

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Monday, November 17, 2025

2:00 PM

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

Rules Committee

Chris Miller, Chair

Terrance Freeman, Vice Chair

Ken Amaro

Ron Salem

Randy White

Mike Gay

Michael Boylan

Legislative Assistant: Vanessa Galan

Council Auditor's Office: Trista Carraher

Council Research: Colleen Hampsey

Office of General Counsel: Carla Schell

Administration: Garrett Dennis

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: 2:00 PM

Meeting Adjourned: 3:46 PM

Present: 7 - Chris Miller, Terrance Freeman, Ken Amaro, Ron Salem, Randy White, Mike Gay and Michael Boylan

Attendance:**CM Johnson - 2025-782, 2025-858****Item/File No.****Title History**

1. [2024-0627](#) ORD-MC Concerning the Mayor's Transfer Authority; Amend Secs 106.304 (Mayor's Transfer Power) & 106.308 (Capital Improvement Transfers, Appropriation Amendments & Change Orders), Subpt A (General Provisions), Pt 3 (Appropriations), Ch 106 (Budget & Accounting Code), Ord Code, to Limit the Mayor's Transfer Authority to \$100,000 Among the Capital Improvement Projs Listed in the CIP Appvd by the Council & to \$100,000 During Any FY into or Out of Any Agency, Nondept or Dept Existing Line Item; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Diamond)
8/13/24 CO Introduced: R, F
8/19/24 R Read 2nd & Rerefer
8/20/24 F Read 2nd & Rerefer
8/27/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

DEFER

2. [2024-0966](#) ORD Apv an Agrmt for Settlement of Fines Imposed by the Municipal Code Enforcement Brd/Special Magistrate btwn the City & Live Oak Ancient City Living, LLC, a Delaware LLC, & Directing the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver the Agrmt on Behalf of the City or Auth the Agrmt to Become Effective without the Mayor's Signature; Auth the Execution of All Docs Relating to the Agrmt & Auth Tech Changes as Herein Defined; Prov for Oversight of the Agrmt by the Municipal Code Compliance Div of the Neighborhoods Dept; Req Emergency Passage Upon Intro (Staffopoulos) (Introduced by CM Carrico)
11/26/24 CO Introduced: NCSPHS, R, F
12/2/24 NCSPHS Read 2nd & Rerefer
12/2/24 R Read 2nd & Rerefer
12/3/24 F Read 2nd & Rerefer
12/10/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

DEFER

3. [2025-0765](#) ORD-MC re the Timing for Consolidated Gov't Elections & the Qualifying for Such Elections; Amend Sec 350.102 (Consolidated Government Elections) & 350.106 (Qualification of Candidates), Pt 1 (General Provisions), Ch 350 (Elections, Election Regulations, & Campaigning), Ord Code, to Modify the Timing for the 1st Consolidated Gov't Election & the Qualifying for the 1st & Gen Consolidated Gov't Elections; Prov for Codification Instructions (Pinkstaff) (Introduced by CM Carrico)
10/14/25 CO Introduced: NCSPHS, R
10/20/25 NCSPHS Read 2nd & Rerefer
10/20/25 R Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
11/3/25 NCSPHS Amend/Rerefer 7-0
11/3/25 R Amend/Rerefer 7-0
11/12/25 CO Amend/Rerefer 17-0
11/17/25 NCSPHS Approve 6-0
11/17/25 R Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25

APPROVE

Aye: 6 - Miller, Amaro, Salem, White, Gay and Boylan

- **Amends Sec. 350.102 (Consolidated Government elections) to:**
 - 1) **Change the date of the first Consolidated Government election from the twelfth Tuesday of the year to the tenth Tuesday of the year and**
 - 2) **Change the date of the general (second) Consolidated Government election from the eighth Tuesday after the first Consolidated Government election to the tenth Tuesday after the first Consolidated Government election**
- **Amends Sec. 350.106 (Qualification of Candidates) to establish a qualifying period beginning with the 57th day prior to the first election through noon of the 53rd day prior to the date of the first election, rather than following the qualification period established in Ch. 99 of the Florida Statutes (beginning the 71st day prior to the first election through noon of the 67th day prior to the date of the first election)**

4. [2025-0775](#) ORD-MC Amend Sec 602.802 (Restricted Activities), Pt 8 (Lobbying), Ch 602 (Jacksonville Ethics Code), Ord Code, to Prohibit Certain Expenditures to the Mayor & Council Members; Prov for Codification Instructions (Reingold) (Introduced by CM Carlucci)
10/14/25 CO Introduced: R, F
10/20/25 R Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

DEFER

5. [2025-0781](#) ORD Making Certain Findings & Approp \$15,000,000 from Council Contingency Accts to Subsidies & Contributions to Private Org Accts (\$4,000,000) & Subsidies & Contributions to Other Govt Accts (\$11,000,000) to Prov City Funding for Various Progs & Capital Projs as Follows: (1) \$1,000,000 to Northeast Florida Builders Association, Inc. (NEFBA) for the NEFBA Workforce Dev Ctr, (2) \$2,675,000 to Edward Waters University, Inc. (EWU) for the Living, Learning, Community Ctr, (3) \$325,000 to Workforce Industrial Training, LLC (WIT) for the Operation Boost Initiative, (4) \$6,000,000 to the UNF for Capital Repairs & Upgrades to Hodges Stadium & Construction of Add'l Grass Practice Fields at the Facility, & (5) \$5,000,000 to FSCJ for Purchase of a Bldg at Cecil Commerce Ctr to House the FSCJ Training Institute; Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver Agrmts btwn the City & NEFBA, EWU, WIT, UNF, & FSCJ for the Respective Prog or Proj to Be Undertaken by Each Entity as More Particularly Described Herein; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process; Waiver & Disclosures), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for Direct Contracts with NEFBA & EWU (Staffopoulos) (Introduced by CM Arias) (Co-Sponsor CM Carlucci)
10/14/25 CO Introduced: NCSPHS, R, F
10/20/25 NCSPHS Read 2nd & Rerefer
10/20/25 R Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
11/17/25 NCSPHS Substitute/Approve 4-2 (Gay, Miller)
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25

DEFER

Trista Carraher, Auditor's Office, explained the substitute. Approved with a 5-2 vote, CMs Miller and Freeman in opposition.

There was a lengthy discussion on this item related to the number of appropriations in the bill, the public purpose of the EWU project, and the funding source. CM Freeman expressed disappointment that he had not been contacted by representatives from EWU, and he said that the funds should be going towards workforce development and apprenticeship programs. He spoke about an amendment to remove or reduce the EWU appropriation in the bill.

Dr. West, EWU, spoke on behalf of the bill.

Chair Miller opted to defer the bill to permit more time for council members to meet with the relevant parties.

6. [2025-0782](#) ORD Honoring the Legacy & Brave Svc of Firefighter Henry Bradley to the City; Naming the City-Owned Bldg Located at 12 Catherine St, Jax, FL, in Council Dist 7, Pursuant to Sec 122.105 (Public Buildings, Public Facilities & Public Parks Naming & Renaming Procedures), Ord Code, to Be Known as the “Henry Bradley Firefighters Museum”; Waiving the Timeline Estabd in Sec 122.105 (Public Buildings, Public Facilities & Public Park Naming & Renaming Procedures), Ord Code, Pertaining to the Report & Recommendation from the Historic Preservation Sec of the Community Planning Div of the PDD & the JHPC for Naming of a City-Owned Bldg; Renaming a Roadway Currently Identified as “Catherine Street” to “Henry Bradley Place” in Council Dist 7 Pursuant to Sec 745.105 (Public Street Name Changes), Ord Code; Directing the LSD to Forward This Ord, Once Enacted, to the Public Works Dept, Dev Svcs & Traffic Engineering Divs, for Processing, Implementation, & Coordination with 911 Emerg, the JFRD, the USPS, & Other Affected Agencies & Orgs Pertaining to the Road Renaming (Pollock) (Introduced by CMs Johnson & Peluso) (Co-Sponsors CMs Boylan, Salem, Miller, Amaro, White, Gay, Freeman & Lahnen)
- 10/14/25 CO Introduced: NCSPHS, R, TEU
10/20/25 NCSPHS Read 2nd & Rerefer
10/20/25 R Read 2nd & Rerefer
10/21/25 TEU Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
11/3/25 NCSPHS PH Only
11/4/25 TEU PH Only
11/12/25 CO PH Addnt'l 11/25/25
11/17/25 NCSPHS PH Amend/Approve 6-0
11/17/25 R Amend/Approve 7-0
11/18/25 TEU PH Amend/Approve 6-0
NCSPHS PH Pursuant to Ch 122 Ord Code - 11/3/25 & 11/17/25
TEU PH Pursuant to Ch 745 Ord Code - 11/4/25 & 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25 & 11/12/25 & 11/25/25

AMEND/APPROVE

Aye: 7 - Miller, Freeman, Amaro, Salem, White, Gay and Boylan

Ms. Carraher explained the amendment. Approved unanimously.

AMENDMENT

- 1. Clarify that a portion of Catherine Street is being renamed**
- 2. Clarify the various recommendations of the committees related to the street renaming**
- 3. Include waiver of Sec. 745.105(h) to allow a portion of Catherine Street to be renamed**
- 4. Correct current address of Fire Museum to 620 Bay St E**
- 5. Correct scrivener's errors**

- **Names the City-owned building known as the “Jacksonville Fire Museum” the “Henry Bradley Firefighters Museum”**
- **Renames the portion of Catherine Street south of Bay Street to “Henry Bradley Place”**
- **Waives the timeline established in Sec. 122.105 (Public buildings, public facilities and public parks naming and renaming procedures) as it relates to the report to be provided by the Historic Preservation Section of the Community Planning Division of the Planning and Development Department within 30 days after introduction of the ordinance since the report was provided prior to introduction of this ordinance**

7. [2025-0806](#) ORD Apv the Proposed 10/1/25 - 9/30/28 Collective Bargaining Agrmt btwn the City & the Communications Workers of America (CWA), Representing 450± Members (Granat) (Req of Mayor)
10/28/25 CO Introduced: R, TEU, F
11/3/25 R Read 2nd & Rerefer
11/4/25 TEU Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
11/12/25 CO PH Read 2nd & Rerefer
11/17/25 R Approve 7-0
11/18/25 TEU Approve 6-0
11/18/25 F Approve 5-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

APPROVE

Aye: 7 - Miller, Freeman, Amaro, Salem, White, Gay and Boylan

Todd Norman, Employee Services, spoke on behalf of the bill, and the subsequent 2 items. He explained the outcome from months of collective bargaining that he described as fair and budget friendly. He talked about the wage increases and parking allowance. CM Salem asked about the cost to the City for the UF Health and high deductible plans, and Mr. Norman said it is about \$500 per employee per month.

- Authorizes wage increases of 4% effective 10/1/25, 3% effective 10/1/26, and 3% effective 10/1/27
- Authorizes a one-time premium payment in FY 2026/27 of \$500 for employees with more than 5 years of service and \$250 for employees with less than 5 years of service on 10/1/26
- Authorizes a quarterly parking allowance of \$60 for employees assigned to downtown locations
- Allows for an employee contribution for group health plans of up to 10% in plan year 2026, up to 20% in plan year 2027, and up to 30% in plan year 2028
- Total estimated cost over the 3 year term is approximately \$6.3 million broken down as follows:
 - FY 25/26 \$1.2 million
 - FY 26/27 \$2.2 million
 - FY 27/28 \$2.9 million

8. [2025-0807](#) ORD Apv the Proposed 10/1/25 - 9/30/28 Collective Bargaining Agrmt btwn the City & the American Federation of State, County & Municipal Employees (AFSCME) Representing 1,800± Members, Including Part-Time Employees (Granat) (Req of Mayor)
- 10/28/25 CO Introduced: R, TEU, F
- 11/3/25 R Read 2nd & Rerefer
- 11/4/25 TEU Read 2nd & Rerefer
- 11/4/25 F Read 2nd & Rerefer
- 11/12/25 CO PH Read 2nd & Rerefer
- 11/17/25 R Approve 7-0
- 11/18/25 TEU Approve 6-0
- 11/18/25 F Approve 5-0
- Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

APPROVE

Aye: 7 - Miller, Freeman, Amaro, Salem, White, Gay and Boylan

- Authorizes wage increases of 4% effective 10/1/25, 3% effective 10/1/26, and 3% effective 10/1/27
- Authorizes a one-time premium payment in FY 2026/27 of \$500 for employees with more than 5 years of service and \$250 for employees with less than 5 years of service on 10/1/26
- Authorizes a quarterly parking allowance of \$60 for employees assigned to downtown locations
- Allows for an employee contribution for group health plans of up to 10% in plan year 2026, up to 20% in plan year 2027, and up to 30% in plan year 2028
- Total estimated cost over the 3 year term is approximately \$17.8 million broken out as follows:
 - FY 25/26 \$3.3 million
 - FY 26/27 \$6.3 million
 - FY 27/28 \$8.2 million

9. [2025-0808](#) ORD Apv the Proposed 10/1/25 - 9/30/28 Collective Bargaining Agrmt btwn the City & Laborers' International Union of North America (LIUNA), Representing 300± Members (Granat) (Req of Mayor)
10/28/25 CO Introduced: R, TEU, F
11/3/25 R Read 2nd & Rerefer
11/4/25 TEU Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
11/12/25 CO PH Read 2nd & Rerefer
11/17/25 R Approve 7-0
11/18/25 TEU Approve 6-0
11/18/25 F Approve 5-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

APPROVE

Aye: 7 - Miller, Freeman, Amaro, Salem, White, Gay and Boylan

- **Authorizes wage increases of 4% effective 10/1/25, 3% effective 10/1/26, and 3% effective 10/1/27**
- **Authorizes a one-time premium payment of \$500 for employees with more than 5 years of service and \$250 for employees with less than 5 years of service on 10/1/26**
- **Authorizes a quarterly parking allowance of \$60 for employees assigned to downtown locations**
- **Allows for an employee contribution for group health plans of up to 10% in plan year 2026, up to 20% in plan year 2027, and up to 30% in plan year 2028**
- **Total estimated cost over the 3 year term is approximately \$3.2 million broken out as follows:**
 - FY 25/26 \$0.6 million
 - FY 26/27 \$1.1 million
 - FY 27/28 \$1.5 million

10. [2025-0810](#) ORD-MC Creating a New Sec 106.330 (Direct Appropriations; Minimum Threshold), Subpt B (Special Provisions), Pt 3 (Appropriations), Ch 106 (Budget & Accounting Code), Ord Code, to Estab a Mini Threshold Amt of \$25,000 for City Funding Awarded to a for-profit or not-for-profit Org by Direct Approp in Accordance with the Exemption from Competitive Solicitation Outlined in Subsec 126.108(g), Ord Code; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Salem) (Co-Sponsor CM Lahnen)
10/28/25 CO Introduced: NCSPHS, R, F
11/3/25 NCSPHS Read 2nd & Rerefer
11/3/25 R Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
11/12/25 CO PH Read 2nd & Rerefer
11/17/25 NCSPHS Amend/Approve 6-0
11/17/25 R Amend/Approve 7-0
11/18/25 F Amend/Approve 5-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

AMEND/APPROVE

Aye: 7 - Miller, Freeman, Amaro, Salem, White, Gay and Boylan

Ms. Carraher explained the amendment. Approved unanimously.

NCSPHS AMENDMENT

Include provision that two or more non-governmental organizations (NGOs) may jointly request \$25,000 or more, but individually receive less than \$25,000

11. [2025-0811](#) ORD-MC Concerning ACPS; Amend Sec 462.106 (Procedures), Pt 1 (General), Ch 462 (Animals), Ord Code, to Clarify Standards for Issuance of Citations; Amend Sec 462.201 (Cruelty to Animals Defined Generally), 462.203 (Neglecting or Abandoning Animals), 462.204 (Restraint by Tethering), 462.205 (Dog Fighting & Other Animal Fighting), 462.209 (Citation), & 462.210 (Taking Custody of Mistreated Animals), Pt 2 (Cruelty to or Neglecting Animals), Ch 462 (Animals), Ord Code, to Revise & Clarify Provisions Related to Cruelty, Neglect, Abandonment, & Tethering of Animals, to Specify That Animal Fighting Activities Constitute Animal Cruelty, & to Align the Code with the Required Timelines & Procedures for Animal Custody Petitions Outlined in Sec 828.073, F.S.; Amend Sec 462.301 (General), 462.302 (Noise), 462.303 (Animals At-Large Prohibited), 462.304 (Habitual Nuisance), & 462.305 (Destruction of Property & Biting), Pt 3 (Nuisances), Ch 462 (Animals), Ord Code, to Simplify Language & Clarify Standards for Issuance of Citations; Amend Sec 462.601 (Impounding of Animals), Pt 6 (Impoundment, Surrender, Redemption & Adoption), Ch 462 (Animals), Ord Code, to Reduce the Required “Stray Hold” Period from 6 Days to 3 Days; Prov for Codification Instructions (Hartung) (Introduced by CM Arias)
10/28/25 CO Introduced: NCSPHS, R
11/3/25 NCSPHS Read 2nd & Rerefer
11/3/25 R Read 2nd & Rerefer
11/12/25 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

DEFER

12. [2025-0813](#) ORD Apv, Ratifying, & Auth the Execution of a Settlement Agrmt btwn the City & Candice O'Connell, Case # 3:24-CV-419-MMH-MCR, US Dist Court for the Middle Dist of FL; Approp \$175,000 from Gen Fund Operating Fund (General Fund - General Service District) to the Gen Fund Operating Fund (Judgments, Claims, & Losses Over \$50,000) to Prov Funding for Settlement of Pending Litigation; Auth the General Counsel, or His Desig, to Execute the Settlement Agrmt & Take Further Action, as Necessary, to Effectuate the Settlement & Conclude the Litigation (Mairs) (Req of OGC)
10/28/25 CO Introduced: R, F
11/3/25 R Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
11/12/25 CO PH Read 2nd & Rerefer
11/17/25 R Amend/Approve 7-0
11/18/25 F Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

AMEND/APPROVE

Aye: 7 - Miller, Freeman, Amaro, Salem, White, Gay and Boylan

Ms. Carraher explained the amendment. Approved unanimously.

AMENDMENT

- 1. Clarify funding source is General Fund Operating Reserves**
- 2. Include BT number within bill**
- 3. Correct scrivener's errors**
- 4. Attach Revised Exhibit 1 to reflect correct version of settlement agreement**

13. [2025-0815](#) ORD Auth the Mayor, or Her Desig, to Execute: (1) a 2nd Amend & Restated Hotel Redev Agrmt Among the City, DIA, & Shipyards Trustee Jacksonville, LLC, Successor by Assignment to Shipyards Hotel Jacksonville, LLC f/k/a Shipyards Hotel, LLC, which Amends & Restates the Previously Authd Amend & Restated Redev Agrmt Consistent with the Improvements Previously Authd by Ord 2022-871-E to, in Pt, Recognize Increased Mini Required Capital Investment for the Hotel Improvements, & Increase the Max Amt of the Previously Authd REV Grant by an Add'l \$6,000,000; (2) a Revised Marina Support Bldg Lease to Recognize Certain Rights of the Restaurant Operator, to Increase the Basic Rent to the City from \$1 Annually to \$15,000 Per Yr, to Be Offset Against Maintenance Obligations for the Event Lawn to Be Undertaken by Developer; (3) a Revised Marina Mgmt Agrmt to Auth the Marina Manager to Enter Into the Agrmt Prior to Substantial Completion of the Improvements So the Marina Improvements Can Be Fully Operation Upon Substantial Completion, Revise Language re Respective Maintenance Obligations, & Certain Other Changes a Set Forth Therein; (4) an Amend & Restated Riverwalk Improvements Costs Disbursement Agrmt, which Amends & Restated the Previously Executed Costs Disbursement Agrmt to Auth Acceptance & Opening of the Riverwalk Improvements to Coincide with the Opening of the Marina, with Certain Landscaping Improvements to Be Completed Thereafter; (5) an Amdt 1 to the Marina, Bulkhead & Pier Improvements Costs Disbursement Agrmt to Align Completion Dates; (6) an Amdt 1 to Marina Support Bldg Costs Disbursement Agrmt to Align Completion Dates; (7) a Consent & Reaffirmation of Guaranty; (8) a 2nd Amdt to the Tower Crane License Agrmt to Align Completion Dates; (9) a Drainage Easement btwn the City & the Developer; & (10) a Drainage Easement btwn the City & Shipyards Office, LLC, All on the Northbank of the St. Johns River within the Downtown E Northbank Downtown CRA; Auth a Revised, 75%, 20 Yr Recaptured Enhanced Value (REV) Grant in the Max Amt Not to Exceed \$56,581,200 in Connection with the Construction of the Hotel Improvements, which Increases the Max Amt Thereof by \$6,000,000; Prov for City Oversight of the Proj by the Dept of Public Works & the Dept of Parks, Recreation & Community Svcs; 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 2016-382-E, as Amend, to Auth the Increase in the REV Grant for the Hotel Improvements, which is Not Authd by the Public Investment Policy (Sawyer) (Req of DIA)
- 10/28/25 CO Introduced: NCSPHS, R, F
11/3/25 NCSPHS Read 2nd & Rerefer
11/3/25 R Read 2nd & Rerefer
11/4/25 F Read 2nd & Rerefer
11/12/25 CO PH Read 2nd & Rerefer
11/17/25 NCSPHS Amend/Approve 6-0
11/17/25 R Amend/Approve 7-0
11/18/25 F Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/12/25

AMEND/APPROVE

Aye: 7 - Miller, Freeman, Amaro, Salem, White, Gay and Boylan

Ms. Carraher explained the amendment. Approved unanimously.

NCSPHS AMENDMENT

- 1. Correct current Marina Support Building annual rent from \$1 to \$100**
- 2. Include missing Section 3 (Designation of Authorized Official and DIA as Contract Monitor) and Section 4 (Oversight Department)**
- 3. Correct scrivener's errors**
- 4. Place revised agreements On File to:**
 - a. Revise the Hotel RDA to:**
 - i. Update description of Marina Support Building consistent with changes to the amended lease agreement**
 - ii. Update addresses from "Gator Bowl Blvd" to "East Bay St" as needed**
 - iii. Clarify timeline for option to enter into Marina Management Agreement and Marina Support Building Lease**
 - iv. Clarify deadline for completion of Marina Improvements, Bulkhead Improvements, Pier Improvements, Riverwalk Improvements**
 - v. Strike conflicting language regarding Developer's responsibility for funding the cost of the Traffic Calming Improvements**
 - vi. Clarify Developer's contribution for Traffic Calming Improvements will occur at completion**
 - b. Revise the Marina Support Building Lease to:**
 - i. Reference second amended and restated Hotel RDA**
 - ii. Update addresses from "Gator Bowl Blvd" to "East Bay St" as needed**
 - iii. Require 30 days' notice by tenant for scheduling large events on the Events Lawn**
 - iv. Include definition of capital repair and capital maintenance**
 - c. Revise the Marina Management Agreement to reference second amended and restated Hotel RDA within whereas clauses**
 - d. Revise the Riverwalk Improvements Cost Disbursement Agreement to correct scrivener's errors**
 - e. Correct scrivener's errors**
 - f. Remove Office Building Redevelopment Agreement and duplicate copies of exhibits**
 - g. Include Disbursement Request Form (Exhibit Z to Hotel RDA)**

DISCUSSION POINT

The proposed change to the term of the Marina Support Building Lease Agreement would allow the manager and restaurant subtenant to operate for a maximum period of 20 years without mutual approval by the City. The original agreement provided for mutual agreement after the initial 5-year period.

Hotel Redevelopment Agreement

- Increases the minimum private capital investment from \$334,552,000 to \$373,962,000
- Increases the minimum direct costs from \$281,947,000 to \$321,357,000
- Increases the REV Grant from \$50,581,200 to \$56,581,200
- Adds provision regarding the construction of Traffic Calming Improvements on Bay Street, obligating the Developer to pay the cost of the improvements (less any State Grant received by the City), and provides for a dollar-for-dollar reduction in the REV Grant in the event the Developer's contribution toward the Traffic Calming Improvements (exclusive of the State Grant) is less than \$6,000,000
- Clarifies the Developer is obligated to pay the balance of the FIND Grants only if demanded by the Florida Inland Navigational District or other applicable authority administering the FIND Grants
- Revises the performance schedule to a) extend the completion date for the Hotel to 6/30/27 (currently 12/31/26 as extended by the former DIA CEO), b) extend the completion date for the Marina Improvements, Bulkhead Improvements, Pier Improvements and Riverwalk Improvements to 8/30/26 (currently 7/10/26), and c) extend the completion date for the Marina Support Building Improvements to the earlier of the opening of the Hotel Improvements or 8/30/26 (currently 6/30/26)
- Removes the ability for the DIA Board to approve a 6-month extension and re-authorizes the DIA CEO's authority to approve a 6-month extension

Marina Support Building Lease Agreement

- Revises the initial term from 5 years to 10 years with a 90-day extension to allow for build-out of restaurant
- Revises the renewal options from five additional 5-year periods if mutually agreed upon to two additional 5-year periods at tenant's sole discretion followed by two additional 5-year periods if mutually agreed upon
- Revises the annual rent from \$100 to \$15,000 less tenant's annual Events Lawn maintenance expense
- Adds provision that any restaurant sublease must require the tenant to operate a minimum of 5 days per week for a minimum of 8 hours each day
- Adds provision that tenant's responsibility for capital maintenance and capital repairs is limited to funding allocated from the Room Surcharge
- Adds language that the City is responsible for funding capital maintenance and capital repairs in the event they exceed funding allocated from the Room Surcharge
- Allows restaurant subtenant to make non-structural alterations of up to \$50,000 annually without City's prior consent (currently \$25,000 annually)
- Adds provision that tenant shall maintain the events lawn and the City shall be responsible for any capital repairs, including resodding
- Adds provision that in the event the restaurant closes, the tenant shall have up to 18 months, with one, consecutive, 6-month extension if requested, to enter into a new restaurant sublease

Marina Management Agreement

- Revises the initial term to a 10-year term ending with the expiration of the initial Submerged Land Lease ("SLL")
- Revises the extension options from 5-year periods as mutually agreed upon, subject to a total

term limit of 30 years, to one 10-year term at manager's election and one additional 10-year term as mutually agreed upon (all subject to State's extension of the SLL)

- Requires that marina manager provide pump-outs free of charge if allowed under the SLL
- Clarifies allowable use of marina revenues, expands use to include back-of-house area, equipment, and facilities serving the marina
- Revises transient slip rental restrictions to a) allow rental of transient slips outside of special events subject to Parks Department approval of rental rates and b) revise the rental duration to 5-day period and no more than 10 days per calendar month (currently 3-day limit with no monthly maximum)
- Defines capital improvement project and clarifies City's responsibilities include dredging
- Allows for termination if manager does not substantially complete construction of the Marina Improvements and Pier Improvements as required in the RDA

Riverwalk Improvements Cost Disbursement Agreement

- Adds definition for Riverwalk Landscaping Improvements
- Allows for substantial completion of Riverwalk Improvements, exclusive of Riverwalk Landscaping Improvements, for the purpose of dedicating the improvements to the City and opening such improvements for use by the public
- Requires Riverwalk Landscaping Improvements to be substantially completed on or before the Hotel Improvements Completion Date

- DIA has calculated an updated ROI of 1.13 for the Hotel component of the overall Kids Kampus project (ROI under Ord. 2022-871-E was 1.12)
- Additional legislation will be required to appropriate State funding received by the City for the Traffic Calming Improvements and create a new CIP project for this purpose
- Continues to waive the Public Investment Policy to authorize an increase in the Hotel REV Grant

14. [2025-0816](#) RESO Conf the Reappt of William T. Maule, a Duval County Resident & an Attorney, as a Member of the Jax Ethics Commission, Pursuant to Sec 602.912, Ord Code, Reappointed by the Public Defender for the 4th Judicial Circuit for a 2nd Full Term Ending 12/31/28 (Johnston) (Req of the Public Defender for the 4th Judicial Circuit) (Co-Sponsor CM Johnson)
10/28/25 CO Introduced: R
11/3/25 R Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
11/17/25 R Approve 7-0

APPROVE

Aye: 7 - Miller, Freeman, Amaro, Salem, White, Gay and Boylan

REAPPOINTMENT

Has attended 18 of 20 or 90% of meetings during first full term of 1/1/23 - 12/31/25

15. [2025-0817](#) RESO Conf the Mayor's Appt of Charles Garrison, a Duval County Resident, to the Jax Housing & Community Dev Commission, Representing the Local Planning Agency, Replacing Ali Marar, Pursuant to Sec 34.203 (Jacksonville Housing & Community Development Commission; Commission Members), Pt 2 (Housing & Community Development Division), Ch 34 (Neighborhoods Department), Ord Code, for a Partial Term to Exp 11/30/27 (Wilson) (Req of Mayor)
10/28/25 CO Introduced: R
11/3/25 R Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer

DEFER

This item was deferred due to the absence of the appointee.

16. [2025-0820](#) RESO Conf the Appt of Chief Angella M. Beckom, a Duval County Resident & Registered Voter, as a Member of the Jax Ethics Commission, Pursuant to Sec 602.912, Ord Code, Apptd by the Ethics Commission to the Seat Formerly Held by Scott Simpson, for a 1st Full Term Beginning 1/1/26 & Ending 12/31/28 (Johnston) (Req of Jax Ethics Commission) (Co-Sponsor CMs Boylan, Freeman, Miller & Salem)
10/28/25 CO Introduced: R
11/3/25 R Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
11/17/25 R Amend/Approve 7-0

AMEND/APPROVE

Aye: 7 - Miller, Freeman, Amaro, Salem, White, Gay and Boylan

Ms. Carraher explained the amendment. Approved unanimously.
CMs Boylan, Freeman, Miller and Salem asked to be added as co-sponsors.

APPOINTMENT

AMENDMENT

Attach Revised Exhibit 1 (Ethics Commission meeting minutes) to include a certified copy

17. [2025-0838](#) ORD Concerning the Creation of a Dependent Special Dist for the Commercial Properties Along 103rd St from Blanding Blvd to Cecil Commerce Center; Directing the Chief of the Legislative Svcs Div to Distribute Petitions to Commercial & Business Owners within the Proposed Wonderland Dist (Reingold) (Introduced by CM Johnson)
11/12/25 CO Introduced: NCSPHS, R, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/17/25 R Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

READ 2ND & REREFER

18. [2025-0840](#) ORD-MC Amend Sec 37.106 (Department of Police Services), Pt 1 (Organization), Ch 37 (Office of the Sheriff), Ord Code, to Create a New Technology & Operational Support Div within the Dept of Police Svcs; Prov for Codification Instructions; Req 1 Cycle Emergency Passage (Staffopoulos) (Req of Sheriff)
11/12/25 CO Introduced: NCSPHS, R
11/17/25 NCSPHS Emergency/Approve 6-0
11/17/25 R Emergency/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

EMERGENCY/APPROVE

Aye: 7 - Miller, Freeman, Amaro, Salem, White, Gay and Boylan

Ms. Carraher explained the emergency. Approved unanimously.

- **Per JSO, a police officer position will be reclassified for the new division chief position. The difference of \$143,764 will be absorbed within JSO's budget for fiscal year 25/26.**
- **The nature of the emergency is that the Sheriff would like to have the new Technology and Operational Support Division established and operational by January 2, 2026. A one cycle emergency will allow the new Division to be established in the Code prior to Council's confirmation of the appointed Chief to oversee the Division.**

19. [2025-0843](#) RESO Appt Daniel D. Reese, a Duval County Resident, as a Member of the Jax - Duval County Council on Elder Affairs, as the Council Dist 5 Rep, Pursuant to Ch 82, Ord Code, Filling a Seat Formerly Held by Montelle Trammell, for a Partial Term Exp 6/30/26, Followed by a 1st Full Term Exp 6/30/28 (Hampsey) (Introduced by CM J. Carlucci)
11/12/25 CO Introduced: R
11/17/25 R Read 2nd & Rerefer

READ 2ND & REREFER

20. [2025-0844](#) RESO Appt Stephen C. Swann, P.E., a Duval County Resident, as a Member of the Environmental Protection Brd, Pursuant to Sec 73.101, Ord Code, Replacing Thomas Deck as an Affected Industry Rep, for a 1st Full Term Exp 9/30/29 (Hampsey) (Introduced by CP Carrico)
11/12/25 CO Introduced: R
11/17/25 R Read 2nd & Rerefer

READ 2ND & REREFER

21. [2025-0846](#) RESO Conf the Sheriff's Appt of Alan Parker, as Director of the Dept of Police Svcs in the Office of the Sheriff, Pursuant to Sec 37.106 (Department of Police Services), Pt 1 (Organization), Ch 37 (Office of the Sheriff), Ord Code; Prov an Appt Effective Date (Staffopoulos) (Req of Sheriff)
11/12/25 CO Introduced: R
11/17/25 R Read 2nd & Rerefer

READ 2ND & REREFER

22. [2025-0847](#) RESO Conf the Sheriff's Appt of Michael Paul, as Chief of the Investigations Div within the Dept of Investigations & Homeland Security in the Office of the Sheriff, Pursuant to Sec 37.109, Ord Code; Prov an Appt Effective Date (Staffopoulos) (Req of Sheriff)
11/12/25 CO Introduced: R
11/17/25 R Read 2nd & Rerefer

READ 2ND & REREFER

23. [2025-0848](#) RESO Conf the Sheriff's Appt of Christopher King, as Chief of the Technology & Operational Support Div within the Dept of Police Svcs in the Office of the Sheriff, Pursuant to Sec 37.106 (Department of Police Services), Pt 1 (Organization), Ch 37 (Office of the Sheriff), Ord Code; Prov an Appt Effective Date (Staffopoulos) (Req of Sheriff)
11/12/25 CO Introduced: R
11/17/25 R Read 2nd & Rerefer

READ 2ND & REREFER

24. [2025-0849](#) RESO Honoring Alpha Phi Alpha Fraternity Inc. Upsilon Lambda Chapter Upon Its Centennial Anniversary (Hampsey) (Introduced by CM Freeman)
(Co-Sponsors CM Pittman & Johnson)
11/12/25 CO Introduced: R
11/17/25 R Approve 7-0

APPROVE

Aye: 7 - Miller, Freeman, Amaro, Salem, White, Gay and Boylan

25. [2025-0850](#) RESO Commending Colonel Len Loving, USMC (Ret) for His Service to Our Country & Our Veterans (Hampsey) (Introduced by CMs Amaro, Miller, Pittman, Johnson, Salem, Lahnen, Gay, Howland & Freeman) (Co-Sponsor CM Boylan)
11/12/25 CO Introduced: R
11/17/25 R Approve 7-0

APPROVE

Aye: 7 - Miller, Freeman, Amaro, Salem, White, Gay and Boylan

CM Boylan asked to be added as a co-sponsor.

26. [2025-0851](#) RESO Conf the Mayor's Appt of Leroy Kelly, a Duval County Resident, Replacing Palecia Crawford-Maddox, as a Citizen Member of the KingSoutel Crossing CRA Advisory Brd that Lives within 1 Mile of the CRA Boundary Representing the General Public, Pursuant to Sec 53.202 (Membership; Appointment & Removal; Terms of Office), Pt 2 (KingSoutel Crossing CRA Advisory Board), Ch 53 (CRA Advisory Boards), Ord Code, for a Partial Term to Exp on 12/31/25, Followed by a Full 1st Term to Exp on 12/31/29 (Wilson) (Req of Mayor)
11/12/25 CO Introduced: R
11/17/25 R Read 2nd & Rerefer

READ 2ND & REREFER

27. [2025-0852](#) RESO Conf the Mayor's Appt of Ernest J. Smith, III, a Duval County Resident, Replacing Russell Jackson, as a Citizen Member of the KingSoutel Crossing CRA Advisory Board that Lives within 1 Mile of the CRA Boundary Representing the General Public, Pursuant to Sec 53.202 (Membership; Appointment & Removal; Terms of Office), Pt 2 (KingSoutel Crossing CRA Advisory Board), Ch 53 (CRA Advisory Boards), Ord Code, for a Partial Term to Exp on 12/31/26, Followed by a Full 1st Term to Exp on 12/31/30 (Wilson) (Req of Mayor)
11/12/25 CO Introduced: R
11/17/25 R Read 2nd & Rerefer

READ 2ND & REREFER

28. [2025-0853](#) RESO Recognizing November 2025 as Hospice & Palliative Care Month & Honoring All Hospice & Palliative Care Providers in Northeast Florida for Their Compassionate Service & Life-Affirming Care & Recognizing Florida's Leadership in Hospice Quality & Policy Innovation (Hampsey) (Introduced by CM Johnson)
11/12/25 CO Introduced: R
11/17/25 R Approve 7-0

APPROVE

Aye: 7 - Miller, Freeman, Amaro, Salem, White, Gay and Boylan

29. [2025-0856](#) ORD-MC re the Homelessness Initiatives Commission; Amend Sec 86.104 (Functions, Powers & Duties), Ch 86 (Homelessness Initiatives Commission), Ord Code, to Extend the Deadline to Create a 5-Yr Strategic Plan; Prov for Codification Instructions (MacGillis) (Introduced by CM Peluso)
11/12/25 CO Introduced: NCSPHS, R
11/17/25 NCSPHS Read 2nd & Rerefer
11/17/25 R Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

READ 2ND & REREFER

30. [2025-0858](#) ORD Entitled the “SNAP Gap Relief Act”; Approp \$2,000,000, Including \$1,000,000 from a Special Council Reserve Contingency Acct Created by Ord 2025-385-E & \$1,000,000 from General Fund Operating Reserves, to the Feeding Northeast Florida - Subsidies & Contributions to Private Org Acct, to Provide Funding to Regional Food Bank of Northeast Florida, Inc. d/b/a Feeding Northeast Florida (FNEFL) for the Purchase & Distribution of Food to Duval County Residents, Subject to Certain Conds as Described Herein; Prov for Reverter; Waiving Sec 118.107 (Nonprofits to Receive Funding through a Competitive Evaluated Award Process; Waiver & Disclosures), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract with FNEFL; Auth the Mayor, or Her Desig, to Negotiate an Agrmt with FNEFL to Carry Out the Purposes of this Ord & Further Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City a Grant Agrmt btwn the City & FNEFL as Described Herein; Prov for Oversight by the Neighborhoods Dept; Req Emergency Passage Upon Intro (Staffopoulos) (Introduced by CMs Johnson, Pittman & Gaffney, Jr.)
11/12/25 CO Introduced: NCSPHS, R, F
11/12/25 NCSPHS Withdraw 6-0
11/17/25 R Read 2nd & Rerefer
11/18/25 F Withdraw 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

READ 2ND & REREFER

Ms. Carraher explained the emergency.

Ms. Schell, OGC, talked about how the emergency request was impacted by the change in the date of the council meeting due to the Veterans Day holiday, that did not permit the proper notice time for the bill.

CM Johnson spoke about the need for food security support in the city, even if the federal government shutdown ended. He asked for more time, and for the bill to stay in committee, in order to assess data related to community needs and organizational capacity.

Motion/2nd to withdraw the bill: Salem/Gay

CM Freeman spoke in support for granting requests from fellow council members regarding withdrawals.

CM Salem withdrew his motion.

Motion/2nd to move the emergency. Failed with a 0-7 vote.

NOTE: The next regular meeting will be held Monday, December 1, 2025.

*******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: Colleen Hampsey, Council Research

CHampsey@coj.net 904.255.5151

Posted: 11.19.25 5:00 pm