

Introduced by Council Member J. Carlucci:

ORDINANCE 2025-386

AN ORDINANCE REGARDING DEVELOPMENT OF A RESTAURANT AND ASSOCIATED SITE IMPROVEMENTS IN ST. JOHNS RIVER PARK; INCORPORATING RECITALS; APPROPRIATING \$1,500,000 FROM THE ST. JOHNS RIVER PARK RESTAURANT CONTINGENCY ACCOUNT TO THE ST. JOHNS RIVER PARK RESTAURANT - OTHER CONSTRUCTION COSTS ACCOUNT WITHIN THE DOWNTOWN SOUTHBANK CRA TRUST FUND, TO MAKE FUNDS AVAILABLE FOR CONSTRUCTION OF A RESTAURANT AND ASSOCIATED SITE IMPROVEMENTS IN ST. JOHNS RIVER PARK; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency ("CRA") plan for the Southbank expressly identifies "Landmark Public Park System on the St. Johns River" and the "Complete Renovation of St. Johns River Park and Friendship Fountain" as projects to be completed on the Southbank; and

WHEREAS, the St. Johns River Park and Friendship Fountain project (the "Project") expressly recommends "the addition of a restaurant with outdoor seating" as an amenity that will benefit park visitors and boaters; and

WHEREAS, Acon Construction Company, the general contractor for the Project, engaged the consulting firm of Halff and Associates to design the park and its amenities and said firm identified a site within St. Johns River Park upon which they recommended construction of a small, standalone restaurant that would be complementary to the concession stand and planned park amenities; and

1 **WHEREAS**, the City Capital Improvement Plan for St. Johns River
2 Park does not include the restaurant in its scope, thus making the
3 Project eligible for CRA funding; and

4 **WHEREAS**, the Downtown Investment Authority ("DIA") engaged
5 Streetsense, a place and hospitality consulting firm, to inform and
6 make recommendations on a food and beverage establishment at St.
7 Johns River Park; and

8 **WHEREAS**, pursuant to Resolution 2024-04-09, the DIA Board
9 instructed DIA staff to have the restaurant and St. Johns River Park
10 designed in accordance with certain standards defined within said
11 Resolution, a copy of which is attached hereto as **Exhibit 1**; and

12 **WHEREAS**, the DIA held a public meeting on June 26, 2024, for
13 the purpose of soliciting public and stakeholder input on a restaurant
14 in St. Johns River Park; and

15 **WHEREAS**, via Request for Proposal P-02-24, the DIA solicited
16 procurement for architectural and design services for various
17 Downtown projects, including the restaurant in St. Johns River Park,
18 and ultimately awarded the contract to CD + Urban Studio; and

19 **WHEREAS**, CD + Urban Studio has developed a conceptual design
20 incorporating the recommendations of Streetsense, together with
21 stakeholder and public input, and will begin finalizing engineering
22 and design for the restaurant with an anticipated completion of such
23 in fall of 2025; and

24 **WHEREAS**, \$1,500,000 was previously placed in a contingency
25 account for the Project and the Council now desires to appropriate
26 these funds to a construction account to make them available for
27 development of a restaurant in St. Johns River Park; now therefore

28 **BE IT ORDAINED** by the Council of the City of Jacksonville:

29 **Section 1. Incorporation of Recitals.** The above recitals
30 are true and correct and are incorporated herein by this reference.

31 **Section 2. Appropriation.** For the 2024-2025 fiscal year,

1 within the City's budget, there is hereby appropriated the indicated
2 sum(s) from the account(s) listed in subsection (a) to the account(s)
3 listed in subsection (b):

4 (The account information is attached hereto as **Exhibit 2** and
5 incorporated herein by this reference)

6 (a) Appropriated from:

7 See **Exhibit 2** \$1,500,000

8 (b) Appropriated to:

9 See **Exhibit 2** \$1,500,000

10 (c) Explanation of Appropriation:

11 The funding above represents an appropriation of \$1,500,000
12 from the St. Johns River Park Restaurant Contingency
13 account to the St. Johns River Park Restaurant - Other
14 Construction Costs account within the Downtown Southbank
15 CRA Trust Fund, to make funds available for construction
16 of a restaurant and associated site improvements in St.
17 Johns River Park.

18 **Section 3. Purpose.** The purpose of the appropriation in
19 Section 2 is to make funds available for construction of a restaurant
20 and associated site improvements in St. Johns River Park as described
21 herein and in the CRA Capital Project Sheet attached hereto as **Exhibit**
22 **3.**

23 **Section 4. Effective Date.** This Ordinance shall become
24 effective upon signature by the Mayor or upon becoming effective
25 without the Mayor's signature.

26 Form Approved:

27
28 /s/ Mary E. Staffopoulos

29 Office of General Counsel

30 Legislation Prepared By: Mary E. Staffopoulos

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