

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Meeting Minutes-Amended

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

Meeting Convened: 5:00 PM

Meeting Adjourned: 8:01 PM

Rollcall

Present: 7 - Chair Kevin Carrico, Vice Chair Rory Diamond, Council Member Danny Becton, Council Member Nick Howland, Council Member Brenda Priestly Jackson, Council Member Randy White and Council Member Sam Newby

Attendance:

CM Cumber 2023-0007

CM Carlucci 2023-0007

Item/File No. Title History

1. [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, 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

DEFER**(Public hearing previously continued to 6/21/23)**

2. [2022-0856](#) ORD-Q Rezoning at 0 Reed Ave, btwn Reed Ave & Hood Rd - (6.78± Acres) – RR-Acre to PUD, to Permit Single-family Residential Uses, as Described in the Hawks Haven PUD – 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

DEFER**(New public hearing 6/21/23)**

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)
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
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, 6/21/23
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

PH OPEN/CONT 6/21/23

No speakers

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)
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
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, 6/21/23
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

PH OPEN/CONT 6/21/23

No speakers

5. [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
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
6/6/23 LUZ Withdraw 7-0
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

WITHDRAW

Motion/2nd move to withdraw: Diamond/Howland

Aye: 7 - Carrico, Diamond, Becton, Howland, Priestly Jackson, White and Newby

6. [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) (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, 6/21/23
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

PH OPEN/CONT 6/21/23

No speakers

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) (DDR B Amend/ApV) (Ex Parte: CMs Carlucci, Cumber, White, Diamond, Howland, Carrico, Newby, Priestly Jackson, & Becton)
 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
 6/6/23 LUZ PH Amend (w/Conds)/Approve 5-2 (Priestly Jackson, Becton)
 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

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

Motion/2nd to move amendment #1 with 3 DDRB conditions and 1 additional condition recommended by OGC: Diamond/Howland (6-1 voice vote on the amendment, CM Priestly Jackson opposed)

Motion/2nd move to approve as amended: Diamond/Howland

Ex-parte declarations: CMs Carlucci, Cumber, Howland, White, Diamond, Carrico, Newby, Becton, Priestly Jackson

Speakers: Aleena Bhasin (oppose); Andrea Mims (oppose, did not speak); Laura Langton (oppose, did not speak); Chase Sorenson (oppose, did not speak); Rachel Given (oppose); Steve Suddath (conditional); Susan Caren (oppose); Pam Sorenson (oppose); Dimitri Demopoulos (oppose); William Mims (oppose); Lauren Carlucci (oppose); Hugo Kurtz (oppose); Charles Sorenson (oppose); Liz Figura (oppose); Leslie DeLeo (oppose, did not speak); Blase DeLeo (oppose, did not speak); Jeff Schemberg (oppose); DeVon Hardy (oppose); Ron Moody (support); Michael Saylor (support); Martha Moore (support); Steve Diebenow (support); Boyd Simpson (support)

Lori Boyer, DIA, expressed the position of the Downtown Investment Authority to retain the existing zoning designation.

There was a lengthy debate among the committee members and visiting council members regarding: the permissibility of PUD rezoning, historical neighborhood aesthetics, the opposition of local residents and DIA, consistency with the comprehensive plan, pedestrian/bicycle safety, similar storage facilities in different locations, the ratio of retail to storage space in this project, alternatives for this location like housing, and whether things that can be done should be done.

Aye: 5 - Carrico, Diamond, Howland, White and Newby

Nay: 2 - Becton and Priestly Jackson

AMENDMENT:

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

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. 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.**

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, 6/21/23
 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

PH OPEN/CONT 6/21/23

No speakers

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, 6/21/23
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

PH OPEN/CONT 6/21/23

No speakers

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) (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
5/23/23 CO PH Cont'd 6/13/23
LUZ PH - 4/18/23, 5/2/23, 5/17/23, 6/6/23, 6/21/23
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

PH OPEN/CONT 6/21/23

No speakers

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)
4/11/23 CO Introduced: LUZ
4/18/23 LUZ Read 2nd & Rerefer
4/25/23 CO Read 2nd & Rerefer
5/9/23 CO PH Only
6/6/23 LUZ PH Amend/Approve 7-0
LUZ PH - 5/17/23, 6/6/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Diamond/Howland

Motion/2nd move to approve as amended: Diamond/Howland

No speakers

Aye: 7 - Carrico, Diamond, Becton, Howland, Priestly Jackson, White and Newby

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)
4/11/23 CO Introduced: LUZ
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, 6/6/23, 6/21/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/9/23

PH OPEN/CONT 6/21/23

No speakers

13. [2023-0257](#) 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, 6/21/23
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 5/23/23 & 6/13/23

PH OPEN/CONT 6/21/23

No speakers

14. [2023-0258](#) 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
6/6/23 LUZ PH Approve 7-0
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

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/Howland

Speaker: Alex Harden (support)

Aye: 7 - Carrico, Diamond, Becton, Howland, Priestly Jackson, White and Newby

15. [2023-0259](#) 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) (Ex Parte: CMs Howland & Carrico)
(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
6/6/23 LUZ PH Approve 7-0
LUZ PH - 6/6/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23 & 6/13/23

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Newby****Speaker: Alex Harden (support)****Ex-parte declarations: CMs Howland and Carrico****Aye:** 7 - Carrico, Diamond, Becton, Howland, Priestly Jackson, White and Newby

16. [2023-0260](#) 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) (PD & PC Apv)
(Rezoning 2023-261)
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
6/6/23 LUZ PH Approve 6-1 (Becton)
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

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Newby****Speakers: Vipul Momtora (support); David Woltens (oppose); Melissa Ludington (support); Shannon Blankinship (oppose)****Aye:** 6 - Carrico, Diamond, Howland, Priestly Jackson, White and Newby**Nay:** 1 - Becton

- 17. [2023-0261](#) 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) (PD & PC Apv) (NW CPAC Apv) (Small Scale 2023-260)
 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
 6/6/23 LUZ PH Approve 6-1 (Becton)
 LUZ PH - 6/6/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23 & 6/13/23

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/Newby

Speakers: Vipul Momtora (support); Melissa Ludington (support)

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

Nay: 1 - Becton

- 18. [2023-0262](#) 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) (PD & PC Apv)
 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 Only
 6/6/23 LUZ PH Approve 7-0
 LUZ PH - 6/6/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/Howland

Speaker: Mike Herzberg (support)

Aye: 7 - Carrico, Diamond, Becton, Howland, Priestly Jackson, White and Newby

- 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) (NW CPAC Apv) (PD & PC Apv)
 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 Only
 6/6/23 LUZ PH Approve 6-0
 LUZ PH - 6/6/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/Howland

No speakers

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

- 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)
 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 Only
 6/6/23 LUZ PH Approve 6-0
 LUZ PH - 6/6/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/Howland

Speaker: Bradley Ginzig (support, did not speak)

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

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)
 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 Only
 6/6/23 LUZ PH Approve 7-0
 LUZ PH - 6/6/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/Howland

Speaker: Bradley Ginzig (support)

Aye: 7 - Carrico, Diamond, Becton, Howland, Priestly Jackson, White and Newby

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)
 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 Only
 6/6/23 LUZ PH Amend/Approve 7-0
 LUZ PH - 6/6/23
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/23/23

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Diamond/Newby

Motion/2nd move to approve as amended: Diamond/Howland

No speakers

Aye: 7 - Carrico, Diamond, Becton, Howland, Priestly Jackson, White and Newby

AMENDMENT:

1. Correct scriveners' 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)
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

DEFER**(Public Hearing Next Cycle 6/21/23)**

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)
(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

DEFER**(Public Hearing Next Cycle 6/21/23)**

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)
(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

DEFER**(Public Hearing Next Cycle 6/21/23)**

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)
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

DEFER**(Public Hearing Next Cycle 6/21/23)**

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)
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

DEFER**(Public Hearing Next Cycle 6/21/23)**

28. [2023-0297](#) ORD-Q Rezoning at 0 N Zambito Rd, & 8777 & 8883 Noroad, btwn Zambito Ave & Lambing Rd - (38.0± Acres) - RR-Acre to RLD-60 Patriot Ridge, LLP (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

DEFER**(Public Hearing Next Cycle 6/21/23)**

29. [2023-0298](#) 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

DEFER**(Public Hearing Next Cycle 6/21/23)**

30. [2023-0299](#) 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

DEFER**(Public Hearing Next Cycle 6/21/23)**

31. [2023-0300](#) 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) (N CPAC Deny)
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

DEFER**(Public Hearing Next Cycle 6/21/23)**

32. [2023-0315](#) 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 & Rerefer
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

DEFER**(Due to Planning Commission)**

33. [2023-0323](#) 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 & Rerefer
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

DEFER**(Due to deferral of companion bill 2023-324)**

34. [2023-0324](#) 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 & Rerefer
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

DEFER**(Due to Planning Commission)**

35. [2023-0325](#) 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
6/6/23 LUZ Read 2nd & Rerefer
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

READ 2ND & REREFER

36. [2023-0326](#) 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
6/6/23 LUZ Read 2nd & Rerefer
LUZ PH - 7/18/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23 & 7/25/23

READ 2ND & REREFER

37. [2023-0327](#) 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
6/6/23 LUZ Read 2nd & Rerefer
LUZ PH - 7/18/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

READ 2ND & REREFER

38. [2023-0328](#) 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
6/6/23 LUZ Read 2nd & Rerefer
LUZ PH - 7/18/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

READ 2ND & REREFER

39. [2023-0329](#) 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
6/6/23 LUZ Read 2nd & Rerefer
LUZ PH - 7/18/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

READ 2ND & REREFER

40. [2023-0330](#) 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
6/6/23 LUZ Read 2nd & Rerefer
LUZ PH - 7/18/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

READ 2ND & REREFER

41. [2023-0331](#) 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
6/6/23 LUZ Read 2nd & Rerefer
LUZ PH - 7/18/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/27/23

READ 2ND & REREFER

42. [2023-0347](#) 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
6/6/23 TEU Read 2nd & Rerefer
6/6/23 LUZ Read 2nd & Rerefer
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

READ 2ND & REREFER

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.

Amended Minutes: Colleen Hampsey, Council Research
CHampsey@coj.net 904.255.5151
Posted: 6.12.23 5:00 pm