

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Monday, December 1, 2025

9:30 AM

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

Neighborhoods, Community Services, Public Health and Safety Committee

Mike Gay, Chair

Randy White, Vice Chair

Ken Amaro

Chris Miller

Ron Salem

Michael Boylan

Tyrone Clark-Murray - Excused Early Excusal

Legislative Assistant: Rebecca Bolton

Council Auditor's Office: Phillip Peterson, Asst. Council Auditor

Council Research: Brandon Russell

Office of General Counsel: Mary Staffopoulos, Deputy

Administration: Bill Delaney

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: 9:30 AM

Meeting Adjourned: 11:51 AM

Present: 6 - Mike Gay, Ron Salem, Chris Miller, Ken Amaro, Michael Boylan and Tyrone Clark-Murray

Excused: 1 - Randy White

Attendance:
CM Johnson - 25-838

Item/File No.	Title History
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| 1. | <u>2024-0966</u> | 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 |
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DEFER

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| 2. | <u>2025-0361</u> | ORD Concerning Retiree Adjustment Payments; Incorporating Recitals; Auth a Retired Employee Adjustment Payment to Retirees & Beneficiaries of the Correctional Officers, General Employees & Police & Fire Pension Funds of the City; Prov for Funding from Pension Liability Surtax; Requiring Certification of Eligibility by the Administrator of the General Employees' Pension Plan & Executive Director of the Police & Fire Pension Plan; Prov for Timing of Payments (Reingold) (Introduced by CM White) (Co-Sponsors CMs Johnson, Gay, Carlucci, Amaro, Gaffney, Jr., Carrico, Peluso & Pittman)
5/13/25 CO Introduced: NCSPHS, F
5/19/25 NCSPHS Read 2nd & Rerefer
5/20/25 F Read 2nd & Rerefer
5/27/25 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25 |
|-----------|----------------------------------|--|

DEFER

3. [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

AMENDMENT

1. Clarify where fine revenue generated under Part 3 is deposited
2. Strike reference to law enforcement within Sec. 462.203(c)(1)
3. Revise Sec. 462.205(f) to reference the fines established in Part 18 of Ch. 462
4. Conform the criteria for animal noise nuisances
5. Strike Sec. 462.306
6. Correct scrivener's errors

- Amends Part 1 (General), Part 2 (Cruelty to or Neglecting Animals), and Part 3 (Nuisances) of Ch. 462 (Animals) to:
 - Standardize the procedures for issuing citations
 - Revise and clarify provisions related to cruelty, neglect, abandonment, restraint, and fighting of animals
 - Revise the timeline for animal custody petitions to align with the timeline established in the Florida Statutes
 - Clarify provisions related to nuisances and eliminate the excessive noise carve out for “animal facilities”
- Amends Sec. 462.601 (Impoundment, Surrender, Redemption and Adoption) to reduce the stray hold period from 6 days to 3 days

4. [2025-0834](#) ORD Approp \$200,000 from the TSIT Information Technologies - Other General Govt Svcs Contractual Svcs Acct, Previously Appropd by Ord 2025-532-E for the JaxCode4Change Prog, to the Youth Empowerment City Council Special Committee - Contingency Acct to Make the Funds Available for Recommendation for Future Approp by the City Council Special Committee on Youth Empowerment (Staffopoulos) (Introduced by CM Freeman) (Co-Sponsor CM Johnson)
11/12/25 CO Introduced: NCSPHS, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
11/25/25 CO PH Read 2nd & Rerefer
12/1/25 NCSPHS Approve 6-0
12/2/25 F Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

APPROVE

Aye: 6 - Gay, Salem, Miller, Amaro, Boylan and Clark-Murray

Excused: 1 - White

5. [2025-0835](#) ORD Apv, & Auth the Mayor, or Her Desig, & Corp Sec to Execute & Deliver That Certain License Agrmt btwn the City, as Landlord, & Jacksonville Motorcycle Safety Training, Inc., as Tenant, for an Initial Term of 1 Yr, with Two 1 Yr Renewal Options, for the Use of Circle B Parking Lot in Cecil Commerce Ctr, Located Generally at the Intersection of Lake Newman St & McCarthy Way, Jax, FL, with a Monthly Base Rent of \$207 Per Month; Prov for Oversight by the OED (Dillard) (Req of Mayor)
11/12/25 CO Introduced: NCSPHS, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
11/25/25 CO PH Read 2nd & Rerefer
12/1/25 NCSPHS Amend/Approve 6-0
12/2/25 F Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/25/25

AMEND/APPROVE

Aye: 6 - Gay, Salem, Miller, Amaro, Boylan and Clark-Murray

Excused: 1 - White

The amendment was moved and seconded. Mr. Peterson explained the amendment. The amendment passed unanimously. The bill was moved and seconded, as amended.

CM Clark-Murray asked whether the training was open to anyone, whether it was mandatory, and whether it had a fee. Ed Randolph from the Office of Economic Development said it was open to the public. He explained that the person running the training offers it to assist retailers, since a license is required to purchase a motorcycle. He said there was also a fee associated with it.

AMENDMENT

1. Pg. 2, line 5: strike “project and”

2. Place Revised License Agreement On File to:

- a. Correct renewal options to two 1-year periods and clarify license fee during renewal periods**
- b. Strike conflicting language regarding the City’s capital maintenance and repair obligations**
- c. Revise Fire and Casualty language to strike references to the Building and clarify Licensor’s rights**

- Authorizes a new license agreement between the City and Jacksonville Motorcycle Safety Training, Inc. for use of the Circle B Parking Lot in the Cecil Commerce Center**
- Licensee will pay a monthly fee of \$207.00 during the first year and \$213.21 during the renewal terms for use of the licensed premises**

6. [2025-0836](#) ORD re a Partial Ad Valorem Property Tax Exemption for Rehab of a Local Landmark Located at 525 Beaver St, Owned by 525 Beaver, LLC; Prov for Exemption From that Portion of Ad Valorem Taxation Levied by COJ on 100% of the Increase in Assessed Value Resulting from the Qualifying Improvement Proj, Pursuant to Sec 780.303, Ord Code; Prov for an Exemption Period of 10 Yrs Beginning on January 1st of the Year Following the Year in which the Council Enacts this Ordinance, Pursuant to Sec 780.304, Ord Code (Schell) (Introduced by NCSPHS)
11/12/25 CO Introduced: NCSPHS, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
11/25/25 CO PH Read 2nd & Rerefer
12/1/25 NCSPHS Amend/Approve 6-0
12/2/25 F Amend/Approve 8-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

AMEND/APPROVE

Aye: 6 - Gay, Salem, Miller, Amaro, Boylan and Clark-Murray

Excused: 1 - White

The amendment was moved and seconded. Mr. Peterson explained the amendment. The amendment passed unanimously.

AMENDMENT

1. **Include waiver of Sec. 780.335 (Completion of work) to waive the requirement that an applicant must complete all work within two years following the date of approval of a preconstruction application (preconstruction application was approved in December 2022)**
2. **Pg. 1, line 8 and pg. 2, line 11: insert “West” after “525”**

7. [2025-0837](#) ORD Approp \$50,000.00 in State Grant Funding from the State of FL, Dept of State, Div of Historical Resources to Fund an Updated Historical Survey of North Riverside; Purpose of Approp; Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver a Grant Agrmt with the State of FL, Dept of State, for the Purpose of Prov the Grant Funds to the City; Prov for Oversight by the Planning Dept (B.T. 26-019) (Reingold) (Req of Mayor)(Co-Sponsors CMs Peluso, Clark-Murray & Diamond)
11/12/25 CO Introduced: NCSPHS, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
11/25/25 CO PH Read 2nd & Rerefer
12/1/25 NCSPHS Approve 6-0
12/2/25 F Approve 8-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

APPROVE

Aye: 6 - Gay, Salem, Miller, Amaro, Boylan and Clark-Murray

Excused: 1 - White

CM Clark-Murray asked to be added as a co-sponsor, stating that she was familiar with the organization's work and supportive of it.

• **No City match is required**

8. [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
11/25/25 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

DEFER

CM Clark-Murray moved an amendment to remove all references to District 9 and to the CBA dollars for District 9. Ms. Staffopoulos asked whether CM Clark-Murray intended to remove District 9 from the Wonderland District or only references to District 9; CM Clark-Murray confirmed that she intended to remove references to District 9.

CM Salem asked what removing District 9 would do. CM Clark-Murray said she did not know precisely how much of the Wonderland district included District 9, but that her amendment would exclude it from the bill. Mr. Peterson said that District 9 was about a quarter or a third of the Wonderland district.

CM Amaro asked CM Clark-Murray if the genesis of the amendment was her exclusion from conversations about creating the special district. CM Clark-Murray said CM Johnson did hold public meetings, which she did not attend. She added that she only heard about the bill through a television broadcast featuring a business owner in her district and CM Johnson. She added that the area is not in decline, but in transition. She said the people in that area want safety most, specifically citing traffic deaths. She said she would rather continue working with FDOT to push for more safety along 103rd Street and that a business improvement district was not needed.

CM Boylan asked Ms. Staffopoulos if removing District 9 meant that petitions would not be sent to businesses in that District; she confirmed that was the case. He then requested CM Clark-Murray what the issue was with sending out petitions if she wanted to do what the people want. CM Clark-Murray said he had made a good point but noted problems with the petition itself. She explained that the \$750,000 infusion of CBA dollars was like bait, and that the additional assessment required under the special district was not clearly explained. She added that many of the businesses in the area are Fortune 500 companies that would not relocate, whether or not the special district was created. She also said that people in the area would like the area cleaned, which could be done without creating a special district. She continued, explaining that many business owners do not live in the area, leaving property owners with an increased tax burden. She then mentioned crime in the area as an issue. She stated that the area was more commercial than Five Points, which recently created its own business improvement district.

CM Johnson said he wished CM Clark-Murray had attended the publicly noticed meetings and provided a record of his attempts to communicate with her. He clarified that the intention was to create a special taxing district and not a business improvement district. He said that the idea stemmed from months of conversations with the community and said that he had sent minutes and videos from those meetings directly to CM Clark-Murray. He said this was the first step in the process and only sought to determine support for the district among the property owners. He previewed that there will be a digital site explaining the district, along with an electronic adoption process that allows people to indicate their support or opposition to the district. He also stated that the district was intended to address safety and crime, which CM Clark-Murray cited as concerns in the area.

CM Clark-Murray said she has met with community members, who have not mentioned creating a business improvement district but have mentioned safety. She said safety measures have been installed on other roads, but not on 103rd Street. She said she wanted to address those issues before creating any special district. She also said that private security hired through a special district would not be able to manage the types of crimes that occur in the area. She also said she was aware of the scheduled meetings and that they did not fit into her schedule.

CM Miller liked the concept but wanted to respect CM Clark-Murray as the representative for District 9 and would support her amendment.

CM Johnson urged his colleagues not to support the amendment, noting that he has talked to business owners in District 9 who have expressed support.

Chair Gay said he understands CM Clark-Murray's point of view and intends to support her amendment.

The Committee approved CM Clark-Murray's amendment, 4-2. CMs Amaro, Miller, Clark-Murray, and Chair Gay voted yes; CMs Salem and Boylan voted no. The bill was moved and seconded, as amended.

CM Salem asked if the \$250,000 would come from each of the three council districts; CM Johnson confirmed this. CM Salem then asked why an ordinance was needed at this point. He recalled CM Peluso going door to door to get petitions signed and asked why CM Johnson couldn't do the same. CM Johnson said conversations with business owners led him to hold public meetings on the issue. He said he wanted to engage in placemaking to improve safety and security in the area. He said they are doing it this way per OGC's advice to formalize the process of gauging support without going door to door. He said the process will be digital and will avoid some of the issues that occurred during the creation of the Five Points BID.

CM Salem asked whether this was the method prescribed by OGC and whether the petitions would be sent by mail or electronically. Dylan Reingold from OGC said he and CM Johnson recognized some issues with the Five Points BID and that CM Johnson wanted a more formalized process to gauge support. He said the draft legislation would charge the Legislative Services Division with distributing petitions and that CM Johnson developed a process for submitting petitions that could be done electronically or by mail, among other options. CM Salem asked whether this was something he and CM Johnson devised or an OGC-prescribed process. Mr. Reingold stated that there is no official process for gauging support for a special district. CM Salem asked how many businesses were in the district. Mr. Reingold estimated around 200. CM Clark-Murray said there were 267. CM Johnson said there were 273. CM Salem asked whether there was a recommended level of support needed before moving forward, or whether that was up to the Council Member's discretion. Mr. Reingold said that was a policy decision for the Council. CM Salem asked if the petitions would be mailed out. Mr. Reingold said the Legislative Services Division was responsible for sending out petitions. CM Salem asked if the distribution process had been worked out and whether it would be at the City's expense. Bernadette Smith, Chief of Legislative Services, said that normally, her division is the record keeper and receives the information rather than mailing it out. She said that normally, the Council Member would mail out the petitions using their budget. CM Salem asked whether she anticipates there being a process for mailing the petitions. She said that if they are sent by mail, they will need to figure out a way to back-charge the Council Member, but that had not been worked out. CM Salem said he was opposed to taxing people unless there was overwhelming support and found the ordinance unnecessary for this step in the process.

CM Boylan said that the bill has been deflated with the withdrawal of District 9. He said he was in favor of petitioning the area, but doing so without District 9 did not make sense. He said he could not support the bill and suggested deferring it until the issues could be resolved.

CM Miller requested more details on the bill's financial aspects and asked whether CM White was on board. Ms. Staffopoulos said the intention was to provide an initial influx of CBA dollars from each of the Council Districts that comprise the Wonderland district, equal to \$250,000 per Council District. She said she could not speak to whether CM White was supportive. She clarified that this bill does not appropriate the dollars.

Bill Delaney from the Administration said, regardless of how the Committee votes, that there should be another noticed meeting that works with CM Clark-Murray's schedule, and said his office would be open to coordinating that. He said that the special district and surveying property owners would benefit the area, and did not want to stray from the mechanism CM Johnson proposed for surveying property owners. He recalled the process for establishing the Five Points BID, noting that there was no policy dictating it, which led to confusion and moving goalposts.

Chair Gay asked if this process would overload the staff of the Legislative Services Division. Ms. Smith said it would add to the workload.

CM Amaro asked CM Johnson about the digital platform and if it would be used to send petitions. CM Johnson stated that the digital platform would be used to return petitions. He also said that each Council Member receives funding for postage. He said responses would come back certified, eliminating the need for Legislative Services to verify them. He also clarified that he was proposing a special district and not a BID. He said this bill only addresses the petition process, and more legislation would be needed to appropriate any funds. Mr. Reingold confirmed that the district would be a special dependent district.

Chair Gay asked CM Johnson whether he wanted the bill deferred or action taken. CM Johnson said he would defer to the Chair and continue to have noticed meetings and reach out to CM Clark-Murray.

CM Salem urged deferral of the bill, noting the remaining questions and the amount of work that had gone into the bill. He also pointed out that CMs could allocate CBA dollars without creating a special district. He asked if CBA dollars are currently available. Ms. Staffopoulos said they were available and could be used for projects of public purpose within a Council District identified by the District CM, subject to final approval by the City Council.

CM Amaro asked if CM Johnson could move forward with the petition process, irrespective of the bill's passage. Mr. Reingold said there was nothing illegal about the CM doing the petition and indicated that the intention was to create a more official petition and responses. He also expressed concern that the special district would span multiple Council Districts, unlike the Five Points BID, which was within a single Council District. CM Amaro said it makes sense to determine what the community wants, and that it seemed possible to do so now.

CM Clark-Murray noted that the petition could be viewed as one of the exhibits for the bill. She also stated that CBA dollars could be appropriated this way. She said the \$1 million in CBA dollars provided to each district seemed like a lot of money, but pointed out that improving a single intersection would use up almost all of it. She said she wanted the money used to address the community's needs in District 9.

CM Johnson proposed an amendment to establish the official petition window from January 5, 2026, to February 27, 2025, and to modernize the petition requirements by requiring the parcel identification number and the signature of the property owner or designee, and establishing a digital submission pathway. Ms. Staffopoulos stated that the amendment failed due to a lack of a motion and said there was a motion on the floor to approve the bill as amended.

Chair Gay said the introducer desired to move forward and noted that CM Salem wanted to defer the bill, but decided to defer to the introducer and called for a vote. CM Johnson clarified that he was not opposed to deferral and would defer to the Committee. Chair Gay said he wanted to defer the bill. Ms. Staffopoulos asked if the Chair wanted CM Clark-Murray's amendment filed. He asked for it to be filed. The bill was deferred.

AMENDMENT

Remove all references to Council District 9 throughout bill and exhibits

9. [2025-0839](#) ORD Approp \$50,000.00 in State Grant Funding from the State of FL, Dept of State, Div of Historical Resources to Fund the Mayport Village Oral History & Wayfinding Tour; Purpose of Approp; Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver a Grant Agrmt with the State of FL, Dept of State, for the Purpose of Prov the Grant Funds to the City; Prov for Oversight by the Planning Dept (B.T. 26-020) (Reingold) (Req of Mayor) (Co-Sponsors CMs Clark-Murray & Diamond)
11/12/25 CO Introduced: NCSPHS, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
11/25/25 CO PH Read 2nd & Rerefer
12/1/25 NCSPHS Approve 6-0
12/2/25 F Approve 8-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

APPROVE

Aye: 6 - Gay, Salem, Miller, Amaro, Boylan and Clark-Murray

Excused: 1 - White

CM Clark-Murray requested to be added as a co-sponsor.

- **No City match is required**

10. [2025-0841](#) ORD Auth the Mayor, or Her Designee, to Execute: (1) a 1st Amdt to the 2nd Amended & Restated Redev Agrmt, Previously Authd by Ord 2025-103-E, Among the City, DIA & MOSH; & (2) a 1st Amdt to the Museum Improvements Costs Disbursement Agrmt btwn the DIA & MOSH, to Align Performance Schedules & Reduce the Parking Obligation from 75 Parking Spaces to 30 Parking Spaces, & to Authorize the CEO of the DIA, the Director of Public Works, & the Director of Parks, Recreation & Community Svcs to Administratively Apv the Final Parcel Legal Descriptions for the Proj Parcel, Joint-Use Parcel & Park Parcel; 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 Tech Changes to the Docs (Sawyer) (Req of DIA)
11/12/25 CO Introduced: NCSPHS, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
11/25/25 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

DEFER

The amendment was moved and seconded. Mr. Peterson explained the amendment.

CM Clark-Murray asked about the parking lot spaces and if they were part of the amendment. Mr. Peterson said the parking spaces were an element of the legislation but not part of the amendment.

CM Salem asked how parking is changing under the bill. Mr. Peterson said the parking reduction from 75 to 30 spaces is part of the bill but not part of the amendment on the floor. He noted that it was a request from DIA.

The amendment was approved unanimously. The bill was moved and seconded, as amended.

CM Salem asked if it was correct that the City had invested \$40 million in MOSH. Mr. Peterson confirmed that the City's investment was \$50 million. CM Salem then asked how many parking spaces were at the old site. Guy Parola from the Downtown Investment Authority said there were 75 spaces, with 25 additional spaces at the old River City, and public parking with more than 200 spaces under the Acosta Bridge. CM Salem asked whether he had a sense of how having only 30 spaces would affect visitors to the new facility. Mr. Parola explained that they decided to reduce parking because there were 1480 parking spaces in underutilized parking garages, roughly 600-900 feet from the site. He said they would be able to accommodate parking in the same way that they do at the Town Center. CM Salem said he would not compare visiting MOSH to going to the Town Center and asked whether someone could answer his question about the number of daily visitors and when overflow parking would be needed. Dr. Alistair Dove, CEO of MOSH, explained that the choice of 75 spaces was based on the old site and said that 75 spaces would not be enough at the new site. He said that off-site parking solutions had been considered since the beginning and noted that there was abundant parking within walking distance to the museum. He said that they thought it would be a better use of the funds to rely on off-site parking. He noted that 75 spaces would not be enough on an average day, and that they would probably need 200 on the quiet side of the building and 400 on the busy side. He said those would be best met by the Vystar Arena deck just to the south.

CM Salem asked if they had days at the old site where they had to rely on off-site parking. Dr. Dove said that was correct, saying that people would park in each location based on convenience or the direction they approached the museum. CM Salem then asked where employees parked at the old site. Dr. Dove said they usually would park on the right side. CM Salem asked if they were required to submit a 60 percent design at some point this past summer. Dr. Dove said they were required to submit a 30 percent design a little earlier in the year, but noted that it had been revised since then. CM Salem asked what percentage of the design was complete. Dr. Dove said 30 percent. CM Salem asked how many spaces were in that design. Dr. Dove said he was not sure since they had made changes to the parking spaces since then. CM Salem asked if the auditors had seen the design. Mr. Peterson said they had not seen the design but that, according to the last approved agreement, MOSH was supposed to submit a 60 percent design by October 2024, which would have included the 75 spots, since that was required by the Redevelopment Agreement terms at the time. CM Salem asked whether the 60 percent design had been submitted with 75 spaces; Mr. Parola confirmed that it had. CM Salem asked whether that had been agreed to when Ms. Boyer ran DIA; Mr. Parola confirmed that it was. CM Salem asked whether Ms. Boyer was adamant about having 75 spaces; Mr. Parola confirmed that this was the case.

CM Salem asked him to explain the funding aspect. Emily Pierce with Rogers Towers explained that

the submitted design included 75 spaces that would have to go under the building in a parking garage, at a cost of \$5 million. She said that 75 spaces were not sufficient for MOSH's capacity. She said they could instead spend less by putting 30 spaces on the side of the building and redesigning it to create a better, more iconic building. She said there was more than sufficient public parking available in the area. She said they did not feel like they would be good stewards of the money by spending \$5 million on 45 additional parking spaces. CM Salem expressed great concern about the reduced parking and the viability of MOSH.

CM Clark-Murray said that she understands the logic behind reducing parking, but noted that it was in the design nonetheless. She then asked if any thought had been given to how people would be transported from public parking spaces to the museum. Dr. Dove said that public parking is close enough to walk. He also said that there would be a turnaround in front of the door for people to be dropped off and then find parking. He said they have discussed the golf cart shuttle service in the area, but it would be barely necessary given how close parking is to the building. He said it was also consistent with the City's park-once philosophy for the sports and entertainment district. She then asked about the savings. Ms. Pierce said there would be net savings of \$4 million, which could be put into the building or exhibits. CM Clark-Murray asked whether there would be any cost to the Museum for people using Jaguars' parking, or if an agreement was needed. Mr. Parola said they would not be using any Jaguars parking; they would be relying on City-owned property. He said they would charge for parking.

CM Miller asked if someone could speak to the original design and if the square footage had been reduced. Dr. Dove said the square footage had not decreased and remained at 50,000 square feet. He clarified that there had been a change in architecture and design, not square footage. CM Miller said his concern was that staff would take up the 30 spaces. He also didn't understand the decision to reduce parking, since the 75 was insufficient to begin with, and wondered how motivated people would be to visit with limited parking. He asked whether there are museums in other cities that rely on remote parking. Ms. Pierce said they did not know whether employees would park on site and added that they would have to install accessible parking spaces. Dr. Dove noted that architects and consultants working on the project strongly believe that on-site parking is unnecessary and that it is uncommon for museum developments to have on-site parking. CM Miller said that most places had remote parking close to the museum. CM Miller said he was concerned about the parking plan.

CM Boylan said he would prefer to spend the money on the facility, but he was concerned about employees using on-site parking. He asked for an agreement that employees would not use those parking spaces. Dr. Dove agreed that those spots would be for patrons and confirmed that there would be ADA-compliant parking spaces. CM Boylan asked how many ADA-compliant spaces would be available. Dr. Dove said that three were required. CM Boylan wondered if there would be some discussion of embedding the cost of parking into the price of admission or of some other way to address the cost of parking off-site. Ms. Pierce said a survey of museums across the country found that many charge for parking. She said decisions about paid parking have not been made. She said she spoke with Jill Davis, the Chairman of the Board, who is exploring a shuttle. CM Boylan asked Mr. Parola to explain how DIA reached consensus to move forward with this change. He said that neither 75 nor 30 spaces were sufficient, but that there were 1480 parking spaces nearby that could generate revenue and that would suffice. CM Boylan urged them to consider what they were hearing from the Committee regarding convenient and expedient access to the facility. He said he wanted to see the money invested

in the building and planned to support the bill today, but hoped they would address the concerns raised by the other Committee members.

CM Salem said he was very concerned and felt like there wasn't a plan. He said he would not support the bill today. He then asked how school buses would be handled. Ms. Davis said there will be a turnaround for buses and that most people will visit during the day, Monday through Friday. She said about 50 percent of the patrons would be students. CM Salem asked where the buses would park. Ms. Davis noted that DIA regulations prevent them from parking on site and that they can load and unload three buses at a time. She said that they would need to create another agreement with other parking spaces to allow school bus parking. She said they had been discussing parking from the beginning and are committed to making the museum accessible. She also said that \$5 million for 75 parking spaces did not seem like the best use of money. CM Salem encouraged her to develop a parking plan and suggested deferral.

CM Amaro said he appreciated their commitment to stewardship and asked whether there was ever a plan to charge for on-site parking. Ms. Pierce said the Redevelopment Agreement gave MOSH the ability to charge for parking, but that a decision had not been made. She also said they would be okay with a deferral. CM Amaro said he intended to support the legislation and asked if there had been an afterthought to create a revenue stream. Dr. Dove said that if they intended to generate revenue, they wouldn't seek to reduce parking. He said it was about using resources and funding as efficiently as possible.

CM Miller asked whether Mr. Parola could elaborate on Ms. Boyer's desire for at least 75 spaces. Mr. Parola said he was hesitant, but the consensus was 75 because that was the amount at the old site. CM Miller then asked where the Board is on its fundraising efforts. Ms. Davis said they were required to raise \$40 million in outside funding before executing the \$50 million from the CIP. She said they have raised an additional \$45 million, bringing the total of private dollars to \$95 million. CM Miller asked about the total cost. She said the building cost \$106 million, and the exhibits will cost \$25-35 million.

CM Salem said he intended to add an amendment that employees are not allowed to park on site.

Chair Gay asked if they should have received a 60 percent design. Mr. Peterson said the current agreement required 60 percent design documents by October 31, 2024. He said their next reporting requirement was 90 percent design by July 2025. He said the bill pushes that deadline back to January 2026. Ms. Pierce said the Second Amended Redevelopment Agreement allowed for six months' worth of extensions, which the CEO of DIA could grant, and that MOSH had used four of them. She said the proposed amendment would remove that ability from the CEO and add those six months as a flat extension of all of those deadlines. She said the only thing the amendment proposed was the ability for the DIA Board to grant a 6-month extension. Chair Gay noted that costs will continue to rise as more deadlines are extended. He also said that the \$5 million should be returned to the City and that there were many remaining questions. He said he would defer the bill to allow a more concrete plan to be developed. He said they would keep the amendment they approved.

CM Salem asked if a design existed that reflected 30 spaces. Mr. Parola said a concept had been sent around, but a formal design had not been submitted. Ms. Pierce said they expect to get designs by the end of the year. CM Salem said it was outrageous that designs exist for things the Council has not

approved. CM Clark-Murray asked if it was possible to send those to the Council Members. Ms. Pierce said the Board had not approved them, so they could not be sent yet.

AMENDMENT

- 1. Clarify that the DIA Board may extend the Performance Schedule up to 6 months without further City Council approval**
- 2. Place Revised Amendments to MOSH Agreements On File to:**
 - a. Reflect extended performance schedule throughout agreements**
 - b. Reflect that there shall be no reduction in the area and quality of land within the Joint-Use/Partnership and Park Parcels, to mirror approved DIA Resolution 2025-10-09**

COMMENT

30 on-site parking spaces may not be sufficient to support anticipated museum patronage, possibly requiring museum visitors to seek alternative parking in the surrounding area

- **Extends prospective performance dates by 6 months**
- **Reduces onsite parking improvements from 75 spaces to 30 spaces**
- **Allows for administrative amendments of property boundaries**

- 11. [2025-0842](#) ORD Approp \$80,000 from the Municipal Dues & Affiliation Contingency Acct to the Dues & Subscriptions Acct to Pay the City's FY 25-26 Contribution to the Jacksonville Black Chamber of Commerce in the Amt of \$26,666.67, to the First Coast Hispanic Chamber of Commerce in the Amt of \$26,666.67, & to the Asian Chamber of Commerce of North Florida in the Amt of \$26,666.66; Prov for Oversight by the OED (Staffopoulos) (Introduced by CM Arias)(Co-Sponsor CM Clark-Murray)**
11/12/25 CO Introduced: NCSPHS, F
11/17/25 NCSPHS Read 2nd & Rerefer
11/18/25 F Read 2nd & Rerefer
11/25/25 CO PH Read 2nd & Rerefer
12/1/25 NCSPHS Approve 6-0
12/2/25 F Approve 7-1 (Diamond)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

APPROVE

Aye: 6 - Gay, Salem, Miller, Amaro, Boylan and Clark-Murray

Excused: 1 - White

CM Clark-Murray requested to be added as a co-sponsor.

12. [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) (Co-Sponsor CM Johnson)
11/12/25 CO Introduced: NCSPHS, R
11/17/25 NCSPHS Read 2nd & Rerefer
11/17/25 R Read 2nd & Rerefer
11/25/25 CO PH Read 2nd & Rerefer
12/1/25 NCSPHS Amend/Approve 6-0
12/1/25 R Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

AMEND/APPROVE

Aye: 6 - Gay, Salem, Miller, Amaro, Boylan and Clark-Murray

Excused: 1 - White

The amendment was moved and seconded. Mr. Peterson explained the amendment. CM Clark-Murray asked Mr. Peterson to repeat his explanation, which he did. The amendment was approved unanimously. The bill was moved and seconded, as amended.

CM Miller asked if anyone had been selected to create the strategic plan. Shannon MacGillis from OGC said that a candidate had been chosen who is not from this region, but who agreed to have people on site. CM Miller said he had attended the Commission meetings and was concerned that there was no forward progress on a critical issue.

CM Salem asked about the \$1.8 million given to the Commission and if they had any plans to use it. Ms. MacGillis said they have discussed the use of the money and have forwarded recommendations, which would need to be brought forward as legislation. She offered to provide minutes from the meeting where those recommendations were finalized. CM Salem asked if the Commission knew that they would need a Council Member to introduce the legislation. Ms. MacGillis said she had made that abundantly clear and said they are looking for a sponsor.

CM Boylan asked whether Procurement was involved in the process of selecting a consultant. Mr. Delaney said they were, as it was a typical RFP. CM Boylan then asked what happens if the bill is not approved. Ms. Staffopoulos said the Commission would not meet its obligation under the Code. CM Boylan asked what would happen at that point. Ms. Staffopoulos said it was a self-enforcing code provision and that if the Council wanted to take any action, it would need to do so through legislation. CM Boylan then asked if they could be an encumbrance by not approving the ordinance. Ms. Staffopoulos said they could allow them to develop a plan using the entity they selected, or they could propose a different date that would require the plan to be submitted sooner than what is proposed in the legislation. CM Boylan asked Ms. MacGillis if it was reasonable to change the date to June 30. She said October might work, but that they were drafting a contract and would need to ensure any change would not affect the ongoing negotiations.

CM Boylan moved an amendment to change the deadline to October 31, 2026, which was seconded. The amendment was approved unanimously. The amendments were rolled up. The bill was moved and seconded, as amended.

Mr. Peterson said the \$1.8 million was above the line, meaning the Commission could spend it without further Council approval. CM Salem asked if it was set up that way during the budget process. Mr. Peterson said it came to the Council above the line, and it was left that way. CM Salem said he did not recall that and asked if there was a way to change that. Mr. Peterson said legislation would need to be filed.

Chair Gay said he would support the bill but encouraged the Commission to start taking action.

AMENDMENT

1. Revise deadline for the five-year Strategic Plan to October 31, 2026 instead of December 31, 2026

2. Strike reference to March 1, 2026 within Code Sec. 86.104(f)

• Extends the deadline for the Homelessness Initiatives Commission to present its five-year strategic plan to Council from December 31, 2025 to December 31, 2026

13. [2025-0865](#) ORD Auth & Directing the Mayor & Corp Sec to Execute an Amended Settlement Agrmt Modifying the Settlement Agrmt Dated 3/1/94, by & among B&B Advertising Company, Capsigns, Inc. & the City (Pinkstaff) (Req of OGC) 11/25/25 CO Introduced: NCSPHS, F
12/1/25 NCSPHS Read 2nd & Rerefer
12/2/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

READ 2ND & REREFER

14. [2025-0866](#) ORD-MC Amend Sec 165.102 (Presence of Dogs in Outdoor Portions of Public Food Service Establishments), Ch 165 (Public Food Service Establishments), Ord Code, to Substitute the Planning Dept as the Entity Responsible for Processing Appls Made Under this Sec; Prov for Codification Instructions (Hartung) (Introduced by CM Arias)
11/25/25 CO Introduced: NCSPHS, R
12/1/25 NCSPHS Read 2nd & Rerefer
12//1/25 R Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

READ 2ND & REREFER

15. [2025-0868](#) ORD Approp \$25,000 from a Special Council Contingency Acct to the PRCM Playgrounds & Centers - Computer Equipment Acct for the Purchase of Computers for the Westside Community Center; Prov for Oversight by the Parks, Recreation & Community Svcs Dept (Staffopoulos) (Introduced by CM Clark-Murray)
11/25/25 CO Introduced: NCSPHS, F
12/1/25 NCSPHS Read 2nd & Rerefer
12/2/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

READ 2ND & REREFER

16. [2025-0870](#) ORD Approp \$53,490 from Gen Fund Operating Reserves to the UNF - Subsidies & Contributions to Other Govt Acct, to Provide City Grant Funding to UNF for the UNF Military & Veterans Prog as Described Herein; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City a Grant Agrmt btwn the City & UNF for the Prog; Prov for Oversight by the Grants & Contract Compliance Div of the Finance Dept (Staffopoulos) (Introduced by CM Lahnen) (Co-Sponsor CM Miller)
11/25/25 CO Introduced: NCSPHS, F
12/1/25 NCSPHS Read 2nd & Rerefer
12/2/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

READ 2ND & REREFER

17. [2025-0872](#) ORD-MC re Appts to Certain Brds & Commissions of the City; Amend Sec 77.106 (Membership, Organization & Meetings), Ch 77 (Kids Hope Alliance), Ord Code, to Provide that 4 Members of the KHA Brd Shall Be Appointed by the Mayor & Confirmed by the City Council & 3 Members Shall Be Appointed by the Council President & Confirmed by the City Council; Amend Sec 90.101 (Establishment; Composition; Member Qualifications; Terms; Annual Training Requirement; Responsibilities), Ch 90 (Board of Library Trustees), Ord Code, to Provide that 7 Members of the Brd of Library Trustees Shall Be Appointed by the Mayor & Confirmed by the City Council & 5 Members Shall Be Appointed by the Council President & Confirmed by the City Council as More Particularly Described Herein; Prov for Codification Instructions; Proviso Re Initial Appts to Be Made by the Council President; Proviso Re Current Brd Membership (Staffopoulos) (Introduced by CM Salem) (Co-Sponsor CM Miller)
11/25/25 CO Introduced: NCSPHS, R
12/1/25 NCSPHS Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

READ 2ND & REREFER

18. [2025-0873](#) ORD Approp \$3,000,000 from the Gen Fund Special Council Reserve - Designated Contingency Acct Established by Ord 2025-385-E to the Downtown Economic Dev Fund Rise-Doro 2024-533 - Misc Grants & Aids Acct, to Fund the Workforce Housing Completion Grant Previously Authd by Ord 2024-633-E for the Dev Referred to as the "Rise Doro" Proj (Staffopoulos) (Introduced by CM Howland) (Co-Sponsors CM Lahnen & Miller)
11/25/25 CO Introduced: NCSPHS, F
12/1/25 NCSPHS Read 2nd & Rerefer
12/2/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

READ 2ND & REREFER

19. [2025-0876](#) ORD Declaring that Certain Parcel of Real Property Located at 851 N Market St, Jax, FL 32202 Known Generally as the Armory Building (R.E. # 074384-0100 (Portion)) in Council Dist 7, to Be Surplus to the Needs of the City; Apv & Auth the Mayor or Her Desig & Corp Sec to Execute & Deliver a Purchase & Sale Agrmt btwn the City & Armory Redevelopment Associates, LLC & All Deeds & Closing Docs Relating Thereto, & Otherwise Take All Necessary Action to Effectuate the Purposes of the Agrmt, for the Conveyance of the Property to the Purchaser for a Purchase Price of \$2,890,251.36; Waiving Sec 122.424 (Disposition for Direct Sale), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, to Allow for Conveyance of the Property to the Purchaser; Waiving Sec 122.425 (Disposition by Auction or Sealed Bid), Pt 4 (Real Property), Ch 122 (Public Property), Ord Code, to Allow for Conveyance of the Subject Property to the Purchaser; Prov for Oversight of the Transfer of the Property to Purchaser by the Real Estate Div of the Public Works Dept in Coordination with the OED; Prov Oversight of the Property Thereafter by the OED (Sawyer) (Req of Mayor) (Co-Sponsor CM Johnson)
11/25/25 CO Introduced: NCSPHS, R, F
12/1/25 NCSPHS Read 2nd & Rerefer
12/2/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

READ 2ND & REREFER

20. [2025-0882](#) ORD re the Grant Agrmt btwn the City & Northside Community Involvement, Inc. (NCI) for the Communities with Resources Working Together for the Betterment of Jax, FL Re-Grant Prog Originally Appvd & Authd by Ord 2025-472-E; Amend Ord 2025-472-E by Amend Revised Exhibit 2 (NCI Term Sheet & Budget) to Remove the Requirement that Applicants for Re-Grants Thru the Prog Must Have a Physical Address within Council Dist 8; Req 1 Cycle Emerg Passage (Staffopoulos) (Introduced by CM Gaffney, Jr.)
11/25/25 CO Introduced: NCSPHS, R, F
12/1/25 NCSPHS Emergency/Approve 5-0
12/1/25 R Emergency/Approve 7-0
12/2/25 F Emergency/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 12/9/25

EMERGENCY/APPROVE

Aye: 5 - Gay, Salem, Miller, Amaro and Boylan

Excused: 1 - White

The emergency was moved and seconded. Mr. Peterson explained the emergency. The emergency was approved unanimously. The bill was moved and seconded as an emergency.

CM Miller asked for the physical address. Ms. Staffopoulos said the original term sheet required that the physical address of the entities applying for the grants must be in District 8. She said the introducer didn't want to limit it to business within District 8 and wants to open it to businesses anywhere in Duval County. CM Miller asked whether the change was due to a desire to grant a previous grantee. Ms. Staffopoulos said that no grants had been awarded because the introducer was waiting for this change to be made.

CM Amaro asked whether the bill creates a slippery slope of organizations using funds from their respective districts. Ms. Staffopoulos said the dollars in this bill were strategic initiative dollars that carried over from last year and that she believes the Council had previously appropriated dollars for this program. CM Amaro said that he remembered challenges in getting the grant approved previously because the entity did not meet specific eligibility requirements. He wondered whether this created a slippery slope of using district dollars for entities not within the district. Ms. Staffopoulos said these dollars do not have the same restrictions as CBA dollars.

- **Revises the term sheet for the Northside Community Involvement, Inc. (“NCI”) Communities Working Together for the Betterment of Jacksonville program previously approved by Ord. 2025-472-E to remove the requirement that applicants for re-grants through the program must have a physical address within Council District 8**
- **The nature of the emergency is that the District 8 Council Member would like to ensure NCI is able to proceed with the program, subject to the revised term sheet, prior to the end of the calendar year or as soon thereafter as possible**

NOTE: The next regular meeting will be held Monday, January 5, 2026.

*******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.

Public Comment:

Carnell Oliver spoke about the grant for the Doro project and COVID money that was appropriated to NGOs. He wondered what benefit to the people was gained from these appropriations.

John Nooney spoke on bills 2025-0966, 2025-0834, 2025-0836, 2025-0839, 2025-0841, 2025-0842, 2025-0856, 2025-0870, 2022-0872, 2025-0873, and 2025-0876.

Minutes: Brandon Russell, Council Research
brussell@coj.net, (904) 255-5137
Posted: 12/5/2025, 1:38 p.m.