

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda - Marked

Thursday, June 12, 2025

11:30 AM

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

Committee of the Whole

*Honorable Randy White
President, 2024-2025
District 12
(904) 255-5212*

*Honorable Kevin Carrico
Vice President, 2024-2025
District 4
(904) 255-5204*

*Jason Teal
Council Secretary/Director
(904) 255-5133*

*Sergeant-At-Arms
JSO Personnel*

COUNCIL RULE 4.505 DISRUPTION OF MEETING

Any person who disrupts a regular meeting of the City Council, standing committees, special or select committees, sub-committees or any other public meeting presided over by a City Council Member may be forthwith barred, removed, or otherwise ejected, in the discretion of the presiding officer, from further attendance at that meeting. If necessary, due to the nature of the disruption, the audience may be cleared from the Council Chambers or meeting location in the discretion of the presiding officer.

Any person who refuses to leave the City Council Chamber may be subject to arrest.

Disruption of a meeting includes the following types of behaviors:

- 1) Any form of political campaigning or electioneering regarding a specific candidate or group of candidates in City elections;
- 2) Impeding the orderly progress of the meeting by shouting, yelling, whistling, chanting, singing, dancing, clapping, foot stomping, snapping fingers, cheering, jeering, using artificial noise makers or musical instruments, waving signs of any size, or engaging in any other display of excessive noise, sounds, or movement;
- 3) Displaying or waving signs of any sort, except where used to support the speaker's presentation at the podium, and only where the sign is 21 inches by 21 inches or smaller in size and cannot be displayed in a manner which unreasonably obstructs the view of the dais for any member of the audience, regardless of message;
- 4) Audible noise from cellphones or other electronic devices;
- 5) Consumption of alcohol or controlled substances;
- 6) Making vulgar or offensive remarks or gestures, or using threatening language or gestures, including but not limited to pantomiming discharging a firearm, choking, or throat-cutting;
- 7) Refusing to stop speaking when his or her time has expired or is otherwise directed by the presiding officer to do so due to disruptive behavior as described herein;
- 8) Returning to the meeting after having been removed or ejected, or attempting to do so.

Meeting Convened:

Meeting Adjourned:

Attendance:

Item/File No.

Title History

1. [2025-0396](#)
AMEND

See Auditor
Recommended
Amendments

See separate
Auditor handouts
for things to
consider/concerns
and performance
schedule

ORD-MC Making Certain Findings & Auth the Mayor, or Her Desig, to Execute: (1) a Redev Agrmt Among the City, DIA, & the University of FL Brd of Trustees, which Redev Agrmt Provs for the Conveyance to Developer of 3 Parcels of City-Owned Real Propty Comprised of an ± 2.85 Acre Site of Improved Real Propty Owned by the City Having an R.E. # of 074487 0010; an ± 2.36 Acre Parcel of Unimproved Land Comprised of R.E. # 074487 0020 (the Site A Parcel), & an ± 1.22 Acre Parcel of Unimproved Land Comprised of R.E. # 074836 0000, 074837 0000, 074838 0000, 074839 0000 & 074840 0000 (the Site B Parcel), All at No Cost to Developer; the Redev Agrmt Also Auth an Option to Purchase ± 14.38 Acres of City-Owned Real Propty (Excluding the Historical Train Station Parcel), Comprised of a Portion of R.E. # 074887 0000 (the Convention Center Parcel) at No Cost, & Also Auth an Option to Purchase an ± 2.13 Acre Site of City-Owned Real Propty Comprised of a Portion of R.E. # 074887 0000...(Sawyer) (Req of DIA)

5/27/25 CO Introduced: COTW
6/2/25 COTW Read 2nd & Rerefer
6/10/25 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25

AMENDMENT

Attach Revised On File (Redevelopment Agreement) to:

- 1. Clarify that UF has one available extension (180 days) for City to acquire 801 W. Bay St and Additional Convention Parcel, and UF's right to terminate RDA ends once any parcel is conveyed by the City**
- 2. Correct approximate parcel acreage**
- 3. Reflect that Site A and Site B each must have occupiable buildings containing a minimum of 20,000 sq. ft.**
- 4. Reflect Performance Schedule may be extended up to six months by the CEO of DIA and an additional six months by the DIA Board**
- 5. Clarify that property reversion is dependent upon commencement of Horizontal Improvements**
- 6. Clarify that UF must proceed to complete applications for permitting of Train Station Improvements on or before the date that is six (6) months after the Train Station Closing Date**
- 7. Clarify that \$100 million in City funding is available for the entire Project (all sites) except that the first \$50 million (Tranche 1) is only to support the development of Site A/B**
- 8. Clarify that Tranche 1 is limited to \$50 million**
- 9. Strike non-applicable language related to workforce housing and LURA**
- 10. Correct RE numbers**
- 11. Correct Scrivener's errors**

AUDITOR RECOMMENDED AMENDMENTS

- 1. Require that Developer must provide evidence to the City/DIA substantiating \$245,000,000 in funding available**
- 2. Make the payback of any City funding related to a clawback of FSI Improvements automatic rather than upon demand of the City**
- 3. Limit the repurchase price to the fair market value of the property at the time of repurchase less the current appraisal of the applicable property increased by CPI to the year of the repurchase**
- 4. Establish maximum time to complete permitting process and/or establish a date certain for completion of the Improvements**
- 5. Clarify that the voluntary contribution for downtown services provided will be no less than the amount that would be required under the Business Improvement District, or other such officially authorized entity**

*******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.