

City of Jacksonville

117 W Duval St
Jacksonville, FL 32202



Agenda - Revised Marked

Tuesday, January 19, 2021

2:00 PM

Council Chambers 1st Floor, City Hall & Virtual

Transportation, Energy & Utilities Committee

Ron Salem, Pharm. D., Chair
LeAnna Cumber, Vice Chair - Virtual Attendance
Kevin Carrico
Reggie Gaffney
Al Ferraro
Joyce Morgan
Danny Becton

Legislative Assistant: Sandra Nester
Legislative Assistant: Juliette Williams
Chief Office of General Counsel: Paige Johnston
Research Assistant: Anthony Baltiero
Asst. Council Auditor: Phillip Peterson
Administration: Rachel Zimmer
Planning Dept.: Laurie Santana

If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, such person will need a record of the proceedings, and for such purposes, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Meeting Convened:

Meeting Adjourned:

MEETING TIME: 2:00 P.M. – 4:00 P.M.

Physical Location:

Council Chambers

City Hall

117 W. Duval Street

Jacksonville, Florida 32202

(If attending virtually, please join the meeting by 1:45 P.M.)

Meeting ID: 925 1982 8936

Password: 614539

Council Members, City staff and the public may attend the meeting at the physical location- Council Chambers, but CDC guidelines will be adhered to due to COVID-19. A mandatory mask requirement is in place for all public buildings pursuant to the COJ Emergency Executive Proclamation 2020-005, as extended.

The public will be encouraged to share general comments with individual council members by email or telephone. Public hearings and public participation are required by state statute for specific legislation. We will conduct these hearings as required by state law. CCMeeting01262021@coj.net is the designated email for general comments to be including as a part of this meeting.

Attendance:

Item/File No.

Title History

1. [2020-0490](#) ORD Approp \$15,000.00 (\$7,500.00 from CSX Transportation, Inc. (CSX) & \$7,500.00 from the FL Dept of Transportation (FDOT) for Closure of E. 59th St. Railroad-Highway Grade Crossing; Auth the Mayor & Corp Secretary to Execute & Deliver the Stipulation of Parties for the Closure of E. 59th St. FDOT Crossing #621069K Railroad-Highway Grade Crossing btwn City of Jax, CSX, & FDOT for Permanent Closing of a Railroad-Highway Public Grade Crossing at E. 59th St.; Oversight by Dept of Public Works; Amend 2020-2024 5-Yr Capital Improvemt Program Apv by Ord 2019-505-E to Provide Funding for the Project Entitled "Railroad Crossings." (McCain) (Req of Mayor)
- AMEND
- Contact:
Robin Smith
- 8/11/20 CO Introduced: NCSPHS,TEU, F
8/17/20 NCSPHS Read 2nd & Rerefer
8/17/20 TEU Read 2nd & Rerefer
8/18/20 F Read 2nd & Rerefer
8/25/20 CO PH Read 2nd & Rereferred: NCSPHS,TEU, F
1/19/21 NCSPHS Amend/Approve 7-0
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 8/25/20

AMENDMENT

- 1. Correct amounts in bill and attach Revised Exhibit 1 (BT) to increase funding amount to be received to \$19,500 - \$12,000 from CSX and \$7,500 from FDOT**
- 2. Attach Revised Exhibit 2 (CIP Sheet) to reflect increase in project funding and cost**
- 3. Attach Revised On File document to include updated Stipulation of Parties and Railroad Grade Crossing Application**
- 4. Strike language in bill concerning City entering into separate agreements with CSX and FDOT**
- 5. Revise reasoning for CIP amendment to delaying the desired closing of the railroad crossing**

- City responsible for road closure notification and maintenance of traffic, erection of permanent closure signs and object markers, and erection of traffic control work zone signs and object markers**
- CSX responsible for removal of all evidence of the crossing and restoring the railroad's right-of-way**

2. [2020-0529](#)
SUB/REFER
- ORD-MC Amending Chapt 120 (General Employees & Correction Officer Pension Plans & all Employees Defined Contribution Retirement Plans), Pt. II (The General Employees Retirement Plan), Sec.120.206 (Time Svc Retirement Benefit; Cost of Living Adjustments), Ord Code, to Provide a 6 Month Window for Early Retirement as Follows: (1) Retirement at the Age of 60 w/5 Yrs Credited Svc; (2) Retirement at the Age of 55 w/10Yrs Credited Svc; & (3) Early Retirement w/20 Yrs. Credited Svc with a Reduced Benefit; Providing for Codification Instructions; Requirement of Actuarial Report; Requiring Collective Bargaining Where Applicable. (Sawyer) (Introduced by CM Dennis)
8/25/20 CO Introduced: NCSPHS, TEU, F, R
8/31/20 NCSPHS Read 2nd & Rerefer
8/31/20 TEU Read 2nd & Rerefer
9/1/20 F Read 2nd & Rerefer
9/1/20 R Read 2nd & Rerefer
9/8/20 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F, R
1/19/21 NCSPHS Sub/Rerefer 7-0
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 9/8/20
3. [2020-0559](#)
DEFER
- At request of
CM Dennis
- ORD-MC Creating a New Chapt 797 (Local Option Vessel Registration Fee), Ord Code, Adopting the Local Option Vessel Registration Fee Permitted by State Law; Setting Effective Date of New Local Option Vessel Registration Fee as 1/1/21; Directing the Chief of Legislative Svcs to Forward a Copy of the Ord Upon Enactment to the Tax Collector & to the Mayors of Baldwin, Atlantic Beach, Jax Beach & Neptune Beach; Directing the Tax Collector to Notify the State of Imposition of the New Local Option Vessel Registration Fee. (Johnston) (Introduced by CM Dennis)
9/8/20 CO Introduced: NCSPHS, TEU, F, R, JWC
9/14/20 NCSPHS Read 2nd & Rerefer
9/14/20 TEU Read 2nd & Rerefer
9/15/20 F Read 2nd & Rerefer
9/15/20 R Read 2nd & Rerefer
9/22/20 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F, R, JWC
10/28/20 JWC Approve 1-7(Fail) (Birtalan, Haskell, Burnett, Devereaux, Hardesty, Ferraro, White)
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 9/22/20

4. [2020-0618](#) ORD Declaring 2133 Broadway Ave, Jax, FL 32209, R.E. # 077143-0000, to be Surplus to the Needs of the City; Auth Conveyance of Subject Parcel to Gateway Community Services, Inc., a FL Not for Profit Corp, at no Cost; Auth Mayor & Corp. Secretary to Execute a Special Warranty Deed & Other Conveyance Documents; Waiving Sec 122.425 (Disposition by Auction or Sealed Bid), Part 4 (Real Property), Chapt. 122 (Public Property), Ord Code, to Allow Donation to Gateway Community Service, Inc.; Providing a Right of Reentry for Failure to use Subject Parcel for Operation of a Behavioral Health Care Facility; Providing Oversight by the Dept of Public Works, Real Estate Div. (Dist. 9-Dennis) (Johnston) (Introduced by CM Dennis) (Co-Sponsored by CM Salem, Newby, Pittman, Priestly Jackson, Dennis, Boylan, Carlucci & DeFoor)
- FINANCE AMEND
- Contact:
CM Dennis
- 10/13/20 CO Introduced: NCSPHS, TEU, F, R
10/19/20 NCSPHS Read 2nd & Rerefer
10/19/20 TEU Read 2nd & Rerefer
10/20/20 F Read 2nd & Rerefer
10/20/20 R Read 2nd & Rerefer
10/27/20 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F, R
1/5/21 F Amend/Approve 7-0
1/5/21 R Amend(Finance)/Approve 7-0
1/19/21 NCSPHS Amend(Finance)/Approve 7-0
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –10/27/20

FINANCE AMENDMENT

- 1. Clarify property conveyed “as-is” and maintenance responsibility belongs to Gateway and not the City**
- 2. Gateway to provide annual affidavit confirming use of property and City may seek return of property if affidavit is not provided or property use is inconsistent with purposes set forth in the ordinance**
- 3. Attach Revised Exhibit 3 (Quitclaim Deed), expressing the same**
- 4. Pg. 3, line 3: strike “the”**
- 5. Pg. 3, line 21: strike “constituent” and insert “consistent”**

- **2020-618 & 2020-619 propose to surplus adjacent properties, separated by Line St., and donate them to Gateway Community Services, Inc.**
- **Waives Sec. 122.425 in order to convey the property to Gateway Community Services at no cost rather than auctioning the property or seeking sealed bids.**

5. [2020-0619](#) ORD Declaring 0 Line St, Jax, FL 32209, R.E. #077366-0000, to be Surplus to the Needs of the City; Auth Conveyance of Subject Parcel to Gateway Community Services, Inc., a FL Not for Profit Corp, at No Cost; Auth Mayor & Corp Secretary to Execute a Special Warranty Deed & Other Conveyance Documents; Waiving Sec 122.425 (Disposition by Auction or Sealed Bid), Part 4 (Real Property), Chapt 122, Ord Code, to Allow Donation to Gateway Community Services, Inc.; Providing a Right of Reentry for Failure to Use the Subject Parcel for Ancillary use Related to Operation of a Behavioral Health Facility; Providing for Oversight by the Dept of Public Works, Real Estate Div. (Dist 9-Dennis) (Johnston) (Introduced by CM Dennis) (Co-Sponsored by CM Salem, Newby, Pittman, Priestly Jackson, Dennis, Boylan, Carlucci & DeFoor)
- FINANCE AMEND
- Contact:
CM Dennis
- 10/13/20 CO Introduced: NCSPHS, TEU, F, R
10/19/20 NCSPHS Read 2nd & Rerefer
10/19/20 TEU Read 2nd & Rerefer
10/20/20 F Read 2nd & Rerefer
10/20/20 R Read 2nd & Rerefer
10/27/20 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F, R
1/5/21 F Amend/Approve 7-0
1/5/21 R Amend(Finance)/Approve 7-0
1/19/21 NCSPHS Amend(Finance)/Approve 7-0
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –10/27/20

FINANCE AMENDMENT

1. Clarify property conveyed “as-is” and maintenance responsibility belongs to Gateway and not the City
2. Gateway to provide annual affidavit confirming use of property and City may seek return of property if affidavit is not provided or property use is inconsistent with purposes set forth in the ordinance
3. Attach Revised Exhibit 2 (Quitclaim Deed), expressing the same
4. Pg. 3, line 2: strike “the”
5. Pg. 3, line 21: strike “constituent” and insert “consistent”

- 2020-618 & 2020-619 propose to surplus adjacent properties, separated by Line St., and donate them to Gateway Community Services, Inc.
- Waives Sec. 122.425 in order to convey the property to Gateway Community Services at no cost rather than auctioning the property or seeking sealed bids.

6. [2020-0703](#)

WITHDRAW

At request of
CM Carlucci

ORD Approp \$26,500.00 from Special Events – FL GA Game Contingency to Provide Funding to Robert Charles Lesser & Co., LLC (“RCLCO”) for Lot J Consulting & Related Professional Svcs; Auth the Mayor, or His Designee, & the Corp Secretary to Execute an Agreemnt btwn the City of Jax & RCLCO for Strategic Review & Analysis of the Lot J Dev Proj; Invoking the Exception of Sec 126.107(G) (Exemptions), Part 1 (General Regulations), Chapt 126 (Procurement Code), Ord Code, to Allow for a Direct Contract with RCLCO; Waiving Sec 110.112 (Advance of City Funds; Prohibition Against), Part 1 (The City Treasury), Chapt 110 (City Treasury), Ord Code, to Allow for a Partial Advance Paymnt by the City; Requesting Emergency Passage Upon Introduction; Requesting the Mayor Expedite Signature of this Legislation & Related Contract to Afford Time for RCLCO to Review the Lot J Dev Proj; Providing for Oversight by the Office of the Council Secretary. (Sidman) (Introduced by CM Carlucci and DeFoor)

11/24/20 CO Introduced: NCSPHS, TEU, F, R

11/30/20 NCSPHS Read 2nd & Rerefer

11/30/20 TEU Read 2nd & Rerefer

12/1/20 F Read 2nd & Rerefer

12/1/20 R Read 2nd & Rerefer

12/8/20 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F, R

1/19/21 NCSPHS Withdraw 7-0

Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 12/8/20

7. [2020-0707](#)
AMEND

See Auditor's
summary on
pg. 10

Contact:
Steve Kelley

ORD Making Certain Findings, & Auth the Mayor, or His Designee, to Execute a Redevelopment Agreement (“Redevelopment Agreement”) between the City of Jacksonville (“City”), the Downtown Investment Authority (“DIA”), & PEP10 LLC (“Developer”), to Support the Renovation by Developer of the Former Independent Life Building (“Building”) Located at 233 W. Duval St & Associated Parking Lot in the Northbank Downtown Community Redevelopment Area (“Project”); Auth a Downtown Historic Preservation & Revitalization Trust Fund Grant in the Amount of \$3,000,000.00 to the Developer in Connection with the Renovations to the Building, to be Approp by Subsequent Legislation; Waiving the Downtown Historic Preservation & Revitalization Trust Fund Guidelines Auth by 2002-395-E to Auth Grants in Excess of \$1,000,000.00 for the Project; Designating the DIA as Contract Monitor for the Redevelopment Agreement; Providing for City Oversight of the Project by the Dept of Public Works & the DIA; Auth the Execution of All Documents Relating to the Above Agreement & Transactions, & Auth Technical Changes to the Documents. (Sawyer) (Req of DIA)
11/24/20 CO Introduced: NCSPHS, TEU, F, R
11/30/20 NCSPHS Read 2nd & Rerefer
11/30/20 TEU Read 2nd & Rerefer
12/1/20 F Read 2nd & Rerefer
12/1/20 R Read 2nd & Rerefer
12/8/20 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F, R
1/19/21 NCSPHS Amend/Approve 7-0
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 12/8/20

AMENDMENT

- 1. Pg. 2, line 12: strike “an” after “of”**
- 2. Pg. 2, line 24: strike comma after “Jacksonville”**
- 3. Attach revised Exhibit 1 to correct total costs incurred as of 5/1/20**

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8. [2020-0740](#)
DEFER

At request of the
Administration
- ORD Apv & Auth the Mayor, & Corp Secretary to Execute & Deliver, for & On Behalf of the City, the Cecil Field Connector Rd Cost Sharing & Mobility Fee Credit Agreemnt for Construction of a 4-Lane Blvd from Branan Field Extension Rd to the Southern Boundary of Cecil Commerce Center btwn the City & Developer in Order to Provide Terms for Sharing in the Cost of Design & Construction of the R/W Improvements, & Providing the Developer Authority for the Planning, Design, Engineering, Permitting, & Construction of the R/W Improvemnts, & for the Authorization & Memorialization of Mobility Fee Credits in the Amount of \$731,227.00; Waiving the Provisions in Sec 655.507(B) (Credit Against Mobility Fee), & Sec 655.507(C) (Calculation of Credit), Chapt 655 (Concurrency & Mobility Management System), Ord Code, to Allow Mobility Fee Credit to be Provided & Calculated for a Transportation Benefit to the City Other than the Construction of a Transportation Improvement Project Funded Entirely by the Developer; Waiving the Provisions in Sec 655.508 (Mobility Fee Contract), Chapt 655 (Concurrency & Mobility Management System), Ord Code, to Allow a Mobility Fee Contract to Originate & Contain Exhibits Other than as Prescribed in the Section Waived; Providing for Oversight by the Engineering & Construction Management Division of the Public Works Department Regarding the Road Construction; Providing for Oversight by the Planning & Development Department Regarding the Mobility Fee Credits. (Grandin & Wilson) (Introduced by CM White)
11/24/20 CO Introduced: TEU, F, R
11/30/20 TEU Read 2nd & Rerefer
12/1/20 F Read 2nd & Rerefer
12/1/20 R Read 2nd & Rerefer
12/8/20 CO PH Read 2nd & Rereferred: TEU, F, R
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 12/8/20
9. [2020-0756](#)
AMEND

Contact:
Guy Parola
- ORD Approp \$3,500,000.00 in Revenue Received from Vystar Credit Union Pursuant to a Redevelopmnt Agreemnt Dated 11/21/2011 to Fund a Parking Lot Grant for Blue Cross & Blue Shield of FL, Inc.(B. T. 21-010) (Staffopoulos) (Req of Mayor) (Co-Sponsored by CM Carlucci)
12/8/20 CO Introduced: TEU, F
1/4/21 TEU Read 2nd & Rerefer
1/5/21 F Read 2nd & Rerefer
1/12/21 CO PH Read 2nd & Rereferred: TEU, F
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 1/12/21

AMENDMENT

1. Attach revised Exhibit 1 (BT) to correct revenue Activity code and Account Title
2. Pg. 2, line 2: strike “incorpoared” and insert “incorporated”

The Restrictive Covenants for use of the parking facility, which is required to be executed as a precondition to disbursing the Parking Garage Grant, is anticipated to be executed within the next six weeks.

10. [2020-0757](#) ORD-MC Amending Sec 655.508 (Mobility Fee Contract), Pt 5 (Mobility Fee), Chapt 655 (Concurrency & Mobility Management System), Ord Code, to Clarify the Allowance of a Mobility Fee Contract to Memorialize Credits Against Future Mobility Fee Payments for the Cost Related to the Demolition & Repurposing of an Existing Structure or Improvemnt. (Diamond) (Introduced by CM Diamond)
DEFER
At request of
CM Diamond
12/8/20 CO Introduced: NCSPHS, TEU, F, R, LUZ
1/4/21 NCSPHS Read 2nd & Rerefer
1/4/21 TEU Read 2nd & Rerefer
1/5/21 F Read 2nd & Rerefer
1/5/21 R Read 2nd & Rerefer
1/5/21 LUZ Read 2nd & Rerefer
1/12/21 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F, R, LUZ
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 1/12/21
11. [2021-0038](#) ORD-Declaring Certain Parcel of Real Propty (R.E. #122708-0000) at 0
2nd E 1st St btwn A. Philip Randolph Blvd & Franklin St., to be Surplus to
the Needs of the City; Providing for the Direct Sale of the Surplus
Propty; Waiving the Provisions of Sec 122.423 (Disposition for
Affordable Housing), Chapt 122 (Public Property), Ord Code, to Allow
for the Direct Sale of the Parcel to Jared Williams & Marquita Williams,
Adjacent Propty Owners at the Negotiated Sales Price of \$3,700;
Providing Auth to the Mayor & Corp Secretary to Execute a Quit-Claim
Deed.(Dist. 7-R.Gaffney) (Johnston) (Introduced by CM R.Gaffney)
1/12/21 CO Introduced: NCSPHS, TEU, F, R, LUZ
1/19/21 NCSPHS Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –1/26/21

**Council Auditor's Office
2020-707**

Summary:

This bill will authorize the execution of a Redevelopment Agreement for the renovation of the Independent Life building (located at 233 West Duval Street) and the construction of approximately 140 residential apartments, an approximately 21,000 square foot grocery store, and an approximately 10,000 square foot restaurant and lounge. The Redevelopment Agreement authorizes a \$3,000,000 grant from the Downtown Historic Preservation and Revitalization Trust Fund (HPTF) for the renovation of the Independent Life Building. The grant will be appropriated by future legislation. Private Developer investment of \$30,000,000 is required in order to receive the grant.

Ordinance 2020-527-E revised the guidelines for the HPTF and authorized a 90-day phase in period in which applicants could apply under the former guidelines approved by Ord. 2002-395-E or the revised guidelines. The developer for the Independent Life project has applied under the former guidelines. This bill waives the former guidelines to approve a grant in excess of \$1,000,000.

According to DIA's calculation, the project will generate a return on investment of 0.76.

Concern:

The HPTF is over committed. Below is a summary of proposed commitments from the HPTF which could impact the General Fund/GSD.

HPTF Available Balance as of 12/8/20 = \$989,950

Appropriated Projects (see footnote):

2017-403-E Barnett Bank Building - \$4,000,000

Committed Projects:

2017-403-E - Laura Street Trio - \$4,000,000

2018-630-E - Jones Brothers Furniture - \$1,500,000

2020-230-E - Ambassador Hotel - \$1,500,000

Masonic Lodge (DIA Resolution 2018-03-04) - \$50,000

Total Committed Projects = \$7,050,000

Shortfall for DIA Committed Projects = (\$2,060,050)

Footnote:

The Barnett Bank Building project is in default. The \$4,000,000 appropriated for this project can be de-appropriated and used to fund the committed projects shown above.

NOTE: The next regular meeting will be held Tuesday, February 2, 2021

*******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.