

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda - Marked

Monday, May 6, 2024

9:30 AM

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

Neighborhoods, Community Services, Public Health and Safety Committee

*Michael Boylan, Chair
Will Lahnen, Vice Chair
Matt Carlucci
Tyrona Clark-Murray
Rory Diamond
Terrance Freeman
Mike Gay*

*Legislative Assistant: Rebecca Bolton
Council Auditor's Office: Phillip Peterson, Asst. Council Auditor
Council Research: Eamon Webb
Office of General Counsel: Mary Staffopoulos, Deputy
Administration*

Meeting Convened:

Meeting Adjourned:

Attendance:

Presentation on Health Initiatives - Dr. Sunil Joshi and Lynn Sherman

Item/File No.	Title History
<p>1. 2023-0621 DEFER At request of Developer</p>	<p>ORD Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, an Amendment 2 to Redev Agrmt By & Among the City, DIA, Fuqua BCDC One Riverside Project Owner, LLC (Developer), Assignee of Fuqua Acquisitions II, LLC, & TBR One Riverside Owner, LLC, as Partial Assignee of Developer, Amend the Redev Agrmt Dated 12/20/21 Previously Auth by Ord 2021-796-E, as Previously Amended by Amendment 1 to Redev Agrmt Dated 10/12/22, as Auth by Ord 2022-493-E, (Collectively, the “Agreement”), to Modify the Performance Schedule & Associated Terms of the Agrmt; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Tech Changes to the Docs (Sawyer) (Req of DIA) 9/12/23 CO Introduced: NCSPHS, F 9/18/23 NCSPHS Read 2nd & Rerefer 9/19/23 F Read 2nd & Rerefer 9/26/23 CO PH Read 2nd & Rerefer Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/26/23</p>

2. [2024-0256](#) ORD-MC Amend Sec 656.311 (Residential - Professional - Institutional Category), Subpt C (Commercial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Include All Single Family Dwellings on the List of Permissible Uses & Structures in the Commercial, Residential & Office Zoning District; Amend Sec 656.704 (Nonconforming Lots of Record & Infill Lots - Residential), Pt 7 (Nonconforming Lots, Uses & Structures), Ch 656 (Zoning Code), Ord Code, to Address Modular & Mobile Homes & to Reduce the Min Sq Ft Required for Infill Lots From 2,500 Sq Ft to 1,500 Sq Ft; Amend Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Define “Cottage” & to Amend Certain Other Definitions; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Diamond) (PD & PC Apv) (Co-Sponsor CM Freeman)
- 3/26/24 CO Introduced: NCSPHS, LUZ
4/1/24 NCSPHS Read 2nd & Rerefer
4/2/24 LUZ Read 2nd & Rerefer
4/9/24 CO Read 2nd & Rerefer
4/23/24 CO PH Addnt'l 5/14/24
LUZ PH - 5/7/24
Public Hearing Pursuant to Ch 166.041(3)(c)(2)(b), F.S. & CR 3.601 - 4/23/24 & 5/14/24

Scrivener’s

1. Pg. 4, line 24, after “(Nonconforming” insert “Lots,”
2. Pg. 6, line 22, strike “****”
3. Include Chapter and Part titles to Section 3
4. Pg. 7, line 1 ½, insert codified definition for “Contributing structure” for context of addition location
5. Pg. 7, line 18, strike “(part” and insert “(i) part”

• Amends Chapter 656 (Zoning Code) to:

- Provide that all single-family dwellings are permitted in the CRO Zoning District
 - Provide that one cottage may be constructed on an infill lot, or a combination of infill lots, in the RMD-A, RMD-B, RMD-C, RMD-D, or CRO Zoning Districts
 - Provide that manufactured homes and modular homes which comply with the provisions of Subpart C, Part 4 of Chapter 656 or have the appropriate waiver when applicable are considered single-family dwellings
 - Reduce the minimum size of an infill lot from 2,500 to 1,500 square feet
 - Define a Cottage as a single-family dwelling between 750 and 1,200 square feet in size and to disassociate cottage from the definition of Guest house
 - Remove within the definition of Infill lot, the limitation that they are lots or parcels “located in the Urban Priority Area development area or Urban Area development area”
- Approved by Planning Commission on 4/18/24

3. [2024-0285](#)
AMEND

Contact:
Ed Randolph

**See Auditor
Comments/
Concerns and
Recommended
Amendments**

ORD Auth the Mayor, or His Designee, to Execute: (1) an Amended & Restated Redev Agrmt btwn the City & the Duval County Fair Association, Inc. (DCFA); (2) an Amended & Restated Ground Lease Agrmt btwn the City & DCFA for the Lease of 82.37± Acres of City-Owned Land Located Generally at 13611 Normandy Blvd., Adjacent to the Equestrian Center, With an Initial Term of 30 Yrs With 2, 10-Yr Renewal Options With Nominal Rent; & (3) Related Agrmts as Described in the Amended Redev Agrmt, for the Construction by DCFA of an 80,000 sq ft Exposition Hall & Related Improvements; Auth a \$1,500,000 City Dev Loan to the Developer for a 20 Yr Term With 2% Interest, to Be Approp by Subsequent Legislation; Auth a Completion Grant in the Amount of \$1,500,000 Upon Substantial Completion of the Proj, to Be Approp by Subsequent Legislation; Prov for City Oversight of the Proj by OED; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs; Waiver of That Portion of the Public Investment Policy Adopted by Ord 2022-726-E, as Amended, to Auth the Loan & Completion Grant (Sawyer) (Req of Mayor)

4/9/24 CO Introduced: NCSPHS, R, F
4/15/24 NCSPHS Read 2nd & Rerefer
4/15/24 R Read 2nd & Rerefer
4/16/24 F Read 2nd & Rerefer
4/23/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

AMENDMENT

- 1. Pg. 6, line 21: correct capital investment amount to \$18 million**
- 2. Clarify Development Loan repayments will begin on the first day of the month following the final draw disbursement**
- 3. Correct scrivener's errors**
- 4. Place revised Amended and Restated Redevelopment Agreement on file to:**
 - a. Revise the deadline for permit approvals to June 1, 2024**
 - b. Clarify that all necessary consents and approvals must be obtained prior to entering into the Ground Lease**
 - c. Include Exhibit D (Amended and Restated Ground Lease) which was not included in the filed document**
 - d. Revise Exhibit H (Draft draw schedule and amortization schedule for loan) to correct the amortization schedule**
 - e. Correct scrivener's errors**

AUDITOR COMMENTS/CONCERNS

- 1. There are no specifically stated penalties in the Redevelopment Agreement, besides general default, to address a failure by DCFA to meet the development improvements, performance schedule, or expected capital investment, with the exception of a minimum required expenditure on Direct Costs to receive the Completion Grant.**
- 2. The City could have invested millions of dollars into the facility and DCFA could abandon the project during construction. The City's only recourse is to sue for specific performance.**
- 3. The City is required to receive approval from the United States Secretary of the Interior for any leases on the subject property. The City has spent \$5.7 million on improvements related to the Fair relocation but has not yet received final approval of the lease with DCFA.**

AUDITOR RECOMMENDED AMENDMENTS

- 1. We recommend that DCFA be required to provide an irrevocable letter of credit in an amount acceptable to the City for the demolition of the DCFA Improvements in the event the DCFA Improvements are not completed.**
- 2. We recommend that the City not spend additional dollars until final approval of the lease has been received from the United States Secretary of the Interior.**

- Ordinance 2023-209-E originally approved a Redevelopment Agreement and Ground Lease with the Duval County Fair Association (DCFA) to:**
 - Develop 82.37 acres of City-owned land located adjacent to the Equestrian Center to serve as the new site of the Greater Jacksonville Agricultural Fair and DCFA corporate offices**
 - Provide for construction of improvements by both DCFA (estimated at that time to be \$15 million) and the City (estimated at \$27.2 million and already appropriated in the CIP)**
 - Complete construction by June 1, 2025**
 - Authorize a Ground Lease with DCFA for a term of 40 years with three 10-year extension options for \$100/year with an option to lease an additional 60 acres adjacent to the DCFA Parcel**
 - Bill 2024-285 will approve an Amended and Restated Redevelopment Agreement with the DCFA**
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to:

- Authorize a \$1.5 million Completion Grant to be paid upon substantial completion of the DCFA Improvements. The Completion Grant will be subject to a dollar-for-dollar reduction if the Direct Costs of the DCFA Improvements are less than \$17.5 million and will be terminated if the Direct Costs of the DCFA Improvements are less than \$16 million.

- Authorize a \$1.5 million City Development Loan to be disbursed on a pro-rata basis with all other funding sources for the Project. The Development Loan will be repaid through quarterly payments over 20 years at 2% interest with payments beginning on the first day of the month following the final draw disbursement

• Approves an Amended and Restated Ground Lease with DFCA to:

- Revise the initial term from 40 years to 30 years

- Revise the extension options from three 10-year periods to two 10-year periods

• The City incentives are subject to future Council appropriation

4. [2024-0288](#)

ORD Approp \$200,000.00 in Grant Funding From the FDLE, through its FY 23-24 State Financial Assistance for Fentanyl Eradication (S.A.F.E.) in FL Prog, to the PSBU Grants/Jacob's Ladder FY 23-24 Proj to Combat Illegal Fentanyl Activity; Prov for Oversight by the JSO (B.T. 24-090) (Dillard) (Req of Sheriff) (Co-Sponsors CMs Clark-Murray & Miller)

4/9/24 CO Introduced: NCSPHS, F

4/15/24 NCSPHS Read 2nd & Rerefer

4/16/24 F Read 2nd & Rerefer

4/23/24 CO PH Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

Contact:

Bill Clement

• Grant funding will be used for overtime salaries and benefits

• No City match is required

5. [2024-0291](#)

ORD Approp \$150,000.00 in Grant Funding From the FDLE, through its FY 23-24 State Financial Assistance for Fentanyl Eradication (S.A.F.E.) in FL Prog, to the PSBU Grants/Operation 3 Crowns FY 23-24 Proj to Combat Illegal Fentanyl Activity; Prov for Oversight by the JSO (B.T. 24-091) (Dillard) (Req of Sheriff) (Co-Sponsors CMs Clark-Murray & Miller)

4/9/24 CO Introduced: NCSPHS, F

4/15/24 NCSPHS Read 2nd & Rerefer

4/16/24 F Read 2nd & Rerefer

4/23/24 CO PH Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

Contact:

Bill Clement

• Grant funding will be used for overtime salaries and benefits

• No City match is required

6. [2024-0292](#) ORD Approp \$200,000.00 in Available Revenue from the Countywide Economic Dev II Proj to the Façade Renovation Grant Prog to Provide Add'l Commercial or Retail Façade Renovation Funding Assistance for Existing Businesses in Economically Distressed Areas of Jax; Requiring Reports from OED to the City Council & Council Auditor (B.T. 24-086) (Dillard) (Req of Mayor) (Co-Sponsor CM Clark-Murray)
4/9/24 CO Introduced: NCSPHS, F
4/15/24 NCSPHS Read 2nd & Rerefer
4/16/24 F Read 2nd & Rerefer
4/23/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

- The program matches two dollars of City funding for every one dollar of eligible facade renovation costs borne by the owner/tenant but if a City-approved JSEB is used to perform the work the owner/tenant is not required to contribute a match
- The maximum City contribution per project is \$7,500 or \$15,000 depending on the location

7. [2024-0293](#) ORD Apv & Auth the Execution & Delivery of: an Agrmt to Settle Demolition & Nuisance Liens btwn the City, & Terrawise Homes, Inc. in Connection With the Redev, Rehab & Improvement of the Vacant Property Located at 439 E 1st St Which Lien Agrmt Auth a Reduction of the Demolition Lien to Allow the Owner to Construct a New Single Family Home at an Estimated Cost of \$316,696.85, as Described in the Estimated Job Cost Dated 3/18/24; Directing the Finance & Admin Dept, the Planning & Development Dept, & the Neighborhoods Dept to Monitor Compliance With the Lien Agrmt; Auth Termination of the Lien Agrmt if the Owner Fails to Meet a Deadline to Apply for & Successfully Obtain the Required Bldg Permit On or Before 6/1/24 (R.E. # 072715-0000) (Pollock) (Req of Mayor)
4/9/24 CO Introduced: NCSPHS, F, TEU
4/15/24 NCSPHS Read 2nd & Rerefer
4/16/24 F Read 2nd & Rerefer
4/16/24 TEU Read 2nd & Rerefer
4/23/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

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12. [2024-0323](#) ORD Apv the Hogpen Dependent Special Dist Proposed FY 24-25 Budget Pursuant to Ord 2023-146-E & Sec 189.02, F.S. (Staffopoulos) (Introduced by CP Pursuant to Ord 2023-146-E)
2nd 4/23/24 CO Introduced: NCSPHS, F
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24
13. [2024-0325](#) ORD Approp \$200,000.00 in Fund Balance from the Environmental Protection Fund to the UF Center for Coastal Solutions Through the UF Brd of Trustees to Conduct a Septic Tank Vulnerability Assessment Proj for Single-Family Residential Septic Systems in Duval County; Prov for Carryover to FY 24-25; Invoking the Exemption of Sec 126.107(g) (Exemptions), Ch 126 (Procurement Code), Ord Code, to Direct Contract With UF; Apv & Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver That Certain Research Agrmt for the Septic Tank Vulnerability Assessment Proj btwn the City & UF; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow a Direct Contract With UF; Waiving Sec 110.112 (Advance of City Funds; Prohibition Against), Pt 1 (the City Treasury), Ch 110 (City Treasury), Ord Code, to Allow for Advance Payment to UF; Prov for City Oversight by the Neighborhoods Dept, Environmental Quality Div; Requiring Annual Reports & a Final Report to Jax Environmental Protection Brd (B.T. 24-095) (Dillard) (Req of Mayor)
2nd 4/23/24 CO Introduced: NCSPHS, R, F, TEU
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24
14. [2024-0326](#) ORD Apv & Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver That Certain Air Pollution Control Specific Operating Agrmt btwn the State of FL Dept of Environmental Protection (FDEP) & Duval County; Prov for Oversight by the Neighborhoods Dept, Environmental Quality Div (Dillard) (Req of Mayor)
2nd 4/23/24 CO Introduced: NCSPHS, TEU
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

15. [2024-0329](#)
2nd ORD Apv & Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver a MOU btwn Southern Off Road Bicycle Association Jacksonville Chapter, Inc. & the City for the Construction, Use & Maintenance of City Mountain Bike Sites; Finding That These Contractual Svcs Are Exempt from Competitive Solicitation Pursuant to Sec 126.107(g) (Exemptions), Ch 126 (Procurement Code), Ord Code; Prov for Oversight by the Parks, Recreation & Community Svcs Dept (Dillard) (Req of Mayor)
4/23/24 CO Introduced: NCSPHS, F
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24
16. [2024-0331](#)
2nd ORD Approp \$49,510,929.16, Consisting of \$25,228,130.61 from the Other Federal, State & Local Grants - American Rescue Plan Local Fiscal Recovery Fund - U.S. Dept of Treasury Acct & \$24,282,798.55 from Debt Management Fund Loan Proceeds to the 2023 Authorized Capital Projs, to Swap the Funding Sources btwn the Water Wastewater Fund Proj & the McCoys Creek Greenway - Outfall Improvements Proj to Comply With American Rescue Plan Timing Requirements; Amend the 24-25 5-Yr CIP Appvd by Ord 2023-505-E to Reflect This Approp of Funds to the Projs; Prov for Oversight by the Engineering & Construction Mgmt Div of the Dept of Public Works (B.T. 24-083) (Dillard) (Req of Mayor)
4/23/24 CO Introduced: NCSPHS, F, JWC
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

17. [2024-0332](#) ORD Approp \$114,945.97 from the Special Law Enforcement Trust Fund to Fund Various Crime Prevention & Law Enforcement Expenditures & Activities Including: (1) Transferring \$7,500.00 from the Fund to the Teen Driver Special Rev Fund in Accordance With Sec 111.365, Ord Code, to Fund the Teen Driver Challenge Prog; (2) Transferring \$7,500.00 from the Fund to the Police Explorers Trust Fund in Accordance With Sec 111.340, Ord Code, to Fund the JSO Police Explorer Post; (3) Transferring \$20,000.00 to Be Used for the Homeward Bound Prog; & (4) \$79,945.97 for Donations to Hubbard House, Inc. (\$9,945.97), North Florida Council, Inc., Boy Scouts of America (\$10,000.00), Operation Save Our Sons, Inc. (\$15,000.00), M.A.D. D.A.D.S., Jax Chapter, Inc. (\$15,000.00), Big Brothers Big Sisters of NE FL, Inc. (\$5,000.00), & Downtown Vision Alliance, Inc. (\$25,000.00), in Accordance With Sec 932.7055(5), F.S.; Apv, & Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver on Behalf of the City Certain Misc Approps Agrmts btwn the City & Each of the Donees Respectively; Waiving Sec 110.112 (Advance of City Funds; Prohibition Against), Pt 1 (the City Treasury) , Ch 110 (City Treasury), Ord Code, to Allow for Advance Payment to the Donees; Prov for Oversight by JSO (B.T. 24-092) (Dillard) (Req of Sheriff)
4/23/24 CO Introduced: NCSPHS, R, F
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24
18. [2024-0334](#) ORD-MC Amend Sec 368.301 (Violations & Criminal Penalties), Pt 3 (Enforcement), Ch 368 (Noise Control), Ord Code, Sec 614.103 (Reserved), Ch 614 (Public Order & Safety), Ord Code, Sec 632.101 (Classes of Offenses), Ch 632 (Penalties), Ord Code, Sec 656.1309 (Unlawful Sign Messages), Pt 13 (Sign Regulations), Ch 656 (Zoning Code), Ord Code, & Sec 741.107 (Violations & Criminal Penalties), Pt 3 (Enforcement), Ch 741 (Zero Tolerance on Litter), Ord Code, to Enhance Civil & Criminal Penalties for Violations of City Codes When Such Violations Were Motivated by Hate; Prov for Severability; Prov for Codification Instructions (Teal) (Introduced by CMs Peluso, Carlucci, Gaffney, Jr., Pittman, Clark-Murray & Johnson)
4/23/24 CO Introduced: NCSPHS, R, LUZ
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

NOTE: The next regular meeting will be held Monday, May 20, 2024.

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

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