

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda - Marked

Monday, April 15, 2024

9:30 AM

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

Neighborhoods, Community Services, Public Health and Safety Committee

*Michael Boylan, Chair
Will Lahnen, Vice Chair
Matt Carlucci
Tyrona Clark-Murray
Rory Diamond
Terrance Freeman
Mike Gay*

*Legislative Assistant: Rebecca Bolton
Council Auditor's Office: Phillip Peterson, Asst. Council Auditor
Council Research: Eamon Webb
Office of General Counsel: Mary Staffopoulos, Deputy
Administration: Scott Wilson*

Meeting Convened:

Meeting Adjourned:

Attendance:

Item/File No.

Title History

1. [2023-0621](#)

DEFER

**At request of
Developer**

ORD Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, an Amendment 2 to Redev Agrmt By & Among the City, DIA, Fuqua BCDC One Riverside Project Owner, LLC (Developer), Assignee of Fuqua Acquisitions II, LLC, & TBR One Riverside Owner, LLC, as Partial Assignee of Developer, Amend the Redev Agrmt Dated 12/20/21 Previously Auth by Ord 2021-796-E, as Previously Amended by Amendment 1 to Redev Agrmt Dated 10/12/22, as Auth by Ord 2022-493-E, (Collectively, the "Agreement"), to Modify the Performance Schedule & Associated Terms of the Agrmt; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Tech Changes to the Docs (Sawyer) (Req of DIA)
9/12/23 CO Introduced: NCSPHS, F
9/18/23 NCSPHS Read 2nd & Rerefer
9/19/23 F Read 2nd & Rerefer
9/26/23 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/26/23

2. [2024-0203](#)

WITHDRAW

**At request of
the Administration**

ORD Approp \$800,000.00 From the Solid Waste Disposal Fund to Pay for the Purchase of Recycle Carts & for Necessary Temp Residential Solid Waste Collections in FY 23-24 (B.T. 24-076) (Dillard) (Req of Mayor)
3/12/24 CO Introduced: NCSPHS, F, TEU
3/18/24 NCSPHS Read 2nd & Rerefer
3/19/24 F Read 2nd & Rerefer
3/19/24 TEU Read 2nd & Rerefer
3/26/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/26/24

3. [2024-0249](#) ORD Approp \$179,000.00 in Available Interest Revenue from the Duval County Tax Collector Interest Earnings TCSG Tax Collector General Operations - Financial & Admin 361105 Acct to Provide Funding for Build-Out Costs of the 1st Floor of the Yates Bldg to Serve as the Duval County Tax Collector's Reception & Waiting Area, Drop-Off Locker for Car Dealers & Title Svc Office; Purpose of Approp; Prov for Carryover of Funds Into FY 24-25 (B.T. 24-067) (Wilson) (Req of Mayor)
3/26/24 CO Introduced: NCSPHS, F
4/1/24 NCSPHS Read 2nd & Rerefer
4/2/24 F Read 2nd & Rerefer
4/9/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

4. [2024-0252](#) ORD Approp \$100,000 From the Council President's Designated Contingency to the Mental Health Offender Prog (MHOP) to Pay for Contractual Svcs by I.M. Sulzbacher Center for the Homeless, Inc. for the Continued Operation of a Jail Diversion Prog for Mentally Ill Offenders through the MHOP; Apv, & Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver a 6th Amendment to the Svcs Contract btwn the City & Sulzbacher for the Continued Provision of Svcs for the MHOP; Waiving Sec 118.107 (Nonprofits to Receive Funding through a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract With Sulzbacher; Prov for Contract Oversight by the Grants & Contract Compliance Div (Staffopoulos) (Introduced by CM Salem) (Co-Sponsors CMs White, Miller, Clark-Murray & Peluso)
3/26/24 CO Introduced: NCSPHS, R, F
4/1/24 NCSPHS Read 2nd & Rerefer
4/1/24 R Read 2nd & Rerefer
4/2/24 F Read 2nd & Rerefer
4/9/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

- **The additional funding will allow the Sulzbacher Center to use the services of an experienced consultant**
- **Waives Code Sec. 118.107 (Nonprofits to receive funding through a competitive evaluated award process) to authorize an amendment to the contract with I.M. Sulzbacher Center for the Homeless to allow for continued provision of services for the Mental Health Offender Program**

5. [2024-0253](#) ORD Approp \$200,000 from the Council President's Designated Contingency to the General Fund Operating Contractual Svcs Acct Within the Planning & Development Dept to Procure the Professional Svcs of Community Planning Collaborative LLC, to Conduct a Community Engagement & Visioning Study to Develop a Roadmap for Revitalization & Development in Durkeeville; Prov for Carryover of Funds to 4/30/25; Invoking the Exemption in Sec 126.107(G) (Exemptions), Pt 1 (General Regulations), Ch 126 (Procurement Code), Ord Code, to Allow for a Direct Contract With Community Planning Collaborative LLC; Apv & Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver a Contract With Community Planning Collaborative LLC, for the Provision of Professional Svcs to Complete the Study; Prov for Oversight by the Planning & Development Dept; Req 1-Cycle Emergency Passage (Staffopoulos) (Introduced by CMs Peluso & Salem) (Co-Sponsors CMs Clark-Murray, Carlucci, Johnson & Pittman)
3/26/24 CO Introduced: NCSPHS, R, F
4/1/24 NCSPHS Emergency/Approve 6-2 (Diamond, Gay)
4/1/24 R Emergency/Approve 7-0
4/2/24 F Emergency/Approve 7-0
4/9/24 CO PH CP Rerefer to NCSPHS, R, F
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

AMENDMENT

Remove emergency language

- **The contractor will assist the City, the Jacksonville Housing Authority, and the Neighborhood Alliance Development Corporation to develop the Miracle on Myrtle study**

6. [2024-0256](#) ORD-MC Amend Sec 656.311 (Residential - Professional - Institutional Category), Subpt C (Commercial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Include All Single Family Dwellings on the List of Permissible Uses & Structures in the Commercial, Residential & Office Zoning District; Amend Sec 656.704 (Nonconforming Lots of Record & Infill Lots - Residential), Pt 7 (Nonconforming Lots, Uses & Structures), Ch 656 (Zoning Code), Ord Code, to Address Modular & Mobile Homes & to Reduce the Min Sq Ft Required for Infill Lots From 2,500 Sq Ft to 1,500 Sq Ft; Amend Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Define “Cottage” & to Amend Certain Other Definitions; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Diamond) (Co-Sponsor CM Freeman)
3/26/24 CO Introduced: NCSPHS, LUZ
4/1/24 NCSPHS Read 2nd & Rerefer
4/2/24 LUZ Read 2nd & Rerefer
4/9/24 CO Read 2nd & Rerefer
LUZ PH - 5/7/24
Public Hearing Pursuant to Ch 166.041(3)(c)(2)(b), F.S. & CR 3.601 - 4/23/24 & 5/14/24

7. [2024-0272](#) ORD Making Certain Findings, & Auth the Mayor, or her Designee, to Execute: (1) A Development Agrmt btwn the City & Lofts at Southbank, Ltd.; & (2) Loan Docs & Related Docs as Described in the Agrmt, to Support the Development by Company of an 0.88± Acre Site Located at the SW Corner of the Intersection of Prudential Dr & Hendricks Ave in the City; Auth a City Loan in the Amt of \$6,000,000 at 1% Interest With a Term of 18 Yrs in Connection With the Proj, to be Appropriated by Subsequent Legislation; Desig the Housing & Community Development Div as Contract Monitor for the Agrmt & Related Agrmts; Prov for City Oversight of the Proj by the Housing & Community Development Div; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Technical Changes to the Docs; Req 1-Cycle Emergency Passage (Sawyer) (Req of Mayor)
3/26/24 CO Introduced: NCSPHS, F
4/1/24 NCSPHS Read 2nd & Rerefer
4/2/24 F Read 2nd & Rerefer
4/9/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/9/24

AMENDMENT

Remove emergency language

- Approves a \$6 million loan to developer in connection with the construction of a 100-unit mixed income housing complex as part of the personal property self-storage development located on the Southbank
- The loan will accrue interest at a rate of 1%, require interest only payments for a period of 18 years with the balance being due at the end of the loan term
- The loan will need to be funded at a later date and will be due upon project completion (estimated in 2027)
- The 100 units will be comprised of:
 - 5 units for households at or below 100% AMI
 - 75 units for households at or below 60% AMI
 - 20 units at market rate
- The loan will be secured by a second priority mortgage on the property of the multifamily component of the project
- The proposed loan is a result of a settlement agreement entered into between the City and the parties associated with the proposed Southbank self storage development. The settlement agreement requires consideration of the loan request, but does not require Council approval.
- The settlement agreement also requires consideration of a request for a \$600,000 local preference loan (this has been approved by DIA and will be funded concurrent with the development's receipt of a certificate of occupancy)

8. [2024-0285](#) ORD Auth the Mayor, or His Designee, to Execute: (1) an Amended & Restated Redev Agrmt btwn the City & the Duval County Fair Association, Inc. (DCFA); (2) an Amended & Restated Ground Lease Agrmt btwn the City & DCFA for the Lease of 82.37± Acres of City-Owned Land Located Generally at 13611 Normandy Blvd., Adjacent to the Equestrian Center, With an Initial Term of 30 Yrs With 2, 10-Yr Renewal Options With Nominal Rent; & (3) Related Agrmts as Described in the Amended Redev Agrmt, for the Construction by DCFA of an 80,000 sq ft Exposition Hall & Related Improvements; Auth a \$1,500,000 City Dev Loan to the Developer for a 20 Yr Term With 2% Interest, to Be Approp by Subsequent Legislation; Auth a Completion Grant in the Amount of \$1,500,000 Upon Substantial Completion of the Proj, to Be Approp by Subsequent Legislation; Prov for City Oversight of the Proj by OED; 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 2022-726-E, as Amended, to Auth the Loan & Completion Grant (Sawyer) (Req of Mayor)
- 2nd 4/9/24 CO Introduced: NCSPHS, R, F
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

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9. [2024-0288](#) ORD Approp \$200,000.00 in Grant Funding From the FDLE, through its FY 23-24 State Financial Assistance for Fentanyl Eradication (S.A.F.E.) in FL Prog, to the PSBU Grants/Jacob's Ladder FY 23-24 Proj to Combat Illegal Fentanyl Activity; Prov for Oversight by the JSO (B.T. 24-090) (Dillard) (Req of Sheriff) (Co-Sponsor CM Clark-Murray)
2nd 4/9/24 CO Introduced: NCSPHS, F
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24
10. [2024-0291](#) ORD Approp \$150,000.00 in Grant Funding From the FDLE, through its FY 23-24 State Financial Assistance for Fentanyl Eradication (S.A.F.E.) in FL Prog, to the PSBU Grants/Operation 3 Crowns FY 23-24 Proj to Combat Illegal Fentanyl Activity; Prov for Oversight by the JSO (B.T. 24-091) (Dillard) (Req of Sheriff) (Co-Sponsor CM Clark-Murray)
2nd 4/9/24 CO Introduced: NCSPHS, F
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24
11. [2024-0292](#) ORD Approp \$200,000.00 in Available Revenue from the Countywide Economic Dev II Proj to the Façade Renovation Grant Prog to Provide Add'l Commercial or Retail Façade Renovation Funding Assistance for Existing Businesses in Economically Distressed Areas of Jax; Requiring Reports from OED to the City Council & Council Auditor (B.T. 24-086) (Dillard) (Req of Mayor) (Co-Sponsor CM Clark-Murray)
2nd 4/9/24 CO Introduced: NCSPHS, F
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24
12. [2024-0293](#) ORD Apv & Auth the Execution & Delivery of: an Agrmt to Settle Demolition & Nuisance Liens btwn the City, & Terrawise Homes, Inc. in Connection With the Redev, Rehab & Improvement of the Vacant Property Located at 439 E 1st St Which Lien Agrmt Auth a Reduction of the Demolition Lien to Allow the Owner to Construct a New Single Family Home at an Estimated Cost of \$316,696.85, as Described in the Estimated Job Cost Dated 3/18/24; Directing the Finance & Admin Dept, the Planning & Development Dept, & the Neighborhoods Dept to Monitor Compliance With the Lien Agrmt; Auth Termination of the Lien Agrmt if the Owner Fails to Meet a Deadline to Apply for & Successfully Obtain the Required Bldg Permit On or Before 6/1/24 (R.E. # 072715-0000) (Pollock) (Req of Mayor)
2nd 4/9/24 CO Introduced: NCSPHS, F, TEU
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24

13. [2024-0297](#) ORD Approp \$300,000 from the Safety & Crime Reduction Contingency Acct to a Grants & Aids Line Item for Grants to Be Made to Orgs Recommended by the Safety & Crime Reduction Comm; Apv & Auth the Mayor & the Corp Sec to Execute Grant Agrmts With Various Entities; Invoking the Exemption to Sec 126.107(g), Ord Code; Waiving Sec 118.107, Ord Code; Waiving Sec 118.201(f)(7), Ord Code; Prov for Oversight; Req 1 Cycle Emergency Passage (Wilson) (Introduced by CM Johnson)
EMERGENCY 4/9/24 CO Introduced: NCSPHS, R, F
AMEND Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/23/24
Contact:
CM Johnson /
Maribel Hernandez /
Nicoa Garrett

**2/3 vote
required by
Council**

**See Auditor
Concern**

AMENDMENT

- 1. Include a waiver of Section 118.301(a)(3)(iv) to allow for grant funds to be expensed for costs of amusements, social activities and incidental costs relating thereto, such as meals, beverages, lodgings, rentals, transportation and gratuities**
- 2. Correct scrivener's errors**

- Appropriates \$300,000 to be distributed to 35 specifically identified non-profit organizations that have met the selection process requirements and were selected for funding by the Safety and Crime Reduction Commission**
- Waives Sec. 118.107 to allow for a direct contract with the 35 specifically listed non-profit organizations that were not selected through a competitive award process in accordance with Chapters 126 or 118**
- Waives Sec. 118.201(f)(7) to allow for advance of 100% of the award amount to grantees**
- A one cycle emergency has been requested in order to execute contracts with grant recipients and have services in place by the start of summer**

CONCERN

Advancing the entire amount to each entity puts City funds at an enhanced risk and limits the City's ability to monitor the use of grant funds during the term of the agreement. If the grantee does not comply with the terms of the agreement, the City would have to claw back funding as opposed to withholding subsequent payments.

NOTE: The next regular meeting will be held Monday, May 6, 2024.

*******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.