



**OFFICE OF CITY COUNCIL  
CITY COUNCIL AGENDA OF NOVEMBER 23, 2021**

**BRIEF SUMMARIES OF AMENDMENTS and SUBSTITUTES**

**Compiled by: Research Division**

**Full text of amendments and substitutes available via Legislative Bill Search system at  
<https://jaxcityc.legistar.com/Legislation.aspx>**

21-575	Amendment	<p>(ORD-Q Rezoning at 901 Kennard St., btwn Kennard St. &amp; Edgewood Ave West (9.90± Acres) from PBF-1 to PUD):</p> <ol style="list-style-type: none"> <li>1. Rezoning approved subject to 1 condition:             <ol style="list-style-type: none"> <li>a. As part of redevelopment of the property to multifamily use, the redevelopment shall include enclosed space and an outdoor play area suitable for use as an early learning center. Such enclosed space and play area shall be designed to meet requirements of the Department of Children and Families applicable to early learning centers.</li> </ol> </li> <li>2. Attach Revised Exhibit 3 (revised written description dated 9.28.21).</li> <li>3. Attach Revised Exhibit 4 (revised site plan dated 8.30.21).</li> </ol>
21-651	Amendment	<p>(ORD-Q Rezoning at 6765 St. Augustine Rd &amp; 6803 Old Kings Rd S, btwn Dupont Ave &amp; Galicia Rd-(29.35± Acres) from RMD-A to PUD):</p> <ol style="list-style-type: none"> <li>1. Attach Revised Exhibit 3 (revised written description dated 11.4.21).</li> <li>2. Attach Revised Exhibit 4 (revised site plan dated 11.16.21).</li> </ol>
21-692	Amendment	<p>(ORD Apv a Conceptual Master Plan at 0 U.S. Highway 301 South, 0 Maxville MacClenny Highway &amp; 0 Normandy Blvd, South of I-10, N of Maxville MacClenny Highway (SR 228) &amp; btwn U.S. Highway 301 &amp; the Duval-Baker County Line):</p> <p><u>LUZ amendment</u></p> <ol style="list-style-type: none"> <li>1. Conceptual Master Plan approved subject to 2 conditions:             <ol style="list-style-type: none"> <li>a. The Subject Property owner shall provide the Planning &amp; Development Department with a letter formally identifying the Master Developer of Record for the purposes of implementation and compliance with the Conceptual Master Plan. The letter shall include contact information for the Master Developer and shall be submitted to the Department within 30 days of approval of the Conceptual Master Plan.</li> <li>b. The 4th paragraph on page 2 of the Revised On File pertaining to water and wastewater utility services to the Subject Property shall be revised as outlined in the LUZ Amendment. (*See attached LUZ Amendment for additional detail.)</li> </ol> </li> <li>2. Attach revised Exhibit 1 (revised Legal Description dated November 16, 2021).</li> <li>3. Attach Revised On File (revised 301 Villages Conceptual Master Plan dated November 2, 2021).</li> </ol> <p><u>Floor amendment (Boylan)</u></p> <p>LUZ amendment, <i>except</i> revises condition 1(b) above to reflect developer and JEA tentative agreement on provision of water and wastewater services. *(See attached Floor amendment for additional detail)*</p>

21-700	Amendment	<p>(ORD-Q Apv a Waiver of Minimum Rd Frontage Appl WRF-21-14 at 0 Clearwater Ln, btwn Loretto Rd &amp; Clearwater Ln):</p> <ol style="list-style-type: none"> <li>1. Waiver approved subject to 1 condition: <ol style="list-style-type: none"> <li>a. The owners or owners' successor shall be required to obtain an inspection of the existing bridge located on or adjacent to the Subject Property for the purpose of determining whether it is structurally sound and sufficient to support the types and amount of vehicular traffic that would traverse the bridge for access to and development of the Subject Property. Said inspection shall be conducted by a structural engineer licensed in the State of Florida and a copy of the final inspection report provided to the City's Planning &amp; Development Department. In the event the inspection determines the existing bridge cannot safely support the additional vehicular traffic associated with access to and development of the Subject Property, the owners or owners' successor shall be required to construct a new bridge or, in the alternative, to install a box culvert on owners' property that is certified by an appropriate engineer, licensed in the State of Florida, to be sufficient to support the types and amount of vehicular traffic accessing the Subject Property. The owners or owners' successor shall have the option to forgo the requirement for an inspection of the existing bridge should they decide to construct a new bridge or box culvert as outlined above. The provisions of this condition shall be met prior to the City's issuance of any permits for development of the Subject Property with the exception of any permits required for construction of a new bridge or box culvert as provided herein, or any permits required for construction of a single-family residence on the southern portion of the Subject Property with direct access to Clearwater Lane.</li> </ol> </li> </ol>
21-706	Amendment	<p>(ORD-MC- TBK as "Govt. Reduction Bill," Relating to At-Large Residence Areas Council Members &amp; Setting a Public Referendum; Amending the Chart. of the City of Jax, Ch. 92-341, Laws of FL, as Amended; Eliminating at-Large Residence Areas Council Dist. Commencing 1/1/2031):</p> <p><u>NCSPHS</u></p> <ol style="list-style-type: none"> <li>1. Correct scrivener's errors.</li> <li>2. Pg. 4, line 16: insert "and the district for which they intend to run" after "Duval County".</li> <li>3. Pg. 6, line 25 and pg. 9, line 8: strike "general".</li> <li>4. Pg. 6, line 27 and pg. 9, line 3: fill in Ordinance number.</li> </ol> <p><u>Rules</u></p> <p>NCSPHS amendment plus adds:</p> <ol style="list-style-type: none"> <li>5. Change binding referendum to straw poll.</li> </ol>
21-734	Amendment	<p>(ORD-Q Rezoning at 0 Owens Rd, 905 Owens Rd, 0 I-95 &amp; 0 Sharon Owens Rd, 905 Owens Rd, 0 I-95 &amp; 0 Sharon Owens Rd, btwn Owens Rd &amp; Pecan Park Rd-(131.20± Acres) from IL to PUD):</p> <ol style="list-style-type: none"> <li>1. Attach Revised Exhibit 3 (revised written description dated 11.5.21).</li> </ol>
21-745	Amendment	<p>(ORD-Q Rezoning at 0 Chaffee Rd S &amp; 0 Normandy Blvd, btwn Chaffee Rd S &amp; Adams Lake Blvd (19.35± Acres) from CO and CCG-2 to PUD):</p> <ol style="list-style-type: none"> <li>1. Rezoning approved subject to 1 condition: <ol style="list-style-type: none"> <li>a. A Traffic Study shall be provided at the Civil Site Plan Review. The Traffic Study shall determine the queue length needed for the northbound left-turn lane shown in the Site Plan and include a traffic impact analysis for the exiting Chaffee Road/</li> </ol> </li> </ol>

		Normandy Boulevard signalized intersection. 2. Attach Revised Exhibit 4 (revised site plan dated 7.8.21).
21-746	Amendment	(ORD-Q Rezoning at 15582 Tison Rd & 0 Tison Rd, btwn Tison Rd & Pecan Park Rd (11.98± Acres) from PUD (2008-784-E) to PUD): 1. Rezoning approved subject to 2 conditions: a. The maximum number of dwelling units shall be limited to 20 units per acre, consistent with the density requirements of the Medium Density Residential (MDR) Land Use Category in the Suburban Development Area. b. A Traffic Study shall be provided at the Civil Site Plan Review. The Traffic Professional shall set up a methodology meeting prior to the commencement of the study to determine the limits of the study. The methodology meeting shall include the Chief of Traffic Engineering, the Chief of Transportation Planning, and the Traffic Reviewer from Development Services. 2. Attach Revised Exhibit 3 (revised written description dated 10.12.21).
21-747	Amendment	(ORD-Q Rezoning at 0 103rd St, btwn 103rd St & Samaritan Way (13.56± Acres) from CCG-1 to PUD):  <u>LUZ</u> 1. Attach Revised Exhibit 1 (revised legal description dated 11.12.21). 2. Attach Revised Exhibit 3 (revised written description dated 11.12.21).  <u>Floor amendment (Diamond)</u> LUZ amendment, <i>plus adds</i> : 3. Reduces the Subject Property acreage from 13.56 acres to 13.35 acres in keeping with the revised Legal Description. 4. Reflects that this rezoning is applicable to a portion of Parcel #012916-0000 in keeping with the revised Legal Description. 5. Attaches Revised Exhibit 2 (revised Subject Property Map).
21-761	Amendment	(ORD- MC-re Ch 118 (City Grants), Ord Code; Creating a New Sec 118.107 (Nonprofits to Rec Funding Through a Competitive Evaluated Award Process), Pt 1 (General Provisions), to Chapt 118 (City Grants), Ord Code; Creating a New Sec 602.413 (Addnt'l Disclosure Requirements for Council Members Employed by Nonprofit Orgs Receiving Funding from City): 1. Include definition of "competitive evaluated award process". 2. Require disclosure from Council Members' spouses and children who are employed by nonprofits applying for City funding. 3. Clarify disclosure requirements and include provision that the Council Member did not disclose or use any confidential City information in the nonprofit's application for City funding. 4. Include directive that disclosures will be published on the City Council website.
21-779	Amendment	(ORD Closing & Abandoning &/or Disclaiming an Unopened & Unimproved Portion of the 4th St R/W, Est in the Broward Heights Plat): 1. Reflect that the applicant paid the closure or abandonment with encroachment fee of \$516.

21-780	Amendment	(ORD Closing & Abandoning &/Or Disclaiming an Opened & Unimproved Portion of Jax Heights R/W Established in the Map Showing Lands of Jax Heights Improvement Co.): 1. On page 2, line 9, strike "Exhibit 2" and insert "Revised Exhibit 2, labeled as "Revised Exhibit 2, Rev Convnt, November 15, 2021 - TEU"". 2. Remove Exhibit 2 and replace with Revised Exhibit 2 (Revised Hold Harmless Covenant). 3. On page 1, line 1, amend the introductory sentence to add that the bill was amended as reflected herein.
21-781	Amendment	(ORD Closing & Abandoning &/or Disclaiming Certain Drainage Easement at 0 Collins Rd): 1. On page 2, line 7, strike "Exhibit 2" and insert "Revised Exhibit 2, labeled as "Revised Exhibit 2, Rev Convnt, November 15, 2021 - TEU"". 2. Remove Exhibit 2 and replace with Revised Exhibit 2 (Revised Hold Harmless Covenant). 3. On page 1, line 1, amend the introductory sentence to add that the bill was amended as reflected herein.
21-782	Amendment	(ORD Approp \$444,964.86 Awarded by Federal Emergency Management Agency ("FEMA"), Funded by the Hazard Mitigation Grant Prog to Improve Drainage Along the McCoy's Creek Channel): 1. Attach a Revised Exhibit 2 (CIP listing) to reflect the correct project and appropriation amount. 2. Correct scrivener's errors.
21-783	Amendment	(ORD Approp \$205,860.00 From the Trail Ridge Landfill Mitigation to Provide Funding to be Used for the Purchase & Install of a New Batting Cage & Improvemts Related Thereto at Baldwin High School): 1. Clarify funding source. 2. Correct CIP amendment language. 3. Attach Revised Exhibit 1 to correct BT.
21-787	Amendment	(ORD Apv, & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver a Public Infrastructure Capital Improvements Cost Disbursement Agreeemt btwn the COJ & Eastland Development Group, Inc): 1. Pg. 2, line 8: correct amount to \$10,681,250. 2. Correct scrivener's errors. 3. Attach Revised Exhibit 1 (Disbursement Agreement) to correct maximum funding amount, update insurance and indemnification language, include audit rights, and correct scrivener's errors.
21-789	Amendment	(ORD Re Chapt 745 (Addressing & St Naming Reg) ORD Code; Estab an Honorary St Designation & Assoc Roadway Markers for Cpt. Thomas M. Barber, a Fallen JFRD Officer Who Died in the Line of Duty): 1. Include a waiver of Sec. 745.105(i)(3) requiring residency within 5 miles of the street Designation. 2. Attach a Revised Exhibit 6 (Map) to reflect the correct street designation boundaries. 3. Remove requirement to communicate with 911 Emergency, Fire and Rescue Department, and the Post Office. 4. Correct scrivener's errors.

21-791	Amendment	(RESO Confirm Mayor's Appt of Stephen Stiltner as Exec Director of Construction Trades Qualifying Board): 1. Pg. 1, lines 5 and 13: strike "Mayor's".
21-796	Amendment	(ORD Making Certain Findings & Auth the Mayor, or His Designee, to Execute: (1) A Redev Agreemt ("Redevelopment Agreement") Among the COJ ("City"), Downtown Investment Authority (DIA), & Fuqua Acquisitions II, LLC ("Developer"), Which Redev Agreemt Provides for the Design & Construction of a 2 Phase Project on That Certain Parcel of Real Property Located at 1 Riverside Ave.):  *See attached list of NCSPHS and Finance amendments.*

Contact: Jeff Clements, Chief of Research (904) 255-5137 or [jeffc@coj.net](mailto:jeffc@coj.net)

2021-692

LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following amendment to File No. 2021-692:

- (1) On page 1, line 16, after "HEREIN;" insert "CONCEPTUAL MASTER PLAN APPROVED SUBJECT TO CONDITIONS;"; and
- (2) On page 3, lines 8-9, strike "Exhibit 1, dated April 23, 2021," and insert "Revised Exhibit 1, dated November 16, 2021,"; and
- (3) On page 3, line 18, strike "August 30, 2021," and insert "November 2, 2021,"; and
- (4) On page 3, line 18, strike "On File" and insert "Revised On File"; and
- (5) On page 3, line 23½ insert a new Section 5 to read as follows:

**"Section 5. Conceptual Master Plan Approved Subject to Conditions.** The 301 Villages Conceptual Master Plan dated November 2, 2021 is approved subject to the following conditions.

(1) The Subject Property owner shall provide the Planning and Development Department (the "Department") with a letter formally identifying the Master Developer of Record for the purposes of implementation and compliance with the Conceptual Master Plan. The letter shall include contact information for the Master Developer and shall be submitted to the Department within thirty (30) days of approval of the Conceptual Master Plan.

(2) The fourth paragraph on page 2 of the Conceptual Master Plan dated November 2, 2021 (page 3 of the **Revised On File**) shall be amended to read as follows:

~~The Developer shall provide a site within the Property to serve the water and sewer service needs of 301 Villages for potable water and wastewater. Centralized utilities for water and sewer service shall be provided by JEA or, in the alternative, by a private utility issued a final certificate of authorization by the Public Service Commission. will be provided by a utility service system authorized by law. The projected water and wastewater demand are specified below. Prior to the commencement of Phase 1 development, the City shall amend its Water Supply Facilities Work Plan to identify phased facilities to provide water and wastewater service for 301 Villages. If utility infrastructure in sufficient capacity to serve the projected demands is not available to service the Subject Property prior to commencement of Phase 1 development, pursuant to Chapter 163, Florida Statutes, and Policy 1.1.15 of the Infrastructure Element Potable Water Sub-Element of the City's Comprehensive Plan, the City and JEA will jointly prepare an appropriate amendment to the City's Water Supply Facilities Work Plan to identify phased facilities to provide water and wastewater service for 301 Villages. If the infrastructure is not already available, the Developer shall be responsible for the shared costs of connecting the Subject Property to the existing JEA utility infrastructure.~~

In the alternative, if a private utility is issued a final certificate of authorization by the Public Service Commission to provide water and wastewater services to the Subject Property and obtains the requisite permit from the Florida Department of Environmental Protection for construction of a new water and wastewater facility, and is issued the requisite consumptive use permit from the Water Management District, the Developer shall modify the Conceptual Master Plan and provide the strategy for providing centralized utilities for water and sewer service throughout the development, including the general phasing plan.

Approval of the Conceptual Master Plan shall not constitute an approval of any transfer of JEA service territory or any other action that exceeds the limitations outlined in Section 21.11(d) of the Jacksonville City Charter.'"; and

- (6) Renumber the remaining Sections.
- (7) Remove **Exhibit 1** and attach **Revised Exhibit 1**.
- (8) Remove **On File** and replace with **Revised On File**.
- (9) On **page 1, line 1**, amend the introductory sentence to add that the bill was amended as reflected herein.

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Mary E. Staffopoulos



2021-692

**BOYLAN FLOOR AMENDMENT**

Council Member Boylan offers the following floor amendment to File No. 2021-692:

- (1) On **page 1, line 16, after** "HEREIN;" **insert** "CONCEPTUAL MASTER PLAN APPROVED SUBJECT TO CONDITIONS;"; and
- (2) On **page 3, lines 8-9, strike** "Exhibit 1, dated April 23, 2021," and **insert** "Revised Exhibit 1, dated November 16, 2021,."; and
- (3) On **page 3, line 18, strike** "August 30, 2021," and **insert** "November 2, 2021,."; and
- (4) On **page 3, line 18, strike** "On File" and **insert** "Revised On File"; and
- (5) On **page 3, line 23½, insert** a new Section 5 to read as follows:

**"Section 5. Conceptual Master Plan Approved Subject to Conditions.** The 301 Villages Conceptual Master Plan dated November 2, 2021 is approved subject to the following conditions.

(1) The Subject Property owner shall provide the Planning and Development Department (the "Department") with a letter formally identifying the Master Developer of Record for the purposes of implementation and compliance with the Conceptual Master Plan. The letter shall include contact information for the Master Developer and shall be submitted to the Department within 30 days of approval of the Conceptual Master Plan.

(2) The fourth paragraph on page 2 of the 301 Villages Conceptual Master Plan dated November 2, 2021 (page 3 of the **Revised On File**) shall be amended to read as follows:

The Developer and JEA have reached a tentative agreement to provide water and wastewater to the development. The Developer shall amend the Conceptual Master Plan to conform to the agreement once it is finalized.~~The Developer shall provide a site within the Property to serve the water and sewer service needs of 301 Villages for potable water and wastewater. Centralized utilities for water and sewer service will be provided by a utility service system authorized by law. The projected water and wastewater demand are specified below. Prior to the commencement of Phase 1 development, the City shall amend its Water Supply Facilities Work Plan to identify phased facilities to provide water and wastewater service for 301 Villages.~~

	Potable Water Demand (MGD)	Non-Potable Water (Irrigation) Demand (MGD)	Total Water Demand (MGD)	Total Wastewater Generation (MGD)
Phase 1	0.937	0.547	1.483	1.013
Phases 1 & 2	2.787	1.742	4.529	3.053
<del>Build-out</del>	<del>4.017</del>	<del>2.441</del>	<del>6.458</del>	<del>4.369</del>

''; and

- (6) Renumber the remaining Sections.
- (7) Remove **Exhibit 1** and attach **Revised Exhibit 1**.
- (8) Remove **On File** and replace with **Revised On File**.

- (9) On **page 1, line 1**, amend the introductory sentence to add that the bill was amended as reflected herein.

Form Approved:

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Office of General Counsel

Legislation Prepared By: Mary E. Staffopoulos

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## **NCSPHS/TEU AMENDMENT**

### **2021-796 – Times-Union property/Fuqua Redevelopment Agreement**

**(Council Auditor's amendments)**

#### **In the ordinance**

- 1. Correct Phase 1 Retail square footage to 35,330**
- 2. Correct Developer's Repurchase Right time frame**
- 3. Clarify minimum private capital investment**
- 4. Include price of submerged lands for put option**
- 5. Add language authorizing the conveyance of City-owned Creek Parcel**
- 6. Place DDRB recommendation for Deviation 2021-014 on file**
- 7. Correct scrivener's errors**

#### **In Redevelopment Agreement on file**

- 8. Revise maximum indebtedness to \$30,888,489**
- 9. Clarify Developer's minimum capital investment is net of any payment received from the City**
- 10. Correct acreage of Phase 1 Components**
- 11. Clarify that extensions greater than 1 year require Council approval**
- 12. Clarify base year values for REV grants**
- 13. Revise JSEB minimum to \$6,177,698**
- 14. Exhibit G – include maximum indebtedness of \$6,040,680**
- 15. Exhibit P – Correct description of restaurant improvements**
- 16. Correct scrivener's errors**

## FINANCE/RULES AMENDMENT

### 2021-796 – Times-Union property/Fuqua Redevelopment Agreement

#### In Redevelopment Agreement on file

1. Add language that there will be 10 ground level spaces in the parking garage dedicated to public use
2. Clarify the City will not encumber the Creek Parcel prior to conveyance to the Developer
3. Add the appraised value purchase price of \$2.43 per square foot for the submerged portion of the Creek Parcel
4. Add language that the existing JEA easements do not need to be subordinated to the easements being granted to the City by the Developer
5. Add language that if approved by DDRB, the Developer may reduce the vertical clearance above the Exhibit Y pedestrian access easement to 35 feet
6. Clarify the Developer must provide commercially reasonable vehicular access for the City to access the City Parcel to construct the McCoy's Creek Improvements
7. Clarify the Developer shall have no liability to the City prior to commencement of the vertical improvements and provide that the Developer must complete or demolish the project in the event of a default with respect to the Phase 1 Retail and Phase II Improvements
8. Clarify the Developer shall have no continuing liability in the event of an assignment prior to commencement of construction
9. Exhibit C – revise insurance and indemnification language per Risk Management requirements
10. Exhibit K – clarify City obligations regarding creation of rip rap shoreline at the McCoy's Creek intersection with the St. Johns River
11. Exhibit M – clarify that certain easement rights terminate upon Completion of the McCoy's Creek Improvements and clarify description of easement premises
12. Exhibit X – revise City's consent language to conform to the language in the RDA as amended
13. Exhibit Y – modify easement description to be consistent with language in the RDA as amended
14. Update Site Plan where appropriate
15. Correct scrivener's errors