

# City of Jacksonville

117 W Duval St  
Jacksonville, FL 32202



## Agenda - Revised Marked

**Tuesday, November 2, 2021**

**9:30 AM**

**Council Chambers 1st Floor, City Hall**

### **Finance Committee**

*Ron Salem, Pharm. D., Chair*

*Danny Becton, Vice Chair*

*Michael Boylan*

*Matt Carlucci*

*Terrance Freeman*

*Reggie Gaffney*

*Ju'Coby Pittman*

*Legislative Assistant: Melodi Murray*

*Legislative Services Manager: Bernadette Smith*

*Council Auditor: Kim Taylor*

*Asst. Council Auditor: Phillip Peterson*

*Chief of Research: Jeff Clements*

*Chief Office of General Counsel: Paige Johnston*

*Administration: Rachel Zimmer*

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:**

**Meeting Adjourned:**

**Update on City's fiscal year end 9/30/20 audited financial statements - Kim Taylor, Council Auditor**

**Attendance:**

<b>Item/File No.</b>	<b>Title History</b>
<p>1. <a href="#">2020-0620</a>  DEFER   At request of  CM Dennis</p>	<p>ORD-MC Creating a New Part 1 Possession of Twenty Grams or Less of Cannabis or Paraphernalia), Chapt 606 (Drugs), Ord Code, to Create A Civil Citation Within the City of Jax Ord. Code for Possession of 20 Grams or Less of Cannabis or Paraphernalia; Amending Sec. 609.109 (Applicable Chapters and Parts), Chapt. 609, (Code Enforcement Citations), Ord. Code, to Establish New Class Fines in Schedule "A" for Violations of Part 1, Chapt. 609 (Code Enforcement Citations), Ord Code, to Establish New Class of Fines in Schedule "A" for Violations of Part 1 (Possession of 20 Grams or Less of Cannabis or Paraphernalia), Chapt. 606 (Drugs), Ord. Code. Providing for Severability. (Johnston) (Introduced by CM Dennis)  10/13/20 CO Introduced: NCSPHS, F  10/19/20 NCSPHS Read 2nd &amp; Rerefer  10/20/20 F Read 2nd &amp; Rerefer  10/27/20 CO PH Read 2nd &amp; Rereferred: NCSPHS, F  Public Hearing Pursuant to Chapt. 166, F.S. &amp; CR 3.601 – 10/27/20</p>

**2. [2021-0706](#)**

DEFER

At request of  
CM Dennis

ORD-MC- TBK as "Govt. Reduction Bill," Relating to At-Large Residence Areas Council Members & Setting a Public Referendum; Amending the Chart. of the City of Jax, Ch. 92-341, Laws of FL, as Amended; Eliminating at-Large Residence Areas Council Dist. Commencing 1/1/2031; Providing for Transition; Repealing Conflicting Ords & Requiring the Enactment of New Implementation Ords; Providing for Referendum Apv. of This Ord; Providing for a Financial Impact Stmt. to be Devel. and Placed on the Ballot, Directing the Sup. of Elections to Place the Referendum QN on the Spec. Elec. Ballot on 2/22/2022. (Johnston) (CM Dennis)  
9/28/21 CO Introduced: NCSPHS, F, R  
10/4/21 NCSPHS Read 2nd & Rerefer  
10/5/21 F Read 2nd & Rerefer  
10/5/21 R Read 2nd & Rerefer  
10/12/21 CO PH Read 2nd & Rereferred:NCSPHS, F, R  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –10/12/21 & 11/9/21

**3. [2021-0707](#)**

DEFER

At request of  
CM Dennis

ORD-MC- TBK as "Eliminating Excess Elections," Relating to the Terms & Elections of City of Jax County Officials & Setting a Public Ref.; Amending the Chart. of the City of Jax, Ch. 92-341, Laws of FL, as Amend.; Changing the Date of Assuming the Offices of the Mayor, Council Members, & the Sheriff, Sup. of Elections, Property Appraiser, & Tax Collector to 1/1 Following Fall Even-Yr. Gubernatorial Elections Commencing 1/1/2031, & Every 4 Yrs. Thereafter; Providing for Transition; Repealing Conflicting Ord. & Requiring the Enactment of New Implemented Ords; Revising the Lengths of the Terms of Office of the City Council Members, Mayor, Sherriff, Sup. of Elections, Property Appraiser, & Tax Collector. Assuming Office on 7/1/2027, to Terms of 7/1/2027 – 12/31/2030; Providing for No Change in Term Limits; Providing for Referendum Appr. of This Ord; Providing for a Financial Impact Stmt. to be Developed & Placed on the Ballot; Directing the Sup. of Elections to Place the Referendum Qn. on the Special Elec. Ballot on 2/22/2022. (Johnston) (Introduced by CM Dennis)  
9/28/21 CO Introduced: NCSPHS, TEU, F, R, LUZ  
10/4/21 NCSPHS Read 2nd & Rerefer  
10/4/21 TEU Read 2nd & Rerefer  
10/5/21 F Read 2nd & Rerefer  
10/5/21 R Read 2nd & Rerefer  
10/5/21 LUZ Read 2nd and Rerefer  
10/12/21 CO PH Read 2nd & Rereferred:NCSPHS, TEU, F, R, LUZ  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –10/12/21 & 11/9/21

4. [2021-0750](#) ORD- re a Partial Ad Valorem Property Tax Exemption for Rehab of a Contributing Structure in the Riverside Historic Dist at 2739 Post St., Owned by AutumnBrook Properties, LLC; Providing for Exemption from that Portion of Ad Valorem Taxation Levied by COJ on 100% of the increase in Assessed Value resulting from the Qualifying Improvement Proj; Pursuant to Sec. 780.303,Ord Code; Providing for an Exemption Period of ten (10) yrs. begin on January 1st of the Yr. following the Yr. in which the Council enacts this Ordinance, Pursuant to Sec. 780.304,Ord Code. (West)(NCSPHS)  
10/12/21 CO Introduced: NCSPHS, F  
10/18/21 NCSPHS Read 2nd & Rerefer  
10/19/21 F Read 2nd & Rerefer  
10/26/21 CO PH Read 2nd & Rereferred:NCSPHS, F  
11/01/21 NCSPHS Approve 5-0  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/26/21
5. [2021-0751](#) ORD re a Partial Ad Valorem Property Tax Exemption for Rehab of a Contributing Structure in the Springfield Historic Dist. at1843 Perry St, Owned by Perry Street, LLC; Providing for Exemption from that Portion of Ad Valorem Taxation Levied by COJ on 100% of the increase in Assessed Value resulting from the Qualifying Improvement Proj; Pursuant to Sec. 780.303,Ord Code; Providing for an Exemption Period of ten (10) yrs. begin on January 1st of the Yr. following the Yr. in which the Council enacts this Ordinance, Pursuant to Sec. 780.304, Ord Code. (West)(NCSPHS)  
10/12/21 CO Introduced: NCSPHS, F  
10/18/21 NCSPHS Read 2nd & Rerefer  
10/19/21 F Read 2nd & Rerefer  
10/26/21 CO PH Read 2nd & Rereferred:NCSPHS, F  
11/01/21 NCSPHS Approve 5-0  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/26/21

6. [2021-0752](#) ORD- Approp. \$1,300,000.00 in General Svc. Dist. Fund Bal. to Fund Removal of the Tribute to the Women of the Confederacy Monument in Springfield Park (The "Project"); Purpose of Approp; Amend the 2022-2026 5-Yr. CIP Apvd by Ord 2021-505-E To Transfer General Svc Dist Fund Bal to the Auth Capital Proj's Fund to Provide Funding for the Project; Providing for City Oversight by the Publics Works Dept. (B.T. 22-017) (Staffopoulos) (Introduced by CP Newby at Req of Mayor)  
10/12/21 CO Introduced: NCSPHS, TEU, F  
10/18/21 NCSPHS Read 2nd & Rerefer  
10/18/21 TEU Read 2nd & Rerefer  
10/19/21 F Read 2nd & Rerefer  
10/26/21 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F  
11/01/21 NCSPHS Approve (Fail) 1-4 (CM's Bowman, White, Carrico & Salem)  
11/01/21 TEU Approve (Fail) 2-4 (CM's Ferraro, Cumber, Becton, DeFoor)  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/26/21
7. [2021-0753](#) ORD-MC-Amend Sec 123.102 (Fees Est), Pt 1 (In General), Chapt 123 (Public Fees), Ord Code, & Sec 802.105 (C) (Metered Parking Charges; Overtime Parking; Exemptions for Certain Officials; Registry of "Public Officials" Seals; Renting of Parking Meters, Exemptions for Vehicles Displaying Disabled Placards & Disabled Veterans License Plates), Chapt 802 (Public Parking), Ord Code, to Update City Parking Meter Rental (Bagging) & App Fees; Amend Sec 802.107 (Rates & Charges Est for Specific Zones), Chapt 802 (Public Parking), Ord Code, to Auth the Chief Exec Officer of the DIA, Rather than the Economic Dev Officer, to Perform the Functions as set forth therein; Amend City of Jax Fees at [HTTP://WWW.COJ.NET/FEES](http://www.coj.net/fees) to Modify the Off of Public Parking Meter Rental Fees; Providing for a Directive to the Legislative Svcs Div to Circulate Enacted Legislative to the Webmaster for Immediate Update of Fees Online. (Sawyer) (Introduced by CP Newby at Req of DIA)  
10/12/21 CO Introduced: TEU, F  
10/18/21 TEU Read 2nd & Rerefer  
10/19/21 F Read 2nd & Rerefer  
10/26/21 CO PH Read 2nd & Rereferred: TEU, F  
11/01/21 TEU Amend/Approve 6-0  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/26/21
- Contact: Brian Hughes
- 2/3 vote required by Council
- Contact: Lori Boyer
- AMEND

**AMENDMENT**

- 1. Amend title to reflect fees identified in Section 802.103 are being amended**
- 2. Attach a Revised Exhibit 1 (fees) to reflect correct code sections**
- 3. Add language amending Section 802.103 to allow for the removal of meter post by the renter**
- 4. Correct scrivener's**

- **Application and permit fees are changing from a flat rate to a tiered fee structure based on the number of meters desired to be taken out of service**
- **Section 802.107 is being amended to provide oversight of on-street parking rates and charges to the DIA**

**8. [2021-0755](#)**      ORD- Approp \$100,000.00 from Trail Ridge Landfill Mitigation Funds to Provide Funding to Cecil Field POW/MIA Memorial, Inc. for Costs Related to Improve for a POW/MIA Memorial Pkwy, Jax, FL 32221; Apv & Auth Execution of Amend 3 to Cecil Commerce Center Lease Agrmnt to Set Forth Payment by City for Site Work Obligated by Cecil Field POW/MIA Memorial, Inc.; Provide for Oversight by the Off of Economic Dev, Disbursement of Funds & Carryover/Reverter of any Unspent Funds; Invoking the Exception of 126.107 (G) (Exemptions), Pt 1 (Gen Reg), Ch 126 (Procurement Code), Ord Code, to Allow for Payment to Cecil Field POW/MIA Memorial, Inc. for Work Performed & Improvements Made to the POW/MIA Memorial; Waiving Sec 110.112 (Adv of City Funds; Prohibition Against), Pt 1 (the City Treasury), Ch 110 (City Treasury), Ord Code, to Allow for Adv Payment by the City. (Johnston) (Introduced by CM White)  
 AMEND  
 Contact:  
 CM White  
 10/12/21 CO Introduced: TEU, F, R  
 10/18/21 TEU Read 2nd & Rerefer  
 10/19/21 F Read 2nd & Rerefer  
 10/19/21 R Read 2nd & Rerefer  
 10/26/21 CO PH Read 2nd & Rereferred:TEU, F, R  
 11/01/21 TEU Amend/Approve 6-0  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/26/21

**AMENDMENT**

**Attach a Revised Exhibit 2 (Third Amendment) to reflect that the \$100,000 payment will be advanced and that the contractor will be required to provide invoices, receipts, and proof of payment for related expenditures**

- **Waives Section 110.112 to allow for the advance of the full amount of \$100,000 for site work**

9. [2021-0756](#) ORD-MC- Amend Ch 672 (Public Nuisance Abate Board), Sec 672.09 (Procedures) to Address Property Sales or Transfers that Occur Before Public Nuisance Abate Board Hearings; Req 1 Cycle Emerg Passage. (Teal) (Introduced by CM Cumber)
- AMEND
- Contact: CM Cumber
- 10/12/21 CO Introduced: NCSPHS, F  
 10/18/21 NCSPHS Read 2nd & Rerefer  
 10/19/21 F Read 2nd & Rerefer  
 10/26/21 CO PH Read 2nd & Rereferred:NCSPHS, F  
 11/01/21 NCSPHS Amend/Approve 5-0  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/26/21

**AMENDMENT**

1. Strike emergency language
2. Correct scrivener's errors

- Requires that owners of property subject to a complaint and hearing before the Public Nuisance Abatement Board:
  - disclose to prospective transferee the nature of the proceeding
  - provide copies of all materials related to the proceedings to prospective transferee
  - disclose to prospective transferee that the new owner will be responsible for compliance with Public Nuisance Abatement Board findings
  - file a notice with the Public Nuisance Abatement Board of the transfer of property

10. [2021-0757](#) ORD- Approve a Change in the Polling Place Loc for Precincts 201, 302, 305, 506, 510, 605, 806, 908, 1110, 1114, 1213 & 1315 to be Effective Starting for the 12/7/2021, 1st Spec Unitary Election, in the City of Jax, Duval County FL, as Req by the Sup of Elections Pursuant to Sec 352-102, Ord Code. (Sidman) (Introduced by CP Newby at Request of Sup of Elections)
- AMEND
- Contact: Robert Phillips
- 10/12/21 CO Introduced: F, R  
 10/19/21 F Read 2nd & Rerefer  
 10/19/21 R Read 2nd & Rerefer  
 10/26/21 CO PH Read 2nd & Rereferred:F, R  
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/26/21

**AMENDMENT**

- Attach revised Exhibit 1 (list of polling place changes) to remove Precinct 305, add Precinct 704, and correct scrivener's errors**

- 11.** [2021-0759](#)  
AMEND
- Contact:  
Steve Woodard
- ORD- Approp \$450,000.00 (\$337,500.00 in Grant Funds from the Dept of Homeland Security/FY 2021 Port Security Grant Prog & \$112,500.00 Cash Match from the City) to Purchase (1) 37' Aluminum, Open-Ocean & Inshore, CBRNE Capable Fire Suppression Hazmat Response Boat, Purpose of Approp; Providing for Oversight by Jax Fire & Rescue Dept. (B.T. 22-009) (Hodges) (Introduced by CP Newby at Req of Mayor)  
10/12/21 CO Introduced: NCSPHS, F  
10/18/21 NCSPHS Read 2nd & Rerefer  
10/19/21 F Read 2nd & Rerefer  
10/26/21 CO PH Read 2nd & Rereferred:NCSPHS, F  
11/01/21 NCSPHS Amend/Approve 5-0  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/26/21

**AMENDMENT****Attach Revised Exhibit 1 (BT) to correct account codes**

- 12.** [2021-0761](#)  
DEFER
- At request of  
CM Diamond
- ORD- MC-re Ch 118 (City Grants), Ord Code; Creating a New Sec 118.107 (Nonprofits to Rec Funding Through a Competitive Evaluated Award Process), Pt 1 (General Provisions), to Chapt 118 (City Grants), Ord Code; Creating a New Sec 602.413 (Addnt'l Disclosure Requirements for Council Members Employed by Nonprofit Orgs Receiving Funding from City), Pt 4 (Conflicts of Interest), Chapt 602 (Jax Ethics Code), Ord Code. (Johnston) (Introduced by CMs Diamond, Ferraro, Carlucci & DeFoor)  
10/12/21 CO Introduced: NCSPHS, F, R  
10/18/21 NCSPHS Read 2nd & Rerefer  
10/19/21 F Read 2nd & Rerefer  
10/19/21 R Read 2nd & Rerefer  
10/26/21 CO PH Read 2nd & Rereferred:NCSPHS, F, R  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/26/21
- 13.** [2021-0762](#)  
AMEND
- Contact:  
Robin Smith
- 2/3 vote required  
by Council
- ORD- Approp \$499,821.44 Awarded by FL Dept of Environmental Protection ("FDEP") for the Const of the "McCoy's Creek Living Room Project"; Purpose of Approp; Amend the 2022-2026 5-Yr CIP Apvd by Ord 2021-505-E to Reflect FDEP Grant Funding for the Project; Providing for Oversight by the Public Works Dept. (B.T. 21-134) (Hodges) (Introduced by CP Newby at Req of Mayor)  
10/12/21 CO Introduced: NCSPHS, TEU, F, JWC  
10/18/21 NCSPHS Read 2nd & Rerefer  
10/18/21 TEU Read 2nd & Rerefer  
10/19/21 F Read 2nd & Rerefer  
10/26/21 CO PH Read 2nd & Rereferred:NCSPHS, TEU, F  
11/01/21 NCSPHS Amend/Approve 5-0  
11/01/21 TEU Amend/Approve 6-0  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/26/21

**AMENDMENT**

1. Attach Revised Exhibit 2 (CIP Sheet) to reflect correct project and appropriation amount
2. Pg. 2, line 9 – strike “Federally” and insert “State”

• Funding will be used to provide an outdoor community space and mitigate current drainage issues

14. [2021-0763](#) ORD- Approp \$666,784.00 (\$606,167.27 in Grant Funds from the Dept of Homeland Sec/ Fed Emerg Mngmnt Agency & \$60,616.73 Cash Match from the City) for the COJ Fire and Rescue Dept’s Wellness & Fitness Prog; Purpose of Approp; Providing for Oversight by Jax Fire & Rescue Dept. (B.T. 21-133)(Hodges) (Introduced by CP Newby at Req of Mayor)
- Scrivener's
- Contact:  
Steve Woodard
- 10/12/21 CO Introduced: NCSPHS, F  
10/18/21 NCSPHS Read 2nd & Rerefer  
10/19/21 F Read 2nd & Rerefer  
10/26/21 CO PH Read 2nd & Rereferred:NCSPHS, F  
11/01/21 NCSPHS Approve 5-0  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/26/21

Scrivener's

Pg. 2, line 9 – strike duplicate “Jacksonville”

• Funding will be utilized for the JFRD wellness and fitness program including training, certifications, equipment, and supplies

15. [2021-0782](#) ORD Approp \$444,964.86 Awarded by Federal Emergency Management Agency (“FEMA”), Funded by the Hazard Mitigation Grant Prog to Improve Drainage Along the McCoy’s Creek Channel; Purpose of Approp; Amend the 2022-2026 5-Yr Capital Improvemt Plan Apvd by Ord 2020-505-E to Reflect FEMA Grant Funding for the Project; Providing for Oversight by the Public Works Dept. (B.T. 21-133) (Hodges) (Introduced by CP Newby at Req of Mayor)
- 2nd
- 10/26/21 CO Introduced: NCSPHS, TEU, F, JWC  
11/01/21 NCSPHS Read 2nd & Rerefer  
11/01/21 TEU Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

- 16.** [2021-0783](#)  
2nd  
ORD Approp \$205,860.00 From the Trail Ridge Landfill Mitigation to Provide Funding to be Used for the Purchase & Install of a New Batting Cage & Improvemts Related Thereto at Baldwin High School; Amend the 2022-2026 5-Yr Capital Improvemt Plan Apprvd by 2021-505-E; Providing for Oversight by the Parks, Rec & Community Serv Dept; Providing for Reverter of Any Unspent Funds; Invoking the Exception of 126.107 (G) (Exemptions), Chapt 126 (Procurement Code), Ord Code, to Direct Contract with Southern Recreation, Inc. (Johnston) (Introduced by CM White)(Co-Sponsor CM Salem)  
10/26/21 CO Introduced: NCSPHS, TEU, F, R  
11/01/21 NCSPHS Read 2nd & Rerefer  
11/01/21 TEU Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21
- 17.** [2021-0785](#)  
2nd  
ORD Apv, & Auth the Mayor, or his Designee, & the Corp Sec to Execute & Deliver, For & On Behalf of the City, That Certain License Agreemt btwn the COJ & the ARC Jax, Inc (“ARC”), Providing a License to ARC for Use & Occupation of the Grounds & Facility Located at 1050 N. Davis St, Jax, FL 32209 (R.E. #055099-0000), for the Provision of Various Svcs for Citizens w/ Developmental Disabilities, for an Initial Term of 10 Yrs w/Options to Extend the Term for Up To 2 Addn’l 5-Yr Periods, with No License Fee; Prov for Oversight of License Agreemt Approval & Execution by the Real Estate Div of the Dept of Public Works, & Thereafter by the  
Parks, Rec & Community Serv Dept. (Staffopoulos) (Introduced by CP Newby at Req of Mayor)  
10/26/21 CO Introduced: NCSPHS, TEU, F  
11/01/21 NCSPHS Read 2nd & Rerefer  
11/01/21 TEU Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21
- 18.** [2021-0786](#)  
2nd  
ORD Apv, & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver, For & On Behalf of the City, That Certain Sovereignty Submerged Lands Fee Waived Lease Renewal (BOT File #160224032) btwn the COJ & the Board of Trustees of the Internal Improvement Trust Fund of the St of FL (The “Lease”) for the Purpose of Operating a Public Boat Ramp & 2 Accessory Docks in Conjunction with an Upland Park at Goodby’s Creek for a 5-Yr Term at No Cost to the City; Providing for Oversight of Acquisition, Execution & Recording of the Lease by the Real Estate Div, Public Works Dept, & Oversight of the Lease & Boat Ramp Docking Facility by the Parks, Rec & Community Serv Dept. (Staffopoulos) (Introduced by CP Newby at Req of Mayor)  
10/26/21 CO Introduced: NCSPHS, F, R, JWC  
11/01/21 NCSPHS Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

- 19.** [2021-0787](#) ORD Apv, & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver a Public Infrastructure Capital Improvements Cost Disbursement Agreemt btwn the COJ & Eastland Development Group, Inc; Invoking the Exemption in Sec 126.107 (G), Ord Code; Providing for Oversight by the Public Works Dept. (Staffopoulos) (Introduced by CM Newby at Req of Mayor)  
2nd  
10/26/21 CO Introduced: TEU, F, R  
11/01/21 TEU Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/2
- 20.** [2021-0788](#) ORD Amend Fiscal Yr 2018-2019 JTA Budget; Amend ORD 2018-504-E (The COJ Budget) by Amending the JTA Budget Revised Schedules O & P; an ORD Amending FY 2019-2020 JTA Budget; Amending ORD 2019-504-E (The COJ Budget) by Amending the JTA Budget Revised Schedules O & P. (Sidman) (Introduced by CP Newby at the Req of JTA)  
2nd  
10/26/21 CO Introduced: TEU, F  
11/01/21 TEU Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

21. [2021-0796](#)  
2nd
- ORD Making Certain Findings & Auth the Mayor, or His Designee, to Execute: (1) A Redev Agreemt ("Redevelopment Agreement") Among the COJ ("City"), Downtown Investment Authority (DIA), & Fuqua Acquisitions II, LLC ("Developer"), Which Redev Agreemt Provides for the Design & Construction of a 2 Phase Project on That Certain Parcel of Real Property Located at 1 Riverside Ave & Known Generally As the Times-Union Property Located on the Northbank of the St. Johns River Within the Downtown W Northbank Downtown Community Redev Area; Phase 1 of the Project is Comprised of a Min 39,256 Sq Ft of Retail Space, Inclusive of a Major Branded Grocery Store of not less than 22,000 Sq Ft, & a Min of 265 Multifamily Residential Units, a Full-Svc Restaurant with not less than 2,500 Sq Ft of Enclosed Space & a Structured Parking Facility with not less than 400 Parking spaces (The "Phase I Improvements"); Phase 2 of the Project will included a Min of 13, 500 Sq Ft of Retail Space, Inclusive of 2 Restaurants, & a Min of 113 Multifamily Resident Units, & a Min of 180 Addn'l Parking Spaces (The "Phase II Improvements" & Collectively With the Phase I Improvements", the "Project"); (2) A Demoliation Agreemt Btwn the City & Developer Auth the Developer to Undertake the Demo of Certain Improvemts Located on Approx 4.95 Acre Parcel Within the Times-Union Prop ("City Parcel") to be Purchased by the City; Auth a Purchase & Sale Agreemt Btwn the City & Developer for the Purchase by the City of the City Parcel for the Amnt of \$6,040,680, with Supplemental Purchase Price of \$1,719,320 if Certain Conditions re: the City Parcel are Satisfied by the Developer; & (3) Easements & Related Docs as Described in the Redev Agreemt; Auth a Repurchase Right in Favor of the Developer to Repurchase the City Parcel; Auth a Put Option in Favor of the Developer for the City to Purchase the Phase II Mixed-Use Component Parcel, an Approx 1.58 Acre Parcel of Real Prop at the Rate of \$60 Per Sq Ft; Auth a 75%, 22-Yr Phase I Retail Component Recaptured Enhanced Value (REV) Grant in the Max Amnt Not to Exceed \$2,757,711 in Connection with the Construction of the Retail Component of the Phase I Improvemt; Auth a 75%, 22-Yr Phase I Residential Component REV Grant in the Max Amnt Not to Exceed \$17,347,914 in Connection with the Construction of the Residential Component of the Phase I Improvemts; Auth a 75%, 20-Yr Phase II Mixed Use REV Grant in the Max Amnt Not to Exceed \$8,313,544 in Connection with the Construction of the Phase II Improvmnts; Auth a \$750,000 Forgivable Loan Payable Upon Substantial Completion of the Restaurant Improvemts as Defined in the Redevelopmt Agreemt, to be Forgiven at the Rate of 10% Annually From the Date of Disbursmt of the Loan, Provided the Restaurant Remains in Operation Consistent with the Terms as Set Forth in the Redev Agreemt; Waiving Provisions of Chpt 126 (Procurement Code), Ord Code, With Respect to the Demolition Project; Waiving Certain Provisions of Chpt 656 (Zoning Code), Part 3 (Scheduled of District Regs), Subpt H (Downtown Overlay Zone & Downtown District Use & For Regs) Sec 626.361.8.A (Deviations), Ord Code, to Waive the Subsec 3 & 4 Requiremts That an

Applicant May Not Be Eligible for Economic Incentives When Also Obtaining a Deviation From the River View & Access Corridors Req of Subsec 656.361.6.2.H.2, & the Subsec 5 Requirement of Subsec 656.361.8.A That a 2/3 Majority Vote is Req'd to Apv the Req'd Deviation; Granting Deviation Appl #DDRB 2021-014, Located at 1 Riverside Ave (A Portion of R.E. No. 0888967 0000 As Described Herein, Owned by 1 Riverside Prop LLC, to Increase the Max Distance Allowed btwn Riverfront View & Access Corridors From 250' to 352', in Zoning Dist CCBD, as Defined & Classified Under the Zoning Code; Designating the DIA as Contract Monitor for the Redev Agreement; Providing for City Oversight of the Project by the Dept of Public Works & DIA; Auth the Exec of All Docs Relating to the Above Agreements & Transactions, & Auth Technical Changes to the Docs; Waiver of that Portion of the Public Investment Policy Adopt by Ord 2016-382-E, as Amended, to Auth the REV Grants & Restaurant Completion Forgivable Loan, Which Are Not Expressly Auth by the Public Invest Policy. (Dist 7 Gaffney) (Sawyer) (Introduced by CP Newby at Req of DIA)  
10/26/21 CO Introduced: NCSPHS, TEU, F, R JWC  
11/01/21 NCSPHS Read 2nd & Rerefer  
11/01/21 TEU Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

**NOTE: The next regular meeting will be held November 16, 2021**

**\*\*\*\*\*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.