

# City of Jacksonville

117 W Duval St  
Jacksonville, FL 32202



## Special Committee Meeting Minutes

Wednesday, August 5, 2020

5:00 PM

Virtual Meeting

### Land Use & Zoning Committee

*Michael Boylan, Chair*  
*Reggie Gaffney, Vice Chair*  
*Terrance Freeman*  
*Aaron Bowman*  
*Rory Diamond - EXCUSED*  
*Al Ferraro*  
*Randy White*

*Legislative Assistant: Sharonda Davis*  
*Legislative Assistant: Crystal Shemwell*  
*Attorney: Shannon Eller*  
*Research Assistant: Yvonne Mitchell*  
*Planning Dept.: Folks Huxford*  
*Planning Dept.: Kristen Reed*  
*Planning Dept.: Bruce Lewis*  
*Planning Dept.: Laurie Santana*  
*Sgt. at Arms: Chris Hancock*

Zoom Meeting format has been adopted in an effort to encourage social distancing and in accordance with Gov. DeSantis' Executive Order Number 20-69, "Local government bodies may utilize communications media technology, such as telephonic and video conferencing, as provided in section 120.54(5)(b)2., Florida Statutes." The Council will operate under the provisions of Ordinance 2020-200-E as enacted by the Council on April 6, 2020 and signed by the Mayor on April 7th, 2020 hereto attached

If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, such person will need a record of the proceedings, and for such purposes, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Public Hearings and Public Participation

MEETING TIME: 5:00 P.M.

(Please join the meeting by 4:45 P.M.)

LUZ COMMITTEE ZOOM MEETING ID: 910 8709 2705

LUZ COMMITTEE ZOOM MEETING PASSWORD: 016262

COMMENTS: CCMEETING08112020@COJ.NET

During the term of the Emergency, the Council President or a Committee Chair may limit public hearings that are required to remain open for items that are being deferred to a later date, so long as the public hearing is held immediately prior to City Council or Committee final action. Evidence and testimony may be submitted any time through the public participation/public hearing email address provided for each Council cycle. Findings regarding Quasi-Judicial hearings. Applicants may request deferral of quasi-judicial matters until the conclusion of the Emergency. If an applicant chooses to proceed with a quasi-judicial matter using the emergency procedures provided herein, the applicant acknowledges that these procedures may be subject to legal challenge by an affected party. Such acknowledgment shall appear on the face of the Land Use and Zoning Committee Agenda throughout the term of the Emergency. Council Members may request deferrals of specific applications due to the emergency.

Pursuant to Council Rule 2.201, Committee Chairs are authorized to schedule separate CMT meetings for any items on their agendas, as often as the Chair, at his or her discretion, desires. Notices for such special meetings shall comply with the language herein regarding notices.

For matters which have state-mandated public hearings pursuant to Chapter 166, Florida Statutes, and the Jacksonville Ordinance Code, including quasi-judicial matters and those items which fall under the public participation requirements of Section 286.0114, Florida Statutes, the Council must allow for the public to provide their comments by participation in the CMT meeting or by electronic mail, written comment, or other stated method, as applicable. Instructions for the public as to the methods of communication should be provided in the notice.

These communications from the public shall be read into the record (up to the 3 minute time limit) prior the Council taking action on the item provided that the public statement must be sent to a proscribed address within the time permitted.

For statements sent for a regular noticed Council meeting scheduled for 5:00 p.m. or later, the statement must be received by 12:00 noon the day of the Council meeting. For special Council or Council committee meetings set for times prior to 5:00 p.m., the statement must be received by 2:00 p.m. the prior business day. So for example, if individuals want to submit comments to committee meetings, they would use the same email address for Council meetings and submit their comments for Monday committee meetings by 2:00 p.m. the Friday prior to committee meeting occurring on Monday or for Tuesday committee meetings, 2:00 p.m. the Monday prior to the Tuesday committee meetings.

Email address created for comments is [ccmeeting08112020@coj.net](mailto:ccmeeting08112020@coj.net)

All evidence, testimony and argument presented to the Council shall be afforded equal consideration regardless of the method of communication.

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Meeting Convened: 5:00pm

Meeting Adjourned: 8:39pm

Attendance: Boylan, Gaffney, Freeman, Bowman, Ferraro, White

**Item/File No.**

**Title History**

1. [2020-0098](#)

ORD-Q Rezoning off of Aladdin Rd (40.64± Acres) N. of Julington Creek Rd & S of Tar Kiln Rd – RR to PUD & CSV – Crawford L. Johnston Trust, ET AL. (Dist. 6-Boylan) (Abney) (LUZ)(PD & PC Apv)(SECPAC Deny) (Ex-Parte: CM Hazouri, Bowman, Boylan, Freeman, Ferraro, White, Gaffney)

2/11/20 CO Introduced: LUZ  
 2/19/20 LUZ Read 2nd & Rerefer  
 2/25/20 CO Read 2nd and Rerefered;LUZ  
 3/17/20 LUZ Meeting Cancelled COVID-19/Emergency-No Action  
 3/24/20 CO Meeting Cancelled COVID-19/Emergency-No Action  
 4/7/20 LUZ Mtg Cancelled COVID-19/PH Cont 4.21.20, per 2020-200-E  
 6/2/20 LUZ PH Sub/Rerefer 7-0  
 6/9/20 CO Substitute/Rerefered;LUZ 19-0  
 LUZ PH – 3/17/20, 4/7/20, 4/21/20, 6/2/20, 8/4/20, 8/5/20  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 3/10/20

\*Start Time: 5:00pm

**Report: Lewis, Pappas ExParte: Boylan, Ferraro, White, Freeman, Gaffney**

**PH opened and closed. Speakers (oppose): Nate Day, William Herron, Andrea Simpson, Caryn Herzberg, Cassandra Goodwin, Danielle Gager, Elaine Nowakowski.**

**Motion/2nd move amendment - Bowman/Freeman (6-0)**

**Motion/2nd move as amended - Bowman/Freeman (Withdrawn/NO VOTE)**

**Motion/2nd move to defer one cycle - Gaffney/Boylan (5-1) (Ferraro)**

**PH reopened and continued to 8/18/20.**

**DEFER (LUZ COMMITTEE) - PH OPEN/CONT 8/18/20**

**\*No Ealier than 6:30pm**

2. [2020-0135](#) ORD-Q Rezoning at 4349 Barkoskie Rd (3.30±) btwn Old St. Augustine Rd & Mandarin Ridge Ln – CO to PUD – RFC Holdings, LLC. (Dist 6-Boylan) (Wells) (LUZ) (PD & PC Amd/Apv) (Ex-parte: CM's Boylan, Hazouri, Dennis, Bowman, Ferraro, Freeman, White, Gaffney)  
2/25/20 CO Introduced: LUZ  
3/3/20 LUZ Read 2nd & Rerefer  
3/10/20 CO Read 2nd & Rereferred: LUZ  
3/17/20 LUZ Meeting Cancelled COVID-19/Emergency-No Action  
3/24/20 CO Meeting Cancelled COVID-19/Emergency-No Action  
4/7/20 LUZ Mtg Cancelled COVID-19/PH Cont 4.21.20, per 2020-200-E  
4/14/20 CO PH Cont 4.28.20, per 2020-200-E  
4/28/20 CO PH Cont 6.9.20, per 2020-200-E  
6/9/20 CO PH Cont 6.23.20, per 2020-200-E  
6/23/20 CO PH Only  
LUZ PH - 4/7/20, 4/21/20 ,6/16/20, 7/21/20, 8/4/20, 8/5/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –  
3/24/20,4/14/20,4/28/20,6/9/20,6/23/20

**Report: Lewis, LeDew ExParte: Boylan, Ferraro, White, Gaffnye, Bowman**

**Chairman Boylan opened PH for public comment. Speakers (oppose): Les Parker, Charlies Davis, Ed Sullivan, Jeremiah Stokes, Willetta Richie, Marisa Smith, Daniel Gallant, Kimberly Gager, Monica Major-Harris. PH continued.**

**PH OPEN/CONT 8/18/20**

**\*No Earlier than 7:45pm**

3. [2020-0309](#) ORD-Q Rezoning at 2951 Post St (0.19± Acres) btwn Willowbranch Ave & Roosevelt Blvd – CCG-2 to PUD – Post Modern Brewing, LLC. (Dist 14-DeFoor) (Quinto) (LUZ) (PD Deny)(PC Apv) (Ex-Parte: CM's DeFoor, Boylan, Bowman, Freeman)  
6/9/20 CO Introduced: LUZ  
6/16/20 LUZ Read 2nd & Rerefer  
6/23/20 CO Read 2nd & Rereferred; LUZ  
7/28/20 CO PH Only  
8/5/20 LUZ PH Amend/Approve  
LUZ PH – 8/4/20, 8/5/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601- 7/28/20

**Report: Lewis ExParte: Boylan, Bowman, Freeman**

**PH opened and closed. Speakers (support): Jack Shad (agent), Chriss Brown, Warren Jones, Jessica Deguzman, Earlene Schaze.**

**Motion/2nd move the amendment - Ferraro/White  
Motion/2nd move as amended - Ferraro/White**

**PH AMEND/APPROVE**

**Aye:** 6 - Boylan, Gaffney, Freeman, Bowman, Ferraro and White

**Excused:** 1 - Diamond

Amendment:

1. Revised written description dated July 22, 2020
2. Revised site plan dated July 21, 2020.

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

**Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days notification to process; last minute requests will be accepted; but may not be possible to fulfill . Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.**

Rollcall

**Present:** 7 - Chair Michael Boylan, Vice Chair Reggie Gaffney, Council Member Terrance Freeman, Council Member Aaron Bowman, Council Member Rory Diamond, Council Member Al Ferraro and Council Member Randy White

Minutes: Yvonne P. Mitchell, Council Research Division  
[ymitch@coj.net](mailto:ymitch@coj.net) 904-255-5171  
Posted 08.10.20 3:00PM