**CLOSE PH** 1/24/23 CO Read 2nd & Rerefer  
**AMEND** 2/14/23 CO PH Only  
**MOVE** LUZ PH - 2/22/23, 3/22/23, 4/18/23, 6/6/23  
**(Conflicting Recommendations)** Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 2/14/23

**AMENDMENT #1**

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

**DDRB CONDITIONS:**

1. The ground level retail space shall not be less than 16,000 square feet.
2. Except for the self-storage office, no personal property self-storage uses shall be located at the ground level.
3. The ground level self-storage office space shall have frontage on Home Street and not on Prudential Drive or Hendricks Avenue.
4. Additional condition to address outcome of TEU Committee:  
Nothing in the Site Plan, Written Description or any other provision of this Ordinance supersedes the requirements for closing of a street, alley, or public right-of-way in Chapter 744, Ordinance Code, or other applicable requirements in the City of Jacksonville Ordinance Code or Florida Statutes. Failure to close any street, alley or public right-of-way within the project area does not relieve the developer of any design or other requirement imposed by the Downtown Development Review Board, and does not relieve the developer of any potential requirement for additional review by the Downtown Development Review Board if the project is redesigned due to the failure to close any street, alley or public right-of-way within the project area.

or

**AMENDMENT #2**

Amend to Deny

- 
8.      [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  
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  
5/23/23 CO PH Cont'd 6/13/23  
LUZ PH - 4/4/23, 5/2/23, 5/17/23, 6/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/28/23 & 4/11/23, 5/9/23, 5/23/23, 6/13/23
9.      [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  
5/23/23 CO PH Cont'd 6/13/23  
LUZ PH - 4/18/23, 5/2/23, 5/17/23, 6/6/23  
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, 6/13/23
- Applicant:**  
**Chris Hagan**
-

- 
- 10.**     [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)  
**OPEN PH**     (Small Scale 2023-164)  
**CONT PH**     3/14/23 CO Introduced: LUZ  
**6/21/23**     3/22/23 LUZ Read 2nd & Rerefer  
**NO PC**     3/28/23 CO Read 2nd & Rerefer  
**REPORT**     4/11/23 CO PH Addn'tl 4/25/23  
              4/25/23 CO PH Cont'd 5/9/23  
**Applicant:**     5/9/23 CO PH Cont'd 5/23/23  
**Chris Hagan**     5/23/23 CO PH Cont'd 6/13/23  
              LUZ PH - 4/18/23, 5/2/23, 5/17/23, 6/6/23  
              Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/11/23 & 4/25/23,  
              5/9/23, 5/23/23, 6/13/23
- 11.**     [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) (PD & PC Apv)  
**EX-PARTE**     4/11/23 CO Introduced: LUZ  
**OPEN PH**     4/18/23 LUZ Read 2nd & Rerefer  
**CLOSE PH**     4/25/23 CO Read 2nd & Rerefer  
**AMEND**     5/9/23 CO PH Only  
**MOVE**     LUZ PH - 5/17/23, 6/6/23  
**Applicant:**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23  
**Catherine Yorgey**
- AMENDMENT:**  
**1. Update the Comprehensive Plan references to the 2045 Comprehensive Plan.**
- 12.**     [2023-0231](#)     ORD-Q Rezoning at 2563 County Dock Rd, & 2573 & 2629 Loretto Rd, btwn Loretto Rd & County Dock Rd - (10.34± Acres) - RR-Acre to RLD-70 - RCBF Properties, LLC (R.E. # 105634-0010, 105634-0050 & 105635-0005) (Dist. 6 - Boylan) (Williams) (LUZ) (SE CPAC Deny)  
**OPEN PH**     4/11/23 CO Introduced: LUZ  
**CONT PH**     4/18/23 LUZ Read 2nd & Rerefer  
**6/21/23**     4/25/23 CO Read 2nd & Rerefer  
**NO PD/PC**     5/9/23 CO PH Only  
**REPORTS**     LUZ PH - 5/17/23, 6/6/23  
**Applicant:**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23  
**Cyndy Trimmer**
-



- 13.**     [2023-0257](#)  
**OPEN PH**  
**CONT PH**  
**6/21/23**  
  
**NO PD/PC**  
**REPORTS**  
  
**Applicant:**  
**Jason Gabriel**
- 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  
5/23/23 CO PH Addn'tl 6/13/23  
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
- 14.**     [2023-0258](#)  
**OPEN PH**  
**CLOSE PH**  
  
**MOVE**  
  
**Applicant:**  
**Paul Harden**
- 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) (PD & PC Apv) (Rezoning 2023-259)  
4/25/23 CO Introduced: LUZ  
5/2/23 LUZ Read 2nd & Rerefer  
5/9/23 CO Read 2nd & Rerefer  
5/23/23 CO PH Addn'tl 6/13/23  
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
- 15.**     [2023-0259](#)  
**EX-PARTE**  
  
**OPEN PH**  
**CLOSE PH**  
  
**MOVE**  
  
**Applicant:**  
**Paul Harden**
- 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) (PD & PC Apv) (Small Scale 2023-258)  
4/25/23 CO Introduced: LUZ  
5/2/23 LUZ Read 2nd & Rerefer  
5/9/23 CO Read 2nd & Rerefer  
5/23/23 CO PH Addn'tl 6/13/23  
LUZ PH - 6/6/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23 & 6/13/23



- 
- 19.**     [2023-0263](#)     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) (PD & PC Apv)
- EX-PARTE**     4/25/23 CO Introduced: LUZ
- OPEN PH**     5/2/23 LUZ Read 2nd & Rerefer
- CLOSE PH**     5/9/23 CO Read 2nd & Rerefer
- MOVE**     5/23/23 CO PH Only
- LUZ PH - 6/6/23
- Applicant:**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23
- Michael Hartley**
- 
- 20.**     [2023-0264](#)     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) (PD Apv)
- EX-PARTE**     4/25/23 CO Introduced: LUZ
- OPEN PH**     5/2/23 LUZ Read 2nd & Rerefer
- CLOSE PH**     5/9/23 CO Read 2nd & Rerefer
- MOVE**     5/23/23 CO PH Only
- Applicant:**     LUZ PH - 6/6/23
- General Sign**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23
- Service Corp**
- 
- 21.**     [2023-0265](#)     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) (PD Apv)
- EX-PARTE**     4/25/23 CO Introduced: LUZ
- OPEN PH**     5/2/23 LUZ Read 2nd & Rerefer
- CLOSE PH**     5/9/23 CO Read 2nd & Rerefer
- MOVE**     5/23/23 CO PH Only
- Applicant:**     LUZ PH - 6/6/23
- General Sign**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23
- Service Corp**
-

**22.**     [2023-0266](#)     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) (PD Apv)  
**EX-PARTE**  
**OPEN PH**  
**CLOSE PH**  
**AMEND**  
**MOVE**  
**Applicant:**  
**Shutts & Bowen LLP**

**AMENDMENT:**

**1. Correct scrivener's error – 8.9 feet should be 8.5 feet.**

**23.**     [2023-0292](#)     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)  
**DEFER**  
**(PH Next Cycle**  
**6/21/23)**  
5/9/23 CO Introduced: LUZ  
5/17/23 LUZ Read 2nd & Rerefer  
5/23/23 CO Read 2nd & Rerefer  
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

**24.**     [2023-0293](#)     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)  
**DEFER**  
**(PH Next Cycle**  
**6/21/23)**  
(Rezoning 2023-294)  
5/9/23 CO Introduced: LUZ  
5/17/23 LUZ Read 2nd & Rerefer  
5/23/23 CO Read 2nd & Rerefer  
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

- 25.**     [2023-0294](#)     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)  
**DEFER**  
**(PH Next Cycle**  
**6/21/23)**  
(Small Scale 2023-293)  
5/9/23 CO Introduced: LUZ  
5/17/23 LUZ Read 2nd & Rerefer  
5/23/23 CO Read 2nd & Rerefer  
LUZ PH - 6/21/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/13/23 & 6/27/23
- 26.**     [2023-0295](#)     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)  
**DEFER**  
**(PH Next Cycle**  
**6/21/23)**  
5/9/23 CO Introduced: LUZ  
5/17/23 LUZ Read 2nd & Rerefer  
5/23/23 CO Read 2nd & Rerefer  
LUZ PH - 6/21/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/13/23
- 27.**     [2023-0296](#)     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)  
**DEFER**  
**(PH Next Cycle**  
**6/21/23)**  
5/9/23 CO Introduced: LUZ  
5/17/23 LUZ Read 2nd & Rerefer  
5/23/23 CO Read 2nd & Rerefer  
LUZ PH - 6/21/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/13/23

- 28.**     [2023-0297](#)  
**DEFER**  
**(PH Next Cycle**  
**6/21/23)**
- 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  
5/17/23 LUZ Amend/Rerefer 7-0  
5/23/23 CO Amend/Rerefer 17-0  
LUZ PH - 6/21/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/13/23
- 29.**     [2023-0298](#)  
**DEFER**  
**(PH Next Cycle**  
**6/21/23)**
- 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  
5/17/23 LUZ Read 2nd & Rerefer  
5/23/23 CO Read 2nd & Rerefer  
LUZ PH - 6/21/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/13/23
- 30.**     [2023-0299](#)  
**DEFER**  
**(PH Next Cycle**  
**6/21/23)**
- 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  
5/17/23 LUZ Read 2nd & Rerefer  
5/23/23 CO Read 2nd & Rerefer  
LUZ PH - 6/21/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/13/23
- 31.**     [2023-0300](#)  
**DEFER**  
**(PH Next Cycle**  
**6/21/23)**
- 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  
5/17/23 LUZ Read 2nd & Rerefer  
LUZ PH - 6/21/23  
5/23/23 CO Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/13/23

**32.     [2023-0315](#)****DEFER****NO PD/PC  
REPORTS**

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-Sponsors CMs Gaffney, Jr. & Clark-Murray)

5/9/23 CO Introduced: R, LUZ

5/15/23 R Read 2nd & Refer

5/17/23 LUZ Read 2nd & Rerefer

5/23/23 CO Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 6/13/23

**33.     [2023-0323](#)****DEFER**

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

5/17/23 LUZ Read 2nd & Rerefer

5/23/23 CO PH Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 5/23/23

- 34.     [2023-0324](#)**  
**DEFER**  
  
**NO PD/PC**  
**REPORTS**
- 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  
5/17/23 LUZ Read 2nd & Rerefer  
5/23/23 CO Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 6/13/23
- 35.     [2023-0325](#)**  
**2ND READING**
- ORD Adopting a Small-Scale Amendmnt to the FLUM 2045 Comp Plan at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (39.31± Acres) - LDR to AGR - JMC Duval County Properties, LLC (R.E. # 000890-0100 (Portion)) (Appl #L-5797-23C) (Dist. 12-White) (Parola) (LUZ)  
(Rezoning 2023-326)  
5/23/23 CO Introduced: LUZ  
LUZ PH - 7/18/23  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/27/23 & 7/25/23
- 36.     [2023-0326](#)**  
**2ND READING**
- ORD-Q Rezoning at 0 Brandy Branch Rd, btwn U.S. Hwy 301 S & the Duval/Nassau Co Boundary Line - (39.31± Acres) - PUD (2007-361-E) to PUD, to Permit Recreational Vehicle Park Uses, Single-Family Residential Uses, & Agriculture Uses, as Described in the Baldwin RV Park PUD - JMC Duval County Properties, LLC (R.E. # 000890-0100 (Portion)) (Appl # L-5797-23C) (Dist. 12-White) (Cox) (LUZ)  
(Small Scale 2023-325)  
5/23/23 CO Introduced: LUZ  
LUZ PH - 7/18/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23 & 7/25/23



- 37.     [2023-0327](#)**  
**2ND READING**  
ORD-Q Rezoning at 1300 Hendricks Ave, btwn Nira St & Gary St - (3.45± Acres) - PUD (2017-136-E) to PUD, to Permit Mixed-Use Development, as Described in the 1300 Hendricks PUD - Chadbourne II MF LLC (R.E. # 080822-0100) (Dist. 5-Cumber) (Corrigan) (LUZ)  
5/23/23 CO Introduced: LUZ  
LUZ PH - 7/18/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23
- 38.     [2023-0328](#)**  
**2ND READING**  
ORD-Q Rezoning at 0 Merrill Rd, btwn Merrill Rd & Westwick Ln - (43.34± Acres) - PBF-2 to RMD-A - Lakefront Church Property LLC (R.E. # 120735-0050) (Dist. 1-Morgan) (Fulton) (LUZ)  
(WRF 2023-329)  
5/23/23 CO Introduced: LUZ  
LUZ PH - 7/18/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23
- 39.     [2023-0329](#)**  
**2ND READING**  
ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-23-07), at 0 Merrill Rd, btwn Merrill Rd & Westwick Ln - Lakefront Church Property LLC - Requesting to Reduce the Min Road Frontage Requirements from 32 ft to 0 ft in PBF-2 (R.E. # 120735-0050) (Dist. 1 -Morgan) (Fulton) (LUZ)  
(Rezoning 2023-328)  
5/23/23 CO Introduced: LUZ  
LUZ PH - 7/18/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23
- 40.     [2023-0330](#)**  
**2ND READING**  
ORD-Q Rezoning at 0 Lane Ave, btwn Lane Ave S & Old Middleburg Rd - (2.25± Acres) - RMD-D & CCG-1 to PBF-1 - COJ (R.E. # 011778-0005 (Portion)) (Dist. 10-Priestly Jackson) (Fulton) (LUZ)  
5/23/23 CO Introduced: LUZ  
LUZ PH - 7/18/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23
- 41.     [2023-0331](#)**  
**2ND READING**  
ORD-Q Rezoning at 881 Golfair Blvd, 0 W Castlewood Dr, 4430 N Davis St & 0 Baywood St, btwn Golfair Blvd & W Castlewood Dr - (4.04± Acres) - CCG-1 to PBF-1 - COJ (R.E. # 031961-0000, 031962-0000, 032088-0000, 032092-0000 & 032093-0010) (Dist. 7-Gaffney, Jr.) (Williams) (LUZ)  
5/23/23 CO Introduced: LUZ  
LUZ PH - 7/18/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

42. [2023-0347](#)**2ND READING**

ORD-MC Amend Sec 656.306 (Medium Density Residential Category), Subpart B (Residential Use Categories & Zoning Districts), & Sec 656.311 (Residential-Professional-Institutional Category), Subpart C (Commercial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Add Detached Townhomes as a New Permitted Use; Amend Sec 656.604 (Number of Off-Street Parking Spaces Required), Subpart A (Off-Street Parking, On-Street Parking & Loading for Motor Vehicles), Pt 6 (Off-Street Parking, On-Street Parking & Loading Regulations), Ch 656 (Zoning Code), Ord Code, to Prov Parking Standards for Detached Townhomes; Prov for Codification Instructions (Eller) (Introduced by CM Diamond)

5/23/23 CO Introduced: TEU, LUZ

LUZ PH - 7/18/23

Public Hearing Pursuant to Ch 166.041(3)(c)(2)(b), F.S. & CR 3.601 - 6/27/23 & 7/25/23

**NOTE: The next regular meeting will be held Wednesday, June 21, 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: 6.7.23 5:00 pm