

# City of Jacksonville

117 W Duval St  
Jacksonville, FL 32202



## Meeting Minutes

Tuesday, January 7, 2020

5:00 PM

Council Chambers 1st Floor, City Hall

## Land Use & Zoning Committee

*Danny Becton, Chair*  
*Michael Boylan, Vice Chair*  
*Garrett Dennis*  
*Al Ferraro*  
*Reggie Gaffney*  
*Ju'Coby Pittman*  
*Randy White*

*Legislative Assistant: Ladayija Nichols*  
*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*

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.

**Meeting Convened: 5:06PM**  
**6:23PM**

**Meeting Adjourned:**

**NOTE: The next regular meeting will be held Wednesday, January 22, 2020.**

**Item/File No.**

**Title History**

1. [2019-0013](#) ORD-Q Rezoning 0 Quinlan Road East, Quinlan Ridge Lane East (16.06± Acres) btwn Gately Rd & Girvin Rd - RR-ACRE to RLD-90 - Charles W. Laskey & Donna Lynn Laskey. (Dist. 2-Ferraro) (Corrigan) (LUZ) (GABCPAC Deny) (Ex-Parte: CM's Hazouri, Anderson, Crescimbeni, Newby, White Becton)  
 1/8/2019 CO Introduced: LUZ  
 1/15/2019 LUZ Read 2nd & Rerefer  
 1/22/2019 CO Read 2nd & Rereferred;LUZ  
 LUZ PH - 2/20/19, 3/5/19, 3/20/19, 4/2/19, 4/16/19, 5/7/19, 6/4/19, 6/18/19, 7/16/19, 8/6/19, 9/17/19, 10/1/19, 10/15/19, 11/5/19, 11/19/19, 12/3/19, 1/22/20  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 2/12/19  
 DEFER - PH 1/22/20
2. [2019-0307](#) ORD Transmitting a Proposed Large Scale FLUM Amend to 2030 Comp Plan at 8835 Ricardo Lane btwn Ricardo Lane & Macarthur Ct S (0.30± of an Acre) - LDR to CGC - Donald James Haas, II. (Appl# L-5364-19A) (Dist 4-Wilson) (Reed) (LUZ)  
 5/15/2019 CO Introduced: LUZ  
 5/21/2019 LUZ Read 2nd & Rerefer  
 5/28/2019 CO Read 2nd & Rereferred; LUZ  
 LUZ PH - 6/18/19, 7/16/19, 8/6/19, 9/9/19, 9/17/19, 10/1/19, 10/15/19, 11/5/19, 11/19/19, 12/3/19  
 Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code - 6/11/19 & 6/25/19, 7/23/19, 8/13/19, 8/27/19, 9/10/19, 9/24/19, 10/8/19,10/22/19,11/12/19, 11/26/19,12/10/19  
 PH (To be Re-Advertised)

3. [2019-0317](#) ORD-Q Rezoning at 0 Hodges Blvd & 13190 Glen Kernan Pkwy (48.53± Acres) btwn I-295 & Glen Kernan Pkwy - PUD to PUD - Hodges Blvd Dev Group, Inc. & The George H. Hodges, Jr. Trust. (Dist 3-Bowman) (Lewis) (LUZ) (Ex-parte: C/Ms Bowman, Crescimbeni, Boyer, Anderson, Freeman, DeFoor, Boylan, Diamond, Hazouri, Priestly Jackson & R. Gaffney)  
5/15/2019 CO Introduced: LUZ  
5/21/2019 LUZ Read 2nd & Rerefer  
5/28/2019 CO Read 2nd & Rereferred; LUZ  
LUZ PH - 6/18/19, 8/6/19, 9/17/19, 10/1/19, 11/19/19, 1/22/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 6/11/19

DEFER - PH 1/22/20

**PH deferred to 1/22/20. Mary Turner present for public comment.**

4. [2019-0431](#) ORD-Q Rezoning at 2465 New Berlin Rd (2.15± Acres) btwn New Berlin Rd & Elmar Rd - CO & CCG-1 to PUD - AI Century, LLC. (Dist 2-Ferraro) (Lewis)(LUZ)(PD & PC Amd/Apv)  
6/11/2019 CO Introduced: LUZ  
6/18/2019 LUZ Read 2nd & Rerefer  
6/25/2019 CO Read 2nd & Rereferred; LUZ  
LUZ PH - 8/6/19, 9/9/19, 10/1/19, 10/15/19, 11/5/19, 12/3/19, 1/22/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 7/23/19

DEFER - PH 1/22/20

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5. [2019-0462](#) ORD-MC Amend Chapt 656 (Zoning Code), Ord Code; Amend Pt 6 (Off-Street Parking, On-Street Parking & Loading Regs), Subpart A (Off-Street Parking, On-Street Parking & Loading for Motor Vehicles), Sec 656.607 (Design Standards for Off-Street, On-Street Parking & Loading Facilities); & Amend Pt 12 (Landscape & Tree Protection Regs), Subpart C (Landscaping Requirements), Secs 656.1203 (Definitions), 656.1209 (Applicability), 656.1210 (Landscaping Requirements Related to Comp Plan Policies), 656.1214 (Vehicular Use Area Interior Landscaping), 656.1215 (Perimeter Landscaping), 656.1216 (Buffer Standards Relating to Uncomplementary Land Uses & Zoning) & 656.1222 (Buffer Requirements for Residential Subdivisions), Ord Code, to Create Standardized Buffers based on Differing Adjacent Uses; Providing for Directive to Codifiers; Providing for Enforcement Dates. (Grandin) (Introduced by CM Boyer) (Co-Sponsored by CM Ferraro, Crescimbeni)  
6/25/2019 CO Introduced: TEU,LUZ  
7/15/2019 TEU Read 2nd & Rerefer  
7/16/2019 LUZ Read 2nd & Rerefer  
7/23/2019 CO Read 2nd & Rereferred; TEU, LUZ  
9/5/2019 TEU Meeting Cancelled/Defer  
LUZ PH - 8/20/19, 9/9/19, 10/1/19, 11/5/19, 12/3/19, 2/19/20  
Public Hearing Pursuant to Sec 166.041(3)(a), F.S. & CR 3.601 - 8/13/19  
  
DEFER - PH 2/19/20
6. [2019-0547](#) ORD-Q Rezoning at 825 Cassat Ave btwn College St & Sappho Ave (.20± of an Acre) – CO to CCG-2 – Elegant Cars, LLC. (Dist 9-Dennis) (Abney)(LUZ)  
8/13/2019 CO Introduced: LUZ  
8/20/19 LUZ Read 2nd and Rerefer  
8/27/2019 CO Read 2nd and Rerefer;LUZ  
LUZ PH – 9/17/19, 10/1/19, 10/15/19, 11/5/19, 11/19/19, 1/22/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 9/10/19  
  
DEFER - PH 1/22/20
7. [2019-0634](#) ORD-Q Rezoning at 6926 Garden St (1.04± Acres) btwn Iowa Ave & Old Kings Rd – CRO to PUD – Joel Arreguin-Aguilar (Dist 8-Pittman) (Ex-parte:CM Pittman)(Lewis)(LUZ)(PD & PC Deny)  
9/10/2019 CO Introduced: LUZ  
9/17/2019 LUZ Read 2nd & Rerefer  
9/24/2019 CO Read 2nd & Rerefered;LUZ  
LUZ PH – 10/15/19, 11/5/19, 11/19/19, 12/3/19, 1/22/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 10/8/19  
  
DEFER - PH 1/22/20
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8. [2019-0687](#) ORD-Q Rezoning at 0 Gilchrist Rd (2.07± Acres) btwn New Kings Rd & Thomas Dukes Ct – CCG-2 & CO to PUD – Blue Ribbon Realty, LLC. (Dist 10-Priestly Jackson)(Lewis)(LUZ)(Ex-parte: CM Hazouri) (Small Scale 2019-837)  
9/24/2019 CO Introduced: LUZ  
10/1/2019 LUZ Read 2nd & Rerefer  
10/8/2019 CO Read 2nd and Rereferred;LUZ  
11/19/2019 LUZ PH Sub/Rerefer 4-0  
11/26/2019 CO Sub/Rereferred 19-0  
LUZ PH – 11/5/19, 11/19/19, 1/22/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 10/22/19, 1/14/20 & 1/28/20
- DEFER - PH 1/22/20
9. [2019-0689](#) ORD-Q Rezoning at 5719 Moncrief Rd West (0.20± of an Acre) btwn Moncrief-Dinsmore Rd & New Kings Rd – RLD-60 to PUD – Carlos Jerome McGhee, Sr., & Fadia Lester McGhee. (Dist 10-Priestly Jackson) (Wells)(LUZ)(PD & PC Amd/Apv)(Ex-parte: Priestly Jackson)  
9/24/2019 CO Introduced: LUZ  
10/1/2019 LUZ Read 2nd & Rerefer  
10/8/2019 CO Read 2nd and Rereferred;LUZ  
11/5/2019 LUZ PH Amend/Approve (w/condition(s) 7-0  
11/12/2019 CO Postponed until 11/26/19 18-0  
11/26/2019 CO Rereferred to LUZ 19-0  
LUZ PH – 11/5/19 & 1/22/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 10/22/19 & 1/14/20
- DEFER - PH 1/22/20
10. [2019-0724](#) ORD-Q Rezoning at 1146, 1160 Girvin Rd & 0, 13120 Sandy Dr (25.20± Acres) – RR-ACRE to PUD – Frederic O. Sandberg, Janet J. Sandberg, William C. Sandberg, Susan A. Sandberg & 1160 Girvin Trust (Dist 3-Bowman)(Patterson)(LUZ)(PD & PC Amd/Apv)(Ex-parte: CM Hazouri, Bowman, Ferraro, Boylan & Becton)  
10/8/2019 CO Introduced: LUZ  
10/15/2019 LUZ Read 2nd and Rerefer  
10/22/2019 CO Read 2nd & Rereferred;LUZ  
LUZ PH – 11/19/19, 12/3/19, 1/7/20, 1/22/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 11/12/19
- DEFER - PH CONT 1/22/20
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11. [2019-0750](#) ORD Adopt Small Scale FLUM Amend to 2030 Comp Plan at 2137 Hendricks Ave & 2139 Thacker Ave btwn Alford Place & Mitchell Ave (2.87± Acres) – RPI to CGC in the Urban Area to CGC in the Urban Priority Area – South Jacksonville, Presbyterian Church, Inc. (Appl# L-5395-19C) (Dist 5-Cumber) (Kelly ) (LUZ) (Rezoning 2019-751) (Ex-parte: CM Cumber, Bowman) 10/22/2019 CO Introduced: LUZ 11/5/2019 LUZ Read 2nd & Rerefer 11/12/19 CO Read 2nd and Rerefered LUZ PH – 12/3/19, 1/22/20 Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code - 11/26/19 & 12/10/19,1/28/20

DEFER - PH 1/22/20

12. [2019-0751](#) ORD-Q Rezoning at 2137 Hendricks Ave & 2139 Thacker Ave btwn Alford Place & Mitchell Ave (2.87± Acres) – CCG-1 & CRO to PUD - South Jacksonville, Presbyterian Church, Inc. (Dist 5-Cumber) (Lewis) (LUZ)(Ex-Parte:CM's DeFoor, Cumber,Priestly Jackson,Bowman,Diamond,Carlucci,Freeman,Hazouri, White, Dennis,R.Gaffney,Morgan,Salem,Wilson,Boylan & Pittman) (Small Scale 2019-750) 10/22/2019 CO Introduced: LUZ 11/5/2019 LUZ Read 2nd & Rerefer 11/12/19 CO Read 2nd and Rerefered LUZ PH – 12/3/19, 1/22/20 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601- 11/26/19 & 12/10/19,1/28/20

DEFER - PH 1/22/20

13. [2019-0770](#) ORD MC- Amend Chapt. 711 (City Rights-of-Way) Pt.4 (Commun. Facilities in City Rights-of-Way), Sec. 711.403 (Definitions), Sec. 711.404 (Registration for Placing, Maintaining or Collocating Commun. Facilities in City Rights-of-Way), Sec. 711.406 (Appeals), Sec. 711.412 (Perf. Bond for Constrn.. & Maint.), Sec. 711.413 (Surety Fund), Sec. 711.417 (Enforcement of Permit Obligations; Suspension & Revocation of Permit), Sec. 711.418 (Addn'l Registration Terms & Permit Conds.) Sec. 711.427 (Registration for Placing, Maintaining or Collocating Commun. Facilities in City Rights-of-Way Assoc. w/Collocation of Small Wireless Facilities or Small Wireless Sole purpose new utility poles), Sec. 711.429 (Permit Application), Sec. 711.432 (Objective Design Standards), Sec. 711.437 (Permit Required; Exceptions), Sec. 711.438 (Objective Design Standards), in order to comply with the provisions & requirements contained in Sec. 337.401.F.S.;providing for codification instructions (Teal) (Introduced by CP Wilson)  
10/22/2019 CO Introduced: NCSPHS & TEU(added on 11/12/19), LUZ  
11/5/2019 LUZ Read 2nd & Rerefer  
11/12/2019 CO PH Read 2nd and Rerefered; NCSPHS, TEU, LUZ  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 -11/12/19

DEFER

**Chairman Becton has noticed a meeting for Thursday, January 9, 2020 at 10:00a.m.**

14. [2019-0787](#) ORD Transmitting a Proposed Large Scale Revision to FLUM series of the 2030 Comp Plan at 12250 Normandy Blvd., btwn POW-MIA Memorial Pkwy & Cecil Commerce Ctr Prkwy. (14.71± Acres) - RR to CGC – GSD Ventures, LLC. (Appl# L-5397-19A) (Dist 12-White) (Fogarty) (LUZ)(PD & PC Apv)  
11/12/2019 CO Introduced: LUZ  
11/19/2019 LUZ Read 2nd & Rerefer  
11/26/2019 CO Read 2nd & Rerefered;LUZ  
1/7/2020 LUZ PH Approve 7-0  
LUZ PH-1/7/20  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4 Ord Code – 12/10/19 & 1/14/20

PH APPROVE

**Report: Reed**

**PH opened and closed. Two (2) speakers: William Michaelis and Jason Palmer (support).**

**Motion/2nd move to approve - Gaffney/Pittman**

**Aye:** 7 - Becton, Boylan, Dennis, Ferraro, Gaffney, Pittman and White

15. [2019-0788](#) ORD Adopting Large Scale FLUM Amend to 2030 Comp Plan at NW Quad of Intersec of Old Kings Rd & Pickettville Rd, & Off Gardner Ln – LDR to ROS (36.57± Acres) Floyd J. Warwick, Jr., The Betty Warwick Estate, & Warwick Jax Properties, LLC. (Appl# L-5319-18A)(Dist 10-Priestly Jackson)(Schoenig)(LUZ)  
(Rezoning 2019-789)  
11/12/2019 CO Introduced: LUZ  
11/19/2019 LUZ Read 2nd & Rerefer  
11/26/2019 CO Read 2nd & Rereferred;LUZ  
LUZ PH-1/7/20, 1/22/20  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650 Pt 4, Ord Code –12/10/19 & 1/14/20

PH CONT 1/22/20

16. [2019-0789](#) ORD-Q Rezoning at NW Quad of Intersec of Old Kings Rd & Pickettville Rd(36.57± Acres) & Off Gardner Ln –RR-Acre & RLD-60 to PUD – Floyd J. Warwick Jr., The Betty Gardner Warwick Estate, & Warwick Jax Properties, LLC (Dist 10-Priestly Jackson)(Patterson)(LUZ)  
(Large Scale 2019-788)  
11/12/2019 CO Introduced: LUZ  
11/19/2019 LUZ Read 2nd & Rerefer  
11/26/2019 CO Read 2nd & Rereferred;LUZ  
LUZ PH-1/7/20, 1/22/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –12/10/19 & 1/14/20

PH CONT 1/22/20

17. [2019-0790](#) ORD Adopt Small Scale FLUM Amend of 2030 Comp Plan at 15480 Max Leggett Pkwy (1.66± Acres) btwn Owens Rd. & Airport Ctr Dr. –LI to CGC – First Coast Health Ventures, LLC. (Appl# L-5399-19C)(Dist 7-Gaffney)(McDaniel)(LUZ)(PD & PC Apv)  
(Rezoning 2019-791)  
11/12/2019 CO Introduced: LUZ  
11/19/2019 LUZ Read 2nd & Rerefer  
11/26/2019 CO Read 2nd & Rereferred;LUZ  
1/7/2020 LUZ PH Approve 7-0  
LUZ PH-1/7/20  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650 Pt 4 Ord Code –12/10/19 & 1/14/20

PH APPROVE

**Report: Reed**

**PH opened and closed. One (1) speaker: Alberta Hipps (support).**

**Motion/2nd move to approve - Gaffney/Ferraro**



**Aye:** 7 - Becton, Boylan, Dennis, Ferraro, Gaffney, Pittman and White

18. [2019-0791](#) ORD-Q Rezoning at 15480 Max Leggett Pkwy(1.66± ACRES)btwn Owens Rd., & Airport Ctr Dr. – PBF-2 to CCG-1 - First Coast Health Ventures, LLC. (Dist 7-R.Gaffney)(Cox)(LUZ)(PD & PC Apv) (Ex-parte: Gaffney, Becton)  
(Small Scale 2019-790)  
11/12/2019 CO Introduced: LUZ  
11/19/2019 LUZ Read 2nd & Rerefer  
11/26/2019 CO Read 2nd & Rereferred;LUZ  
1/7/2020 LUZ PH Approve 7-0  
LUZ PH-1/7/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –12/10/19 & 1/14/20

PH APPROVE

**Report: Huxford Ex Parte: Gaffney, Becton**

**PH opened and closed. One (1) speaker: Alberta Hipps (support).**

**Motion/2nd move to approve - Gaffney/Ferraro**

**Aye:** 7 - Becton, Boylan, Dennis, Ferraro, Gaffney, Pittman and White

19. [2019-0792](#) ORD Adopt Small Scale FLUM Amend to 2030 Comp Plan at 3621 St. Augustine Rd., btwn Sheridan Ln & Stubbs Ln (0.58± Acres) – MDR to CGC – Peerless Bullfrog, LLC. (Dist 5-Cumber)(Lukacovic)(LUZ)(PD & PC Apv)  
(Rezoning 2019-793)  
11/12/2019 CO Introduced: LUZ  
11/19/2019 LUZ Read 2nd & Rerefer  
11/26/2019 CO Read 2nd & Rereferred;LUZ  
1/7/2020 LUZ PH Approve 7-0  
LUZ PH-1/7/20  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650 Pt 4, Ord Code –12/10/19 & 1/14/20

PH APPROVE

**Report: Reed**

**PH opened and closed. Two (2) speakers: William Michaelis (support) and Dan Davis.**

**Motion/2nd move to approve - Ferraro/Gaffney**

**Aye:** 7 - Becton, Boylan, Dennis, Ferraro, Gaffney, Pittman and White

20. [2019-0793](#) ORD-Q Rezoning at 3621 St. Augustine Rd (0.58± Acres) btwn Sheridan Ln & Stubbs Ln – RMD-A to CCG-2 – Peerless Bullfrog, LLC. (Dist 5-Cumber)(Wells)(LUZ)(PD & PC Apv) (Ex-parte: Becton)  
 (Small Scale 2019-792)  
 11/12/2019 CO Introduced: LUZ  
 11/19/2019 LUZ Read 2nd & Rerefer  
 11/26/2019 CO Read 2nd & Rereferred;LUZ  
 1/7/2020 LUZ PH Approve 7-0  
 LUZ PH – 1/7/20  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –12/10/19 & 1/14/20

PH APPROVE

**Report: Huxford Ex Parte: Becton**

**PH opened and closed. Two (2) speakers: William Michaelis (support) and Dan Davis.**

**Motion/2nd move to approve - Ferraro/Dennis**

**Aye:** 7 - Becton, Boylan, Dennis, Ferraro, Gaffney, Pittman and White

21. [2019-0796](#) ORD-Q Rezoning at 11003 Atlantic Blvd (9.92± Acres) btwn General Doolittle Dr. & Atlantic Blvd – PUD to PUD – CH Motors, LLC. (Dist 2-Ferraro)((Lewis)(LUZ)(PD & PC Apv) (Ex-parte: Ferraro)  
 11/12/2019 CO Introduced: LUZ  
 11/19/2019 LUZ Read 2nd & Rerefer  
 11/26/2019 CO Read 2nd & Rereferred;LUZ  
 1/7/2020 LUZ PH Approve 7-0  
 LUZ PH – 1/7/20  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

PH APPROVE

**Report: Lewis Ex Parte: Ferraro**

**PH opened and closed. One (1) speaker: Blair Knighting (support).**

**Motion/2nd move to approve - Gaffney/Ferraro**

**Aye:** 7 - Becton, Boylan, Dennis, Ferraro, Gaffney, Pittman and White

22. [2019-0797](#) ORD-Q Rezoning at 0 Main St. N. (8.69± Acres) btwn Outback Dr & Castleberry Rd. – PUD to PUD – Old No. 1 Partners, LLC. (Dist 7-R.Gaffney)(Lewis)(LUZ)(PD & PC Amd/Apv)  
11/12/2019 CO Introduced: LUZ  
11/19/2019 LUZ Read 2nd & Rerefer  
11/26/2019 CO Read 2nd & Rereferred;LUZ  
1/7/2020 LUZ PH Amend/Approve (w/condition(s)) 7-0  
LUZ PH – 1/7/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

PH AMEND/APPROVE (w/condition(s))

**Report: Lewis Ex Parte: None**

**PH opened and closed. One (1) speaker: Dave Torian.**

**Motion/2nd move to amend with conditions - Gaffney/Ferraro**

**Motion/2nd move as amended - Gaffney/Ferraro**

**Aye:** 7 - Becton, Boylan, Dennis, Ferraro, Gaffney, Pittman and White

Exhibits:

1. The original legal description dated August 15, 2019
2. The revised written description dated July 31, 2019
3. The revised site plan dated May 13, 2019

Conditions:

1. Development shall be in accordance with the Transportation Planning memo dated November 22, 2019 or as otherwise approved by Planning & Development Department.

23. [2019-0798](#) ORD-Q Rezoning at 0 Navaho Av, 2109 Navaho Av, 2158 Navaho Av & 6844 Wiley Rd (5.67± Acres) –RMD-B to PUD- Guilco Investments, Inc., The Else Guillory Estate, Irma C. Guillory, Darrin S. Guillory, & Terrance D. Guillory. (Dist 10-Priestly Jackson)(Lewis)(LUZ)(PD & PC Amd/Apv) (Ex-parte: Dennis)  
11/12/2019 CO Introduced: LUZ  
11/19/2019 LUZ Read 2nd & Rerefer  
11/26/2019 CO Read 2nd & Rereferred;LUZ  
LUZ PH – 1/7/20, 1/22/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

DEFER At the Request of CM Priestly Jackson

PH CONT 1/22/20

**Ex Parte: Dennis**

24. [2019-0799](#) ORD-Q Rezoning at SE Quad of Intersec of Hendricks Ave & Atlantic Blvd & off of Alford Place in San Marco (4.33± Acres) - PUD to PUD-East San Marco, LLC. (Dist 5-Cumber)(Abney)(LUZ)(PD & PC Amd/Apv) (Ex-parte: CM Cumber, Carlucci, Becton, White, Boylan & Cumber)  
11/12/2019 CO Introduced: LUZ  
11/19/2019 LUZ Read 2nd & Rerefer  
11/26/2019 CO Read 2nd & Rereferred;LUZ  
1/7/2020 PH Amend/Approve (w/condition(s)) 7-0  
LUZ PH – 1/7/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

PH AMEND/APPROVE (w/condition(s))

**Report: Lewis Ex Parte: Boylan, Becton, White**

**PH opened and closed. Two (2) speakers: Staci Rewis (support) and Jon Livingston (oppose).**

**Motion/2nd move to amend with conditions - Gaffney/Ferraro**

**Motion/2nd move as amended - Gaffney/Ferraro**

**Aye: 7 - Becton, Boylan, Dennis, Ferraro, Gaffney, Pittman and White**

**Exhibits:**

1. The Revised legal description dated November 21, 2019
2. The Revised written description dated December 30, 2019
3. The Revised site plan dated October 14, 2019

**Conditions:**

1. East San Marco, LLC shall commence construction (or cause to be commenced construction) of a left turn lane on Atlantic Boulevard at Mango Place at the time of horizontal construction of Parcel A as described in the legal description dated November 21, 2019 (the "Turn Lane"). The configuration of the Turn Lane will be determined by the City Traffic Engineer during the Parcel A construction/engineering plan (10-set plan) approval process. A traffic study was completed for this PUD and no other traffic study or transportation improvement shall be required for development of the PUD.

2. East San Marco, LLC shall pay (or caused to be paid) \$10,000 to the City of Jacksonville toward the construction and/or installation by the City of Jacksonville of a crosswalk crossing Atlantic Boulevard between Mango Place and Arcadia Place (the "Crosswalk Contribution"). The Crosswalk Contribution shall be payable and delivered to the Public Works Department upon approval by the City of Jacksonville of final construction/engineering plans (10-set plans) for Parcel A described in the legal description dated November 21, 2019. The Crosswalk Contribution shall be placed by the City of Jacksonville into a City of Jacksonville revenue account to be determined at the time of payment by the Public Works Department. The Public Works Department will use the Crosswalk Contribution in constructing and/or installing the crosswalk described herein. The City shall refund the Crosswalk Contribution to East San Marco, LLC in the event the first building permit for Parcel A is not issued by the City within five years of the effective date of this Ordinance.

- 25.     [2019-0800](#)**     ORD-Q Rezoning at 0 Cocoanut Rd (0.78± Acres) btwn San Pablo Rd & Cherry Ave – RLD-60 to PUD – Carriere Family Limited Partnership. (Dist 3-Bowman)(Lewis)(LUZ)(PD & PC Amd/Av)(Ex-parte CM Bowman)  
11/12/2019 CO Introduced: LUZ  
11/19/2019 LUZ Read 2nd & Rerefer  
11/26/2019 CO Read 2nd & Rereferred;LUZ  
1/7/2020 LUZ PH Amend/Approve (w/condition(s)) 7-0  
LUZ PH – 1/7/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

PH AMEND/APPROVE (w/condition(s))

**Report: Lewis     Ex Parte: None**

**PH opened and closed. One (1) speaker: L. Charles Mann (support).**

**Motion/2nd move to amend with conditions - Gaffney/Ferraro**

**Motion/2nd move as amended - Gaffney/Ferraro**

**Aye:**             7 -   Becton, Boylan, Dennis, Ferraro, Gaffney, Pittman and White

## Conditions:

1. Pursuant to Section 656.414 of the Zoning Code, the front setback shall be 22 feet.
2. The development is required to connect to JEA water and sewer.

- 26.**     [2019-0801](#)     ORD-Q Rezoning at 3838 St. Augustine Rd & 3838 Brooker Rd (0.48± Acres) btwn Brewster Rd & Brooker Rd – CCG-1 to CCG-2 – Snack & Gas, Inc. (Dist 5-Cumber)(Corrigan)(LUZ)  
11/12/2019 CO Introduced: LUZ  
11/19/2019 LUZ Read 2nd & Rerefer  
11/26/2019 CO Read 2nd & Rerefered;LUZ  
LUZ PH – 1/7/20, 1/22/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

PH CONT 1/22/20

- 27.**     [2019-0802](#)     ORD-Q Rezoning at 1314 Union St. W (0.89± Acres) btwn Barnett St. & Myrtle Ave N – PBF-1 to IL – COJ. (Dist 9-Dennis)(Abney)(LUZ)(PD & PC Apv) (Ex-parte: Ferraro)  
11/12/2019 CO Introduced: LUZ  
11/19/2019 LUZ Read 2nd & Rerefer  
11/26/2019 CO Read 2nd & Rereferred;LUZ  
1/7/2020 LUZ PH Approve 7-0  
LUZ PH – 1/7/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/10/19

PH APPROVE

**Report: Huxford   Ex Parte: Ferraro**

**PH opened and closed. Two (2) speakers: T.R. Hainline Blair and Chad Grimmer (support).**

**Motion/2nd move to approve - Gaffney/Ferraro**

**Aye:**           7 -   Becton, Boylan, Dennis, Ferraro, Gaffney, Pittman and White

28. [2019-0803](#) ORD MC-Adopt local Tech Amends to FI Bldg Code (6th Ed (2017)) Pursuant to Sec. 553.73, F.S. to Implement Ord 2019-331-E re: Elevation reqmnts in certain flood hazard areas, Implement Ord 2013-309-E re: Definitions for Natn'l Flood Insur Prog, Implement Ord 2019-392-E re: Baby changing tables & Implement Ord 2019-464-E re:Adult changing tables; Amend Chapt 321 to create new Sec 321.109 re: Elevation reqmnts (6th Ed. (2017); Amend Chapt 652 (Floodplain Mgmt.), Sec 652.904 (Definitions),Ord Code, to reference the FL. Bldg. Code, as a Local Tech. Amdmnt. to the FL. Bldg. Code (6th Ed. (2017); Amend Chapt 652 (Floodplain Mgmt), Sec 652.1207 (Elevation reqmnts), Ord Code, to reference special & adjusted flood hazard areas & the FI Bldg Code as a Local Tech. Amdmnt. to the FL. Bldg Code (6th Ed. (2017); Amend Chapt 321 (Adoption of Bldg. Code), Sec 321.103.1 (Baby-Changing Table reqmnts),Ord Code, to adopt Sec. 321.103.1 as a Local Tech. Amdmnt. to the FL. Bldg Code (6th Ed. (2017); Prov for transmittal to FL Bldg. Comm.;Prov. Codification instructions. (Eller)(LUZ) 11/12/19 CO Introduced: LUZ 11/19/2019 LUZ Read 2nd & Rerefer 11/26/2019 CO PH Read 2nd & Rereferred;LUZ 1/7/2020 LUZ PH Amend/Approve 7-0 LUZ PH – 12/3/19, 1/7/20 Public Hearing Pursuant to Chapt 166, & F.S. 553.73(4)(b) & Sec. 553.73 (5) – 11/26/19

PH AMEND/APPROVE

**Report: Eller**

**PH opened and closed. No speakers.**

**Motion/2nd move to amend - Gaffney/Ferraro**

**Motion/2nd move as amended - Gaffney/Ferraro**

**Aye:** 7 - Becton, Boylan, Dennis, Ferraro, Gaffney, Pittman and White

Amendment:

Insert a missing word and add a cross reference between Chapter 321 and Chapter 652.

29. [2019-0836](#) ORD Apv & Auth Mayor & Corp Sec to Execute & Deliver Dev Agreemt btwn COJ & Sawmill Timber, LLC, Including Acceptance of Deeds of Dedication, Concerning a Development known as 9A JTB Baymeadows TMA Sector A-SE Quad. TMA Rd PH. 1(A-3), Application #. 20993.0/CDN 4553.169 for dedication of r/w to City of Jax. for Future Rd Constrn., Purs. to Sec. 163.3220, ET SEQ, F.S. & Pt 2, Chapt 655, Ord Code. (Eller) (Introduced by CM Becton)  
11/26/19 CO Introduced: LUZ  
12/3/2019 LUZ Read 2nd & Rerefer  
12/10/2019 CO Read 2nd & Rereferred;LUZ  
LUZ PH – 1/22/19  
Public Hearing Pursuant to Sec 163.3220, et seq., F.S. & Pt. 2, Chapt. 655, Ord Code & CR 3.601 – 1/14/20 & 1/28/20

DEFER - PH 1/22/20

30. [2019-0837](#) ORD Adopt Small Scale Amend to 2030 Comp Plan at 0 New Kings Rd, btwn New Kings Rd & Thomas Dukes Ct. (0.875±) – LDR to CGC – Blue Ribbon Realty, LLC (App# L-5406-19C) (Dist 10 – Priestly Jackson) (Lukacovic) (LUZ)  
(Rezoning 2019-687)  
11/26/19 CO Introduced: LUZ  
12/3/2019 LUZ Read 2nd & Rerefer  
12/10/2019 CO Read 2nd & Rereferred;LUZ  
LUZ PH – 1/22/20  
Public Hearing Pursuant to Sec.650.402 (b), Ord Code & Sec. 163.3187(1), F.S.–1/14/20 & 1/28/20

DEFER - PH 1/22/20

31. [2019-0838](#) ORD Adopt Small Scale Amend to 2030 Comp Plan at 0 Miller Circle N, 1151 Miller Circle N. & 11971 Pulaski Rd. btw Miller Cir N. & Regis Rd. (1.86± Acres) – LDR to CGC – KST Investments, LLC (App# L-54010-19C) (Dist 7-Gaffney) (Schoenig) (LUZ)  
(Rezoning 2019-839)  
11/26/19 CO Introduced: LUZ  
12/3/2019 LUZ Read 2nd & Rerefer  
12/10/2019 CO Read 2nd & Rereferred;LUZ  
LUZ PH – 1/22/20  
Public Hearing Pursuant to Sec.650.402 (b), Ord Code & Sec. 163.3187(1), F.S.– 1/14/20 & 1/28/20

DEFER - PH 1/22/20



32. [2019-0839](#) ORD Rezoning at 0 Miller Cir N., 1151 Miller Cir N. & 11971 Pulaski Rd, btwn Miller Cir N. & Regis Rd. (1.86± Acres) – RLD-60 to CCG-1- KST Investments, LLC. (Dist 7-Gaffney) (Abney) (LUZ)  
(Small Scale 2019-838)  
11/26/19 CO Introduced: LUZ  
12/3/2019 LUZ Read 2nd & Rerefer  
12/10/2019 CO Read 2nd & Rereferred;LUZ  
LUZ PH – 1/22/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 1/14/20 & 1/28/20

DEFER - PH 1/22/20

33. [2019-0840](#) ORD-Q Apv Sign Waiver Appl SW-19-10 for sign at 1001 Park St, btwn Post St & Park St, Owned by Park & Post, LLC,Req. to allow illumination w/exposed neon in zoning dist.in CCG-1 Dist. (Dist 14-DeFoor) (Wells) (LUZ)  
11/26/19 CO Introduced: LUZ  
12/3/2019 LUZ Read 2nd & Rerefer  
12/10/2019 CO Read 2nd & Rereferred;LUZ  
1/7/2020 LUZ Amend/Rerefer 7-0  
LUZ PH – 1/22/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 1/14/20

AMEND  
Rerefer to LUZ  
**Report: Eller**

**Motion/2nd move to amend - Boylan/Ferraro**  
**Motion/2nd move as amended and rerefer to LUZ - Boylan/Ferraro**

**Aye:** 7 - Becton, Boylan, Dennis, Ferraro, Gaffney, Pittman and White

Amendment:

To increase the size of the wall sign from 3.5 square feet to 4.375 square feet.

34. [2019-0841](#) ORD-Q Apv Sign Waiver Appl SW-19-09 for sign at 7524 Southside Blvd btwn Baymeadows Rd & Deerwood Park Blvd, Owned by Atlantic Multi Family 7 – Apple, LLC,Req. to allow illumination in zoning dist. -RMD-C (Dist 11-Becton) (Quinto) (LUZ) (SE CPAC Deny) (Ex-parte: Hazouri)  
11/26/19 CO Introduced: LUZ  
12/3/2019 LUZ Read 2nd & Rerefer  
12/10/2019 CO Read 2nd & Rereferred;LUZ  
LUZ PH – 1/22/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR – 1/14/20

DEFER - PH 1/22/20

35. [2019-0842](#) ORD Rezoning at 0 Philips Hwy, 2600 Philips Hwy & 1905 Promenade Way, btwn Mitchell Ave & River Oaks Rd (17.28± Acres) – PUD to PUD – Chance Philips Owner, LLC & CRP/Chance SMP Owner, LLC. (Dist 5-Cumber) (Quinto) (LUZ)  
11/26/19 CO Introduced: LUZ  
12/3/2019 LUZ Read 2nd & Rerefer  
12/10/2019 CO Read 2nd & Rereferred; LUZ  
LUZ PH – 1/22/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR – 1/14/20

DEFER - PH 1/22/20

36. [2019-0866](#) ORD Apv & Auth Mayor & Corp Sec to Execute & Deliver Settlemt Agreement btwn City of Jax & Ortega Place, LLC for Single Family Residential Subdivision at 5469 110th St. btwn Seaboard Ave & Catoma St. (Eller) (Introduced by CM Dennis)  
(Companion 2019-867)  
11/26/19 CO Introduced: LUZ  
12/3/2019 LUZ Read 2nd & Rerefer  
12/10/2019 CO Read 2nd & Rereferred; LUZ  
LUZ PH – 1/22/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 1/14/20 & 1/28/20

DEFER - PH 1/22/20

37. [2019-0867](#) ORD Adopt Small Scale FLUM Amend to 2030 Comp Plan at 5469 110th St, btwn Seaboard Av & Catoma St (9.99± Acres) – MDR to MDR – Ortega Place, LLC. (Appl# L-5415-19C) (Dist 9-Dennis) (Reed)  
(Introduced by CM Dennis)  
(Companion 2019-866)  
11/26/19 CO Introduced: LUZ  
12/3/2019 LUZ Read 2nd & Rerefer  
12/10/2019 CO Read 2nd & Rereferred; LUZ  
LUZ PH – 1/22/20  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650 Pt 4, Ord Code – 1/14/20 & 1/28/20

DEFER - PH 1/22/20

38. [2019-0868](#) ORD Apv & Auth Mayor & Corp Sec to Execute & Deliver Settlemt Agreemt btwn City of Jax & Patriot's Landing, Inc. for Single Family Residential Subdivision at 5236 110th St & 5250 110th St btwn Catoma St & Ortega Farms Blvd. (Eller) (Introduced by CM DeFoor)  
(Companion 2019-869)  
11/26/19 CO Introduced: LUZ  
12/3/2019 LUZ Read 2nd & Rerefer  
12/10/2019 CO Read 2nd & Rereferred;LUZ  
LUZ PH – 1/22/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 1/14/20 & 1/28/20
- DEFER - PH 1/22/20
39. [2019-0869](#) ORD Adopt Small Scale FLUM Amend to 2030 Comp Plan at 5236 110th St & 5250 110th St btwn Catoma ST & Ortega Farms Blvd (9.11± Acres) – LDR to LDR – Patriot's Landing, Inc. (Appl# L-5416C) (Dist 14-DeFoor) (Eller)  
(Companion 2019-868)  
11/26/19 CO Introduced: LUZ  
12/3/2019 LUZ Read 2nd & Rerefer  
12/10/2019 CO Read 2nd & Rereferred;LUZ  
LUZ PH – 1/22/20  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650 Pt 4, Ord Code – 1/14/20 & 1/28/20
- DEFER - PH 1/22/20
40. [2019-0871](#) ORD Transmitting a Proposed Large Scale Revision to FLUM of the 2030 Comp Plan on the West Side of Roosevelt Blvd. & Off of Cummings Lane, btwn Yorktown Ave. & Ortega Hills Dr.(23.01± Acres) -LDR to BP-Southbelt Park,LTD.(Appl.# L-5404-19A)(Dist. 14 DeFoor) (Kelly)(LUZ)  
12/10/19 CO Introduced:LUZ  
1/7/2020 LUZ Read 2nd & Rerefer  
LUZ PH – 2/4/20  
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code – 1/28/20 & 2/11/20

READ 2ND & REREFER

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41. [2019-0872](#) ORD Adopt Small Scale FLUM Amend to 2030 Comp Plan at 1121 Suemac Rd., btwn Suemac Rd. & Clayton Rd. (8.89± Acres)-BP to CGC-N.G. Wade Investment Co. (Appl. # L-5405-19C) (Dist. 10-Priestly Jackson)(McDaniel) (LUZ)  
(Rezoning 2019-873)  
12/10/19 CO Introduced: LUZ  
1/7/2020 LUZ Read 2nd & Rerefer  
LUZ PH - 2/4/20  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code-1/28/20 & 2/11/20
- READ 2ND & REREFER
42. [2019-0873](#) ORD-Q Rezoning at 1121 Suemac Rd., btwn Suemac Rd. & Sandymac Rd.- (12.23± Acres)PUD to PUD- N.G. Wade Investment Co. (Dist. 10-Priestly Jackson)(Wells) (LUZ)  
(Small Scale 2019-872)  
12/10/19 CO Introduced: LUZ  
1/7/2020 LUZ Read 2nd & Rerefer  
LUZ PH - 2/4/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601-1/28/20 & 2/11/20
- READ 2ND & REREFER
43. [2019-0874](#) ORD Adopt Small Scale FLUM Amend to 2030 Comp Plan at 1845 Cherry St. & 2762 Vernon Terrace, btwn Cherry St. & Bayard Place (.77± Acres)-LDR to MDR & HDR- J.P.E. Properties, LLC & Cherry St., LLP (Appl. # L-5403-19C) (Dist.14-DeFoor)(Fogarty)(LUZ)  
(Rezoning 2019-875)  
12/10/19 CO Introduced: LUZ  
1/7/2020 LUZ Read 2nd & Rerefer  
LUZ PH - 2/4/20  
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code-1/28/20 & 2/11/20
- READ 2ND & REREFER
44. [2019-0875](#) ORD-Q Rezoning at 1845 & 1861 Cherry St., & 2762 Vernon Terrace, btwn the St. Johns River & St. Johns Ave. (1.02± Acres)-RLD-60 & RMD-B to PUD(Dist.14-DeFoor)(Corrigan) (LUZ)  
(Small Scale 2019-874)  
12/10/19 CO Introduced: LUZ  
1/7/2020 LUZ Read 2nd & Rerefer  
LUZ PH - 2/4/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601-1/28/20 & 2/11/20

READ 2ND & REREFER

45. [2019-0876](#) ORD-Q Rezoning on the N. Side of Bch. Blvd. btwn 14511 Bch. Blvd., & btwn Eunice Rd. & Royal Palm Dr. (7.79± Acres)-PUD & CCG-2 to PUD-Palm Cove Marina Holdings, LLC (Dist.13-Diamond)(Wells) (LUZ)  
12/10/19 CO Introduced: LUZ  
1/7/2020 LUZ Read 2nd & Rerefer  
LUZ PH - 2/4/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601-1/28/20
- READ 2ND & REREFER
46. [2019-0877](#) ORD-Q Rezoning at 4567& 4645 Blanding Blvd.,btwn Dorminy Ave. & Wesconnett Blvd.- (11.36± Acres)- CCG-2 to PUD-Blanding Self Storage, LLC (Dist.9- Dennis)(Lewis) (LUZ)  
12/10/19 CO Introduced: LUZ  
1/7/2020 LUZ Read 2nd & Rerefer  
LUZ PH - 2/4/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601-1/28/20
- READ 2ND & REREFER
47. [2019-0878](#) ORD-Q Rezoning at 0 Biscayne Blvd. & 0 Dunn Ave., btwn Mar Vic Lane & Rutgers Rd.- (6.90± Acres)-RMD-A,RMD-C & CCG-1 to RMD-D-Charles Davis Burner Trust, ET.AL. (Dist.7- R.Gaffney)(Quinto) (LUZ)  
12/10/19 CO Introduced: LUZ  
1/7/2020 LUZ Read 2nd & Rerefer  
LUZ PH - 2/4/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601-1/28/20
- READ 2ND & REREFER
48. [2019-0879](#) ORD-MC Amend Chapt 656 (Zoning Code), Ord Code; Pt 3 (Schedule of Dist Regultns), Subpt S (Renew Arlington Zoning Overlay), Secs 656.399.57 (Applicability), 656.399.59 (Definitions), Sec 656.399.61 (Administrative Deviations); Creating New Secs. 656.399.63 (Renew Arlington Design Review (“RADR”) Team & 656.399.64 RA/CRA Zoning Overlay Admin Deviations, to create consolidated review process within Planning & Dev Dept for Properties within RA/CRA zoning overlay out of conformance w/overlay guidelines for Fences, Landscaping/Landscape buffers & Signage on 7/1/19 & are required to conform by date certain; Prov Directive to Municode Corp. to insert date certain. (Grandin) (Introduced by CM Morgan)  
12/10/19 CO Introduced: NCSPHS,LUZ  
1/6/2020 NCSPHS Read 2nd & Rerefer  
1/7/2020 LUZ Read 2nd & Rerefer  
LUZ PH - 2/4/20  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –1/28/20

READ 2ND & REREFER

49. [2019-0893](#) RESO of City Council of City of Jax Apv Adaptation Action Area Workgroup Report & Recommendations, dated 11/2019. (West) (Req of Mayor) (Co-Sponsored by CM's Newby, DeFoor, Carlucci, Diamond, Morgan, Boylan)  
12/10/19 CO Introduced: R,LUZ  
1/7/2020 R Read 2nd & Rerefer  
1/7/2020 LUZ Read 2nd & Rerefer

READ 2ND & REREFER

**Attendance:**

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

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**Rollcall**

**Present:** 7 - Chair Danny Becton, Vice Chair Michael Boylan, Council Member Garrett Dennis, Council Member Al Ferraro, Council Member Reggie Gaffney, Council Member Ju'Coby Pittman and Council Member Randy White

Minutes: Yvonne P. Mitchell, Council Research Division  
ymitch@coj.net 904-255-5171  
Posted 01.09.20 3:30PM  
Materials: Attendance sheet, handouts