



OFFICE OF THE CITY COUNCIL

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MEETING MINUTES

Meeting Location: Don Davis Room, 117 W Duval St. Jacksonville, FL 32218

Meeting Date: December 9, 2024

Meeting Time: 2:00pm

Meeting Attendance: Council Member Mike Gay, District 2; Council Member Rahman Johnson, District 14; Council Member Raul Arias, District 11; Council Member Matt Carlucci, At-Large Group 4; Council Member Ju'Coby Pittman, District 10; Council Member Jimmy Peluso, District 7; Council Member Reggie Gaffney Jr., District 8; Jason Teal, OGC.

Meeting Convened: 2:00 P.M.

I. Welcome and Introduction

Councilman Mike Gay called the meeting to order and welcomed attendees to the notice meeting. Each attendee introduced themselves and stated which district they represent.

II. Overview of 2024-0851

Councilman Gay gave a personal overview of location, intent and his desires regarding his legislation. OGC Jason Teal followed with providing an in-depth description of 2024-0851. He stated the Northeast Development Review Board would function the same way as the Planning Commission. This board will not create additional steps, layers or process in which an application would go through. If an applicant files an application for a zoning exception, re-zoning, variance exception, waiver etc. within the area in which 2024-0851 encompasses, it would be directed to the Northeast Development Review Board for consideration and recommendation to City Council or in some cases, take final action. The intent of this legislation is to recognize the uniqueness of this particular area and add local input of the residents to aid in decisions being made with understanding of the different and unique needs that exist in this area.

III. Questions and Answers

Council Members asked questions of both Councilman Gay and OGC. These questions consisted of but not limited to:

1. Resemblance of the Downtown Development Review Board
2. Members
3. CPAC Differences
4. Planning Commission
5. Zoning Codes

OGC Jason Teal answered many questions and spoke to the structure of the bill. Councilman Gay voiced that before he took office there were very contentious zoning changes that had taken place. He stated we are looking for a better form of government, which gets the community involved and engaged. While talking to the communities Councilman Gay receives many requests to be a part of the board. He continued with saying by bringing in the community engagement, we can have a better quality of life where everyone is on the same page, have development the community wants, and be good for the developers while not having the conflict.

Several council members voiced their thoughts, support, and concerns throughout the entirety of the meeting. This included conversation on why the Planning Commission deferred the bill in the 12/5/24 Planning Commission meeting. OGC, Jason Teal explained that due to the deferral and lack of time, 2024-0851 will come out of Planning Commission as a Procedural Recommendation of Denial. This opened up further discussion of the concerns with current boards and codes accompanied by suggestions on how to improve.

In conclusion, Councilman Gay thanked his colleague for their time and remarks, to which he will take into consideration moving forward. He voiced that time is of the essence, and further reiterated that there is no better form of government than a community that is engaged.

IV. Public Comment

Councilman Gay opened the Public Comment portion of the meeting, where both Austin Nicklas and John Nooney spoke.

V. Closing Remarks

Councilman Gay thanked those in attendance and closed the meeting.

Meeting Adjourned: 3:15 PM

Meeting Summary Completed by Bethany Bryan, ECA District 2.

NOTICED ON: December 13, 2024, at 5:00 p.m., pursuant to 15.103(c), Ordinance Code.

cc: Council Members and Staff Margaret "Peggy" Sidman, Director/Council Secretary Merriane Lahmeur, Chief, Legislative Services Division Yvonne Mitchell, Chief, Administrative Services Division Jeff Clements, Chief, Research Division CITYC@COJ.NET Electronic Notice Kiosk – 1st Floor City Hall Public Notice System – City Council Web Page Media Box File Copy