

**City of Jacksonville**  
**Office of the City Council**

*117 W. Duval Street  
Jacksonville, FL 32202*



**Noticed Meeting Minutes**

Monday, September 9, 2024

6:30 pm

**Shores Liquor Store Public Meeting**

Argyle Branch Public Library  
7973 Old Middleburg Road S  
Jacksonville, FL 32222

***Council Members present***

*The Hon. Rahman K. Johnson, Ph.D. – District 14;*

*The Hon. Ju'cobe Pittman – District 10*

*The Hon. Reggie Gaffney J.r.- District 8*

**Meeting Convened:** 6:30 pm      **Meeting Adjourned:** 8:00 pm

**Members in Attendance:** CMs Rahman K. Johnson, Ph.D. ,

Also, in attendance from the Jacksonville City Council were:

Andrew Powers - ECA

Christopher LeDew- Traffic Engineering Chief

Erin Abney- Chief Of Current Planning

Dylan Reingold- Office Of General Council

Brett James- Director Of Planning and Development

Sheldon Gibbs - Chief of Engineering Construction Management

### **Purpose**

Council Member Johnson held a community meeting to discuss concerns regarding the development of a new liquor store and its impact on traffic, property values, and public safety in the area.

### **Introduction & Opening Comments**

Councilman Johnson began the meeting by addressing the key concerns to be discussed, including rezoning, traffic impacts, and community safety. He informed attendees that just five minutes before the meeting, it was confirmed that the developer of Shores Liquor would not be in attendance. Joined by Chief Deputy General Counsel Dylan Reingold and several other city officials, Councilman Johnson emphasized the importance of a comprehensive discussion on the development's potential implications for the neighborhood.

### **Discussion**

The discussion began with an overview of the rezoning process, explained by Dylan Reingold. The land at Collins Road and Old Middleburg Road was rezoned in May 2021, with the Planned Unit Development (PUD) allowing for the construction of a liquor store. Reingold clarified that the rezoning occurred before the current City Council and mayor took office.

Concerns about traffic were raised by multiple residents, who highlighted ongoing traffic problems, particularly around the Enterprise Learning Academy. Christopher LeDew, the city's traffic engineer, addressed these concerns, explaining that traffic studies indicated minimal impact from the development. However, residents voiced frustration with the delayed expansion of Old

Middleburg Road, which is set to begin in 2025.

Regarding property values, several residents expressed worry that the liquor store's presence would negatively affect home values in the surrounding neighborhoods. Dylan Reingold noted that ongoing research is being conducted, but no definitive conclusions have been reached at this time.

The group also discussed zoning laws related to liquor stores near schools and churches. Erin Abney explained the 500-foot distance requirement, noting that in instances where the distance is not met, a waiver can be requested, triggering a public hearing for further consideration.

Safety concerns were another key topic of discussion, with multiple attendees emphasizing the dangers of traffic near local schools and the need for traffic calming measures. Residents suggested options such as speed humps or speed bumps to manage traffic, especially near high-traffic areas.

Community participation and organization were highlighted, as attendees expressed concerns over the perceived lack of transparency in the rezoning process. There was a strong recommendation from the group for better communication and community involvement in future decisions.

Additionally, the development of a park on Jammes Road was mentioned, with discussions about its progress and the phased approach to the project moving forward.

### **Closing Remarks**

The meeting concluded with Councilman Johnson summarizing the key points of the discussion and emphasizing the importance of continued community involvement in future projects. He reiterated that community feedback is essential and assured attendees that follow-ups would be made regarding the action items discussed.

With no further business, Councilmember Johnson Adjourned the Meeting.

Minutes: Andrew Powers , ECA District 14

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Posted: 9.11.24 3:00 pm

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