

# City of Jacksonville

*117 W. Duval Street  
Jacksonville, FL 32202*



## Meeting Minutes

**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*

*Tyrone Clark-Murray*

*Rory Diamond*

*Terrance Freeman - Late Arrival 10:37 AM*

*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: Scott Wilson*

**Meeting Convened: 9:30 AM**

**Meeting Adjourned: 11:16 AM**

**Present:** 7 - Chair Michael Boylan, Vice Chair Will Lahnen, Council Member Matt Carlucci, Council Member Tyrona Clark-Murray, Council Member Terrance Freeman, Council Member Mike Gay and Council Member Rory Diamond

**Attendance:**

**CVP White - 24-285**

**CM Amaro - Presentation**

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

Dr. Sunil Joshi gave a presentation on Health Initiatives.

He explained that Duval County is below average among Florida counties for many health outcomes. The average "Premature Death Rate" among US counties is 8,000. In Florida, this average is 8,300. In Duval County, the Premature Death Rate is 11,300.

He explained that social determinants of health are 80% of what drive health outcomes, and this information needs to drive health initiatives. High school education, poverty, median household income, and minority status are all predictors of life expectancy in Duval County.

Dr. Joshi listed life expectancy by "Health Zones" in Duval County. Health Zone 3, which includes the Mandarin and Southside areas, has an average life expectancy of 81.1, which, if this health zone were its own country, would rank similarly to Denmark. Health Zone 1, which includes urban core neighborhoods in Northwest Jacksonville, has an average life expectancy of 68.8, which would rank similarly to Guatemala and Nepal. Health Zone 5, which includes the outer rim of Duval County, has an average life expectancy of 65.4, which would rank similarly to Madagascar.

He noted that the Council had approved a \$5.6 million appropriation for health initiatives on December 12, 2023. Initiatives with the intent of improving health outcomes include programs to drive down food insecurity, specifically among the elderly; reduce infant mortality; train "culturally competent" community health workers; and market marketplace healthcare options to reduce the amount of uninsured in the county. He explained that although Duval County was still above-average in many of these health indicators, including infant mortality (where this rate is much higher among the black population than the white population), community health efforts had helped to improve these statistics over the past decade. A specific example of success is food insecurity, which has decreased from around 25% to around 10% in the past decade, which puts Duval about at state average.

Council Member Matt Carlucci stated that the public cited health care access as being the #1 issue by constituents in 2003, and he added that many public health clinics in vulnerable neighborhoods had been shut down since. He asked whether these public health clinics had been considered when planning initiatives to increase health care access. Dr. Joshi explained that these clinics were state-run and had shut down as a result of state funding decreasing over the decades. He added that nonprofit-run safety net clinics needed to fill in this gap. Council Member Matt Carlucci also asked whether the administration could place water bottle fillers or fountains along the Emerald Trail, citing the importance of hydration for health, and Dr. Joshi answered that this was a possibility, stating that he would discuss the matter with the Parks Department.

Council Member Lahnen asked how the City identifies Mental Health First Aid workers and Community Health Care workers, and Dr. Joshi answered that the City would promote the Mental Health First Aid training programs. He said that Community Health Care workers needed to be identified at a grassroots level, as these workers must be "culturally competent," which could not be ensured by marketing the initiative broadly.

Council Member Clark-Murray asked whether the data showing different health outcomes between white and black populations disaggregated those with African ancestry from other minority populations. Dr. Joshi answered that he was not certain, as this data was collected by the state, but that he could get

this information. Council Member Clark-Murray asked whether the workers hired through United Way would be public or private employees, and Dr. Joshi answered that they would be private employees of United Way. She also asked how success or failure of these initiatives would be reported; Dr. Joshi stated that the City would receive quarterly reporting and that the clear metrics included in the presentation would make it clear whether or not the City was making progress.

Council Member Boylan noted that there was broad public benefit to these programs, as a failure to improve access to healthcare places greater burden on emergency rooms. Lessening the burden on emergency rooms would provide benefit to all taxpayers. He asked about the Walmart health clinics, many of which have recently closed, and whether the City could leverage these resources. Dr. Joshi noted that these closures was a problem for Walmart nationally and not unique to Jacksonville.

Council Member Matt Carlucci noted that about \$40 million has gone toward "indigent" care (or healthcare for those without insurance) in the past, agreeing with Council Member Boylan about the benefit to all taxpayers by increasing access to healthcare.

Council Member Boylan thanked Dr. Joshi for his presentation.

Item/File No.	Title History
1. <a href="#">2023-0621</a>	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
<b>DEFER</b>	
2. <a href="#">2024-0256</a>	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-Sponsors CMs Freeman & Carrico)

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

5/6/24 NCSPHS Amend/Approve 5-2 (Clark-Murray, Gay)

5/7/24 LUZ PH Amend/Approve 5-1 (Gaffney, Jr.)

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

#### **AMEND/APPROVE**

**Aye:** 5 - Boylan, Lahnen, Carlucci, Freeman and Diamond

**Nay:** 2 - Clark-Murray and Gay

**AMENDMENT**

- 1. Amends the title to incorporate the changes made by the amendment.**
- 2. Incorporates the Auditors' scrivener's corrections.**
- 3. Changes the authorization for cottages from only being allowed on infill lots located in RMD-A, RMD-B, RMD-C, RMD-D and CRO zoning districts to now being allowed on any infill lot, regardless of the zoning, and on any lot located in RMD-A, RMD-B, RMD-C, RMD-D and CRO zoning districts.**
- 4. Amends the definition of Cottage to remove the descriptor of it being a "single-family" dwelling unit, to eliminate the size limitations on cottages, and to clarify that the use is allowed on any infill lot, regardless of the zoning, and on any lot located in RMD-A, RMD-B, RMD-C, RMD-D and CRO zoning districts.**
- 5. Amends the definition of Dwelling, multiple-dwelling use to include cottages.**
- 6. Amends the definition of Dwelling, multiple-family to include a single cottage within the definition.**

**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**

Council Member Diamond stated that he would be introducing a floor amendment to this bill, and he explained background information regarding the bill. He said that it is a "glitch" bill to ensure the proper implementation of 2023-0347-E. These bills allow small, detached homes, referred to in this bill as "cottages," to be built by right on infill lots in various zoning regimes. He explained that these types of homes would be attractive options for those who wish to buy a home but are looking for cheaper options than the traditional single-family home.

Jason Teal of the Office of the General Counsel explained the floor amendment for the bill. Council Member Lahnen asked whether Home Owners Associations (HOAs) would need to approve the construction of these cottages in their neighborhoods. Council Member Diamond stated that this bill would not allow developers to do anything forbidden by HOA restrictions, and Mr. Teal clarified that this bill applied to infill lots, so he did not anticipate developers attempting to build cottages in planned communities.

Council Member Clark-Murray asked for clarification regarding what the floor amendment changed in the bill; Mr. Teal explained what this amendment would change. Council Member Boylan noted that "mobile home" had been removed from the language of the section, but Council Member Clark-Murray stated that "manufactured home" was still in the language.

The amendment was approved by the Committee 5-1, with Council Member Clark-Murray voting in opposition.

Council Member Matt Carlucci stated that he would be supporting this bill to give developers another option for increasing the housing supply, but he stated that his support for this bill does not indicate that he would or would not support any individual development project. He stated that these types of homes would be a good option for singles looking to buy rather than rent.

Council Member Gay asked whether this type of development would be allowed in Rural Residential (RR) zoning. Mr. Teal stated that these developments would not be limited by zoning type and would be allowed on infill lots. Council Member Gay expressed concern about the potential of developers subdividing large lots and building full subdivisions of cottages in RR communities. Mr. Teal stated that these developments would only be allowed on infill lots and that one cottage could be built on any infill lot. Erin Abney, Chief of Planning Division, confirmed that this was the case and described the process for getting an infill exception under the current Code.

Council Member Clark-Murray asked why the lot size on which a cottage would be allowed needed to be decreased, and Mr. Teal answered that developers had run into the issue where they needed to combine multiple lots in order to get to a developable lot size. She asked why the Council would change the process of building a cottage on an infill lot from exception to right, and Mr. Teal answered that this matter was a policy decision for the Council.

Council Member Matt Carlucci noted that exceptions can be revoked by the City Council, and Mr. Teal described the two processes by which exceptions may be approved. He did note, however, that this bill changes the posture of whether cottages are allowed on infill lots from by exception to by right. Council Member Matt Carlucci opined that a further amendment could potentially address Council Member Gay or Clark-Murray's concerns.

Council Member Clark-Murray stated that she supported the purpose of the bill but did not support allowing this type of development in Commercial, Residential, and Office (CRO) zones.

Council Member Diamond thanked the Committee for their input, noting that this discussion would help to make the bill better. He stated that the bill was drafted with Council Member Gay's district in mind and that it would not endanger the character of rural neighborhoods. He stated that the bill changed the posture of whether these developments are allowed from by exception to by right because many developers decide that it is not worth it to pursue these developments if they need to go through the exception process. He added that he had not considered there being an issue with these developments in CRO zones but was open to conversations to strengthen the bill.

3. [2024-0285](#) 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  
5/6/24 NCSPHS Amend/Approve 7-0  
5/6/24 R Amend/Approve 7-0  
5/7/24 F Amend/Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**AMEND/APPROVE**

**Aye:** 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond



### **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. Reduce term of \$1.5 million City Development Loan to 10 years**
- 4. Correct scrivener's errors**
- 5. 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 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**

Phillip Peterson of the Council Auditor's Office explained the amendment. The amendment was approved unanimously by the Committee.

Ed Randolph, Office of Economic Development, explained background of the bill. He explained that the City Council had approved this redevelopment agreement between the City and the Duval County Fair Association via 2023-0209-E and that a rise in construction costs has created a need for additional funding to ensure the completion of the project.

Council Member Lahnen introduced a floor amendment to reduce the City Development Loan term from twenty years to ten years. This amendment was approved unanimously by the Committee, and the two amendments were rolled into one.

Mr. Peterson explained the Auditor's concerns. He noted that the same concerns had been raised when the City Council considered 2023-0209-E. He explained that the bill did not specify that any penalties to the Duval County Fair Association if it failed to meet the obligations of the redevelopment agreement, so the City's only recourse in a hypothetical situation where the Fair Association were to fail to complete the terms of the agreement or walk away from the deal would be to sue. He added that the land being developed required the approval of a Secretary of the Interior permit that was still outstanding. Mr. Randolph emphasized the importance of the Duval County Fair Association's ability to move forward with the project despite these concerns. Bill Olson, CEO of Jacksonville Fairgrounds, expressed his confidence that the development would be completed.

Council Member Clark-Murray asked whether waiting for the approval of the permit would jeopardize the project, and Mr. Olson stated that the project needed to move forward as soon as possible to ensure that the site is able to hold the 2025 Fair. Council Member Clark-Murray asked Mr. Peterson when the permit would either be approved or denied, and Mr. Peterson stated that it could happen the next day or in twelve months. He explained that there had been an environmental lawsuit that had delayed its timeline.

Steve Long of the Public Works Department agreed with Mr. Peterson's characterization of the situation regarding the outstanding permit, but he stated that the City was looking to get approval to move forward on the project despite the existing environmental challenge.

Council Member Clark-Murray asked what would be lost if the City were to approve the additional funds and the Fair Association were not able to proceed with the project. Mr. Peterson answered that "loss" in this situation would be subjective; the infrastructure improvements completed by the Fair Association to this point would still exist, but the site would not be able to host the County Fair.

Council Member Lahnen stated that he would not support amendments to address the Auditor concerns, as he agreed with the assessment that the project urgently needed to move forward. Council Member White asked that the Committee approve the bill.

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  
5/6/24 NCSPHS Approve 7-0  
5/7/24 F Approve 5-0-1 (Carrico)  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**APPROVE**

**Aye:** 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

- **Grant funding will be used for overtime salaries and benefits**
- **No City match is required**

Bill Clement, Jacksonville Sheriff's Office, explained that this bill would help fund overtime-related expenses for fentanyl investigations.

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  
5/6/24 NCSPHS Approve 7-0  
5/7/24 F Approve 5-0-1 (Carrico)  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

**APPROVE**

**Aye:** 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

- **Grant funding will be used for overtime salaries and benefits**
- **No City match is required**

Bill Clement, Jacksonville Sheriff's Office, explained that this bill would help fund overtime-related expenses for fentanyl investigations.

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

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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  
5/6/24 NCSPHS Approve 5-1-1 (Diamond)(Gay)  
5/7/24 F Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

### APPROVE

- **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**

Council Member Clark-Murray asked whether it was correct that this bill simply replenished funding for the Façade Renovation Grant Program, and Ed Randolph of the Office of Economic Development confirmed that this assessment was correct. She asked whether these funds could be awarded anywhere in the County, and Mr. Randolph stated that the program was targeted at economically distressed neighborhoods. Mr. Randolph added that there are economically distressed neighborhoods throughout the County. Mr. Randolph stated that the Office of Economic Development expected an increase in participation given the passage of 2024-0165-E, which removed the matching requirement for qualifying Jacksonville Small & Emerging Businesses.

Council Member Boylan asked whether the OED was planning on extending this program into future years, and Mr. Randolph stated that it was. Council Member Boylan added that it was important that people understood that there are economically distressed neighborhoods throughout the County.

Council Member Gay stated that he would be abstaining from the bill, as he was unsure of whether his business' participation in JSEB presented a conflict of interest.

Council Member Matt Carlucci agreed that there were economically distressed neighborhoods throughout the County, but he opined that it was important for the Council to recognize that urban areas that have suffered as a result of "white flight" have unique needs.

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

5/6/24 NCSPHS Amend/Approve 7-0

5/7/24 F Amend/Approve 6-0

5/7/24 TEU Amend/Approve 7-0

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

### AMEND/APPROVE

**Aye:** 7 - Boylan, Lahnen, Carlucci, Clark-Murray, Freeman, Gay and Diamond

### AMENDMENT

**Clarify that the Estimated Improvement Cost applicable to the forgiveness is \$281,696.85 and excludes the property acquisition cost**

- **There is an outstanding demolition lien, dated 4/26/16, of \$105,881.62 on the subject property, which is located in Council District 7**
- **Section 112.110(e) requires that Council approve all settlements greater than \$100,000**
- **City policy and the Agreement allows for a reduction of \$1 for every \$5 spent for the first \$30,000 in improvements and \$1 for every \$2 spent thereafter**
- **Improvements must be completed by 1/26/26**

Phillip Peterson of the Council Auditor's Office explained the amendment. The amendment was unanimously approved by the Committee.

Mr. Peterson explained the lien forgiveness program and that any lien forgiveness exceeding \$100,000 must come before the Council. Council Member Boylan noted that interest would continue to accumulate on the lien if the agreed-upon improvements are not made, and Mr. Peterson confirmed that this was the case.

8. [2024-0319](#) ORD Apv the Harbour Waterway Dependent Special Dist Proposed FY 24-25 Budget Pursuant to Ord 2010-725-E & Sec 189.02, F.S. (Staffopoulos) (Introduced by CP Pursuant to Ord 2010-725-E)  
4/23/24 CO Introduced: NCSPHS, F  
5/6/24 NCSPHS Read 2nd & Rerefer  
5/7/24 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

**READ 2ND & REREFER**

9. [2024-0320](#) ORD Apv the Millers Creek Dependent Special Dist Proposed FY 24-25 Budget Pursuant to Ord 2014-700-E & Sec 189.02, F.S. (Staffopoulos) (Introduced by CP Pursuant to Ord 2014-700-E)  
4/23/24 CO Introduced: NCSPHS, F  
5/6/24 NCSPHS Read 2nd & Rerefer  
5/7/24 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

**READ 2ND & REREFER**

10. [2024-0321](#) ORD Apv the Isle of Palms Dependent Special Dist Proposed FY 24-25 Budget Pursuant to Ord 2011-724-E & Sec 189.02, F.S. (Staffopoulos) (Introduced by CP Pursuant to Ord 2011-724-E)  
4/23/24 CO Introduced: NCSPHS, F  
5/6/24 NCSPHS Read 2nd & Rerefer  
5/7/24 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

**READ 2ND & REREFER**

11. [2024-0322](#) ORD Apv the Tarpon Cove Dependent Special Dist Proposed FY 24-25 Budget Pursuant to Ord 2017-154-E & Sec 189.02, F.S. (Staffopoulos) (Introduced by CP Pursuant to Ord 2017-154-E)  
4/23/24 CO Introduced: NCSPHS, F  
5/6/24 NCSPHS Read 2nd & Rerefer  
5/7/24 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

**READ 2ND & REREFER**

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)  
4/23/24 CO Introduced: NCSPHS, F  
5/6/24 NCSPHS Read 2nd & Rerefer  
5/7/24 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

**READ 2ND & REREFER**

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)  
4/23/24 CO Introduced: NCSPHS, R, F, TEU  
5/6/24 NCSPHS Read 2nd & Rerefer  
5/6/24 R Read 2nd & Rerefer  
5/7/24 F Read 2nd & Rerefer  
5/7/24 TEU Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

**READ 2ND & REREFER**

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)  
4/23/24 CO Introduced: NCSPHS, TEU  
5/6/24 NCSPHS Read 2nd & Rerefer  
5/7/24 TEU Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

**READ 2ND & REREFER**

15. [2024-0329](#) 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  
5/6/24 NCSPHS Read 2nd & Rerefer  
5/7/24 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

**READ 2ND & REREFER**

16. [2024-0331](#) 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  
5/6/24 NCSPHS Read 2nd & Rerefer  
5/7/24 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

**READ 2ND & REREFER**

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) (Co-Sponsor CM Johnson)  
4/23/24 CO Introduced: NCSPHS, R, F  
5/6/24 NCSPHS Read 2nd & Rerefer  
5/6/24 R Read 2nd & Rerefer  
5/7/24 F Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

**READ 2ND & REREFER**

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  
5/6/24 NCSPHS Read 2nd & Rerefer  
5/6/24 R Read 2nd & Rerefer  
5/7/24 LUZ Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

**READ 2ND & REREFER**

Public Comment:

Carnell Oliver spoke on bill 2024-0292. He stated that he would like to see this program targeted more specifically to individual neighborhoods. He stated that he would like to see the bill deferred to address his concerns. He opined that the City may need to raise the millage rate to increase revenue to address various concerns that the City faces, and he stated that he wants to see greater accountability for large nonprofit organizations that receive City funding.

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

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

Minutes:

Eamon Webb  
EWebb@coj.net  
(904) 255-5140  
Posted: 5/8/2024, 5:00 PM

