



## OFFICE OF THE CITY COUNCIL

COUNCIL MEMBER JIMMY PELUSO  
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## MINUTES MEETING

**Location:** Riverside Presbyterian Church, Bittinger Hall, located at 849 Park St, Jacksonville, FL 32204

**Attendance:** Council Member Jimmy Peluso, Executive Director Riverside Avondale Preservation Shannon Blankenship, Mr. Ted Stein, Attorney Jason Gabriel, Riverside Avondale Preservation Board of Directors Chair Perry Reynolds, Executive Council Assistant Brooks Dame,

**Meeting Convened:** 5:30 p.m.

### Discussion:

Council Member Jimmy Peluso thanked the audience for their attendance and Riverside Presbyterian Church for hosting the meeting. He introduced Jason Gabriel, Burr & Forman, Ted Stein, founders of Roost Restaurants LLC as the applicants for Ordinance 2023-0365 and Shannon Blankenship, Executive Director of Riverside Avondale Preservation as an important community partner.

Council Member Peluso directed the audience to the Quasi-Judicial Explanation handout and gave a brief explanation of the Quasi-Judicial nature of this bill dictates his ability to voice his opinion and how neighbors could be effective when addressing City Council Members on legislation that is Quasi-Judicial.

Mr. Gabriel and Mr. Stein explained their vision for 2220, 2242 & 2246 Oak St which included the adaptive reuse of a 100-year-old structure. Mr. Stein confirmed the restaurant on premise would be similar to The Local in San Marco and out at the beach. He supported live music, and expressed his ideal that residents in Riverside Avondale would find this as a sophisticated location for lunch and dinner. Neighbors sought confirmation from Mr. Stein on the landscaping improvements, grease trap empty times, lighting in the parking lot, options for traffic calming, live music, and number and locations of televisions. There was extensive discussion on the seating capacity, operating hours, and the liquor license. Council Member Peluso confirmed traffic calming would be a responsibility of the City.

Council Member Peluso explained the legislative process and the timelines that would be important to the neighbors, including Planning Commission and Land Use and Zoning Committee dates. He confirmed he would send an update to neighbors who had signed their email onto the attendance sheet. Council Member Peluso thanked the community for attending, the applicant, and adjourned the meeting.

**Meeting Adjourned: 7:30 p.m.**

Minutes prepared by Brooks Dame, Executive Council Assistant to Council Member Jimmy Peluso. The following items were submitted for public record and can be accessed by contacting the Legislative Services:

20230727 Noticed Meeting CM Jimmy Peluso RE 2023-365  
20230727 Attendance Noticed Meeting CM Jimmy Peluso RE 2023-365  
20230919 Minutes Noticed Meeting CM Jimmy Peluso RE 2023-365  
20230727 Handout 1 Noticed Meeting CM Jimmy Peluso RE 2023-365  
20230727 Handout 2 Noticed Meeting CM Jimmy Peluso RE 2023-365

cc: Council Members and Staff

Margaret “Peggy” Sidman, Director/Council  
Secretary Merriane Lahmeur, Chief, Legislative  
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