

City of Jacksonville

1st Floor - Council Chamber
117 W. Duval Street



Agenda - Preliminary

Wednesday, November 10, 2021

9:30 AM

Council Chambers 1st Floor, City Hall

Jacksonville Waterways Commission

CM Al Ferraro, Chair
CM Michael Boylan, Vice Chair
CM Garrett Dennis
CM Matt Carlucci, Alternate
Jon Michael Barker
Robert Birtalan
Lindsey Brock
Lane Burnett
Senator Audrey Gibson
Mark Devereaux
Andrew Fraden
Marc Hardesty
Jill D. Haskell
Raymond S. Pringle, Jr.
Marshall Adkison, Ex-Officio
Adam Hoyles, Ex-Officio

Maritza Sanchez & Jessica Smith, Legislative Assistants
Kealey West, Asst. General Counsel
Dr. Quinton White, Jacksonville University
Dr. Gerard Pinto, Jacksonville University
Richard Distel, Research Assistant
Jim Suber, Waterways Coordinator

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 purpose, 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.

RULE 4.505 DISRUPTION OF MEETING

No member of the audience shall applaud nor make any noise or remarks that are audible to the Committee that would indicate approval or disapproval of anything being discussed. Any disregard of this rule may result in removal by the Sergeant at Arms.

REQUEST TO SPEAK:

1. Fill out a speaker card.
2. Sign it if you are going to speak.
3. Read the rules on the back of the card.
4. Place card in tray.

PARKING: If you park in the Library Garage (Entry on Duval St, W of Main St), Please see the Legislative Assistant for ticket validation.

You may attend the meeting in-person at the physical location- City Council Chambers, but CDC guidelines will be adhered to due to COVID-19. Concurrent with the expiration of Mayor Curry's Emergency Executive Proclamation 2020-005, any member of the public entering City-owned public buildings may choose to wear a mask inside the building. Council strongly encourages the use of masks for all employees and visitors, especially when social distancing at 6 feet (or more) is not possible. Council will make masks available for visitors and the public.

Meeting Convened:

Meeting Adjourned:

1. Call To Order
2. Roll Call
4. Approval - Jacksonville Waterways Commission Minutes for Wednesday, October 13, 2021.
5. St. Johns River Status Report on Water Quality and Manatees - Dr. White & Dr. Pinto

New Business

6. [2021-0739](#) ORD- Adopt Small-Scale Amend To the FLUM Series of the 2030 Comp Plan at 5902 Seaboard Ave, btwn 110th St & Talton Ln (4.91± Acres)-LDR to MDR -Evangelistic Missionary Movement, Inc. (NKA: Movimiento Misionero Evangelistico LUZ A Las Naciones Inc.).-(Appl. #L-5608-21C) (Dist 9-Dennis)(Trout) (LUZ)
(Rezoning 2021-740)
10/12/21 CO Introduced: LUZ, JWC
10/19/21 LUZ Read 2nd & Rerefer
10/26/21 CO Read 2nd & Rereferred:LUZ
11/9/21 CO PH Addnt'l PH 11/23/21
LUZ PH –11/16/21
Public Hearing Pursuant to Sec 163.3187, F.S. & Chapt 650, Pt 4, Ord Code –11/9/21 & 11/23/21

DEFERRED

Contact:
Ed Lukacovic

7. [2021-0762](#) ORD- Approp \$499,821.44 Awarded by FL Dept of Environmental Protection (“FDEP”) for the Const of the “McCoy’s Creek Living Room Project”; Purpose of Approp; Amend the 2022-2026 5-Yr CIP Apvd by Ord 2021-505-E to Reflect FDEP Grant Funding for the Project; Providing for Oversight by the Public Works Dept. (B.T. 21-134) (Hodges) (Introduced by CP Newby at Req of Mayor) (Co-Sponsor CM Carlucci)
10/12/21 CO Introduced: NCSPHS, TEU, F, JWC
10/18/21 NCSPHS Read 2nd & Rerefer
10/18/21 TEU Read 2nd & Rerefer
10/19/21 F Read 2nd & Rerefer
10/26/21 CO PH Read 2nd & Rereferred:NCSPHS, TEU, F
11/1/21 NCSPHS Amend/Approve 5-0
11/1/21 TEU Amend/Approve 6-0
11/2/21 F Amend/Approve 6-0
11/9/21 CO Amend/Approved 18-0
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/26/21

Contact:
Nikita Reed

8. [2021-0782](#) 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; Purpose of Approp; Amend the 2022-2026 5-Yr Capital Improvemt Plan Apvd by Ord 2020-505-E to Reflect FEMA Grant Funding for the Project; Providing for Oversight by the Public Works Dept. (B.T. 21-133) (Hodges) (Introduced by CP Newby at Req of Mayor)
10/26/21 CO Introduced: NCSPHS, TEU, F, JWC
11/01/21 NCSPHS Read 2nd & Rerefer
11/01/21 TEU Read 2nd & Rerefer
11/02/21 F Read 2nd & Rerefer
11/9/21 CO PH Read 2nd & Rereferred:NCSPHS, TEU, F
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

Contact:
Nikita Reed

9. [2021-0786](#) ORD Apv, & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver, For & On Behalf of the City, That Certain Sovereignty Submerged Lands Fee Waived Lease Renewal (BOT File #160224032) btwn the COJ & the Board of Trustees of the Internal Improvement Trust Fund of the St of FL (The “Lease”) for the Purpose of Operating a Public Boat Ramp & 2 Accessory Docks in Conjunction with an Upland Park at Goodby’s Creek for a 5-Yr Term at No Cost to the City; Providing for Oversight of Acquisition, Execution & Recording of the Lease by the Real Estate Div, Public Works Dept, & Oversight of the Lease & Boat Ramp Docking Facility by the Parks, Rec & Community Serv Dept. (Staffopoulos) (Introduced by CP Newby at Req of Mayor)
10/26/21 CO Introduced: NCSPHS, F, R, JWC
11/1/21 NCSPHS Read 2nd & Rerefer
11/2/21 F Read 2nd & Rerefer
11/2/21 R Read 2nd & Rerefer
11/9/21 CO PH Read 2nd & Rereferred:NCSPHS,F,R
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

Contact:
Renee Hunter

10. [2021-0796](#) 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 & Known Generally As the Times-Union Property Located on the Northbank of the St. Johns River Within the Downtown W Northbank Downtown Community Redev Area; Phase 1 of the Project is Comprised of a Min 39,256 Sq Ft of Retail Space, Inclusive of a Major Branded Grocery Store of not less than 22,000 Sq Ft, & a Min of 265 Multifamily Residential Units, a Full-Svc Restaurant with not less than 2,500 Sq Ft of Enclosed Space & a Structured Parking Facility with not less than 400 Parking spaces (The “Phase I Improvements”); Phase 2 of the Project will included a Min of 13, 500 Sq Ft of Retail Space, Inclusive of 2 Restaurants, & a Min of 113 Multifamily Resident Units, & a Min of 180 Addn’l Parking Spaces (The “Phase II Improvements” & Collectively With the Phase I Improvements”, the “Project”); (2) A Demoliation Agreemt Btwn the City & Developer Auth the Developer to Undertake the Demo of Certain Improvemts Located on Approx 4.95 Acre Parcel Within the Times-Union Prop (“City Parcel”) to be Purchased by the City; Auth a Purchase & Sale Agreemt Btwn the City & Developer for the Purchase by the City of the City Parcel for the Amnt of \$6,040,680, with Supplemental Purchase Price of \$1,719,320 if Certain Conditions re: the City Parcel are Satisfied by the Developer; & (3) Easements & Related Docs as Described in the Redev Agreemt; Auth a Repurchase Right in Favor of the Developer to Repurchase the City Parcel; Auth a Put Option in Favor of the Developer for the City to Purchase the Phase II Mixed-Use Component Parcel, an Approx 1.58 Acre Parcel of Real Prop at the Rate of \$60 Per Sq Ft; Auth a 75%, 22-Yr Phase I Retail Component Recaptured Enhanced Value (REV) Grant in the Max Amnt Not to Exceed \$2,757,711 in Connection with the Construction of the Retail Component of the Phase I Improvemt; Auth a 75%, 22-Yr Phase I Residential Component REV Grant in the Max Amnt Not to Exceed \$17,347,914 in Connection with the Construction of the Residential Component of the Phase I Improvemts; Auth a 75%, 20-Yr Phase II Mixed Use REV Grant in the Max Amnt Not to Exceed \$8,313,544 in Connection with the Construction of the Phase II Improvmts; Auth a \$750,000 Forgivable Loan Payable Upon Substantial Completion of the Restaurant Improvemts as Defined in the Redevelopmt Agreemt, to be Forgiven at the Rate of 10% Annually From the Date of Disbursmt of the Loan, Provided the Restaurant Remains in Operation Consistent with the Terms as Set Forth in the Redev Agreemt; Waiving Provisions of Chpt 126 (Procurement Code), Ord Code, With Respect to the Demolition Project; Waiving Certain Provisions of Chpt 656 (Zoning Code), Part 3 (Scheduled of District Regs), Subpt H (Downtown Overlay Zone & Downtown District Use & For Regs) Sec 626.361.8.A

(Deviations), Ord Code, to Waive the Subsec 3 & 4 Requirements That an Applicant May Not Be Eligible for Economic Incentives When Also Obtaining a Deviation From the River View & Access Corridors Req of Subsec 656.361.6.2.H.2, & the Subsec 5 Requirement of Subsec 656.361.8.A That a 2/3 Majority Vote is Req'd to Apv the Req'd Deviation; Granting Deviation Appl #DDRB 2021-014, Located at 1 Riverside Ave (A Portion of R.E. No. 0888967 0000 As Described Herein, Owned by 1 Riverside Prop LLC, to Increase the Max Distance Allowed btwn Riverfront View & Access Corridors From 250' to 352', in Zoning Dist CCBD, as Defined & Classified Under the Zoning Code; Designating the DIA as Contract Monitor for the Redev Agreement; Providing for City Oversight of the Project by the Dept of Public Works & DIA; Auth the Exec of All Docs Relating to the Above Agreements & Transactions, & Auth Technical Changes to the Docs; Waiver of that Portion of the Public Investment Policy Adopt by Ord 2016-382-E, as Amended, to Auth the REV Grants & Restaurant Completion Forgivable Loan, Which Are Not Expressly Auth by the Public Invest Policy. (Dist 7 Gaffney) (Sawyer) (Introduced by CP Newby at Req of DIA)
10/26/21 CO Introduced: NCSPHS, TEU, F, R, JWC
11/1/21 NCSPHS Read 2nd & Rerefer
11/1/21 TEU Read 2nd & Rerefer
11/2/21 F Read 2nd & Rerefer
11/2/21 R Read 2nd & Rerefer
11/9/21 CO PH Read 2nd & Rereferred:NCSPHS, TEU, F, R
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

(9:40 AM - 20 minutes)

Contact:
Lori Boyer

11. FIND Committee Recommendations

Contact:
Brian Burket

12. Deep Bottom Creek

Contact:
CM Boylan

Speaker:
Alan Seabrook

13. Seasonal Updates

Contact: Daryl Joseph

14. Boat Parade - Parks Department

Old Business

15. Coal Ash Situation (45 Minutes)

Contacts:

Commissioner Hardesty

Commissioner Devereaux

Lisa Rinamin, St. John's River Keeper

William Harris - Keystone Terminal

16. Update on Sandbar in St. John's River

Contacts:

Commissioner Mark Devereaux

Commissioner Marc Hardesty

Jason Harrah, ACOE

17. Update on Shad Creek

Contacts:

Brian Burket

Jill Enz

18. Public Comment

19. Adjournment

Note: Our next scheduled meeting is Wednesday, December 15, 2021.

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.