

City of Jacksonville

117 W Duval St
Jacksonville, FL 32202



Meeting Minutes - Amended

Tuesday, November 16, 2021

2:00 PM

Council Chambers 1st Floor, City Hall

Rules Committee

Brenda Priestly Jackson, Chair

Randy DeFoor, Vice Chair

Aaron Bowman-Excused Absence

LeAnna Cumber

Garrett Dennis-Excused Late Arrival

Rory Diamond

Randy White

Legislative Assistant: Barbara Ireland Hobson

Legislative Services Manager: Bernadette Smith

Chief Office of General Counsel: Paige Johnston

Research Assistant: Colleen Hampsey

Administration: Rachel Zimmer

Council Auditor's Office: Trista Carraher

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: 2:05 PM

Meeting Adjourned: 3:53 PM

Attendance:

Item/File No.

Title History

1. [2020-0705](#) ORD-MC Regarding the Jacksonville Ethics Code; Amending Chapt 602 (Jacksonville Ethics Code), Part 8 (Lobbying), Ord Code, to Rename Part 8, Establish Subpart A, & to Add a New Subpart B (Political Consultants) to Provide for a City Registration Process for Political Consultants. (Johnston) (Introduced by CM Dennis)
11/24/20 CO Introduced: R
12/1/20 R Read 2nd & Rerefer
12/8/20 CO PH Read 2nd & Rereferred: R
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 12/8/20

DEFER

2. [2021-0706-D](#) ORD-MC- TBK as “Govt. Reduction Bill,” Relating to At-Large Residence Areas Council Members & 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; Providing for Transition; Repealing Conflicting Ords & Requiring the Enactment of New Implementation Ords; Providing for Referendum Apv. of This Ord; Providing for a Financial Impact Stmt. to be Devel. and Placed on the Ballot, Directing the Sup. of Elections to Place the Referendum QN on the Spec. Elec. Ballot on 2/22/2022. (Johnston) (Introduced by CM Dennis)
 9/28/21 CO Introduced: NCSPHS, F, R
 10/4/21 NCSPHS Read 2nd & Rerefer
 10/5/21 F Read 2nd & Rerefer
 10/5/21 R Read 2nd & Rerefer
 10/12/21 CO PH Read 2nd & Rereferred:NCSPHS, F, R
 11/15/21 NCSPHS Amend/Approve 1-5 (Fail) (CMs Bowman, Carrico, Pittman, Priestly Jackson & Salem)
 11/16/21 F Approve (Fail) 1-5 (CMs Salem, Freeman, Pittman, Gaffney, Carlucci)
 11/16/21 R Amend/Approve 4-2 (CMs Priestly Jackson & White)
 11/23/21 CO PH Approved 3-13 (Failed) (CMS Boylan, Dennis & Priestly Jackson); Reconsidered: PH Approved 2-14 (Failed) (CMS Boylan & Dennis)
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –10/12/21 & 11/9/21 & 11/23/21

AMEND/APPROVE

Trista Carraher, Council Auditor's Office, stated that the amendment corrects several Scrivener's errors in the bill. It revises some language that was struck in the bill to clarify the residency requirements for candidates. It also clarifies the proposed changes would take effect with the next consolidated government election in or after 2030 and it fills in the ordinance number within the ballot language.

A lengthy discussion ensued regarding the issue of timeliness, reduction of council members, and the changes this effect would have on the next consolidated government after 2030 if the Council would be able to pass the amendment in time for proper notification to the February 2021 special election.

There were two additional amendments that were approved and rolled together with the Auditor's amendment. CM Dennis' amendment – change from a binding referendum to a straw ballot. CM Diamond's – instead of identifying the at-large CMs as being eliminated, just reduce the total number of CMs to 14.

Aye: 4 - DeFoor, Cumber, Dennis and Diamond

Nay: 2 - Priestly Jackson and White

Excused: 1 - Bowman

AMENDMENT

- 1. Correct scrivener's errors**
- 2. Pg. 4, line 16: insert "and the district for which they intend to run" after "Duval County"**
- 3. Pg. 6, line 25 and pg. 9, line 8: strike "general"**
- 4. Pg. 6, line 27 and pg. 9, line 3: fill in Ordinance number**

- Sets a public referendum for the February 22, 2022 special election to eliminate the five at-large residence areas and council member positions**
- If approved, the change would take effect with the next consolidated government election in or after 2030 (for council terms beginning July 1, 2031)**
- The annual cost of the five at-large council members is approximately \$885,000**

3. [2021-0707-D](#) ORD-MC- TBK as “Eliminating Excess Elections,” Relating to the Terms & Elections of City of Jax County Officials & Setting a Public Ref.; Amending the Chart. of the City of Jax, Ch. 92-341, Laws of FL, as Amend.; Changing the Date of Assuming the Offices of the Mayor, Council Members, & the Sheriff, Sup. of Elections, Property Appraiser, & Tax Collector to 1/1 Following Fall Even-Yr. Gubernatorial Elections Commencing 1/1/2031, & Every 4 Yrs. Thereafter; Providing for Transition; Repealing Conflicting Ord. & Requiring the Enactment of New Implemented Ords; Revising the Lengths of the Terms of Office of the City Council Members, Mayor, Sherriff, Sup. of Elections, Property Appraiser, & Tax Collector. Assuming Office on 7/1/2027, to Terms of 7/1/2027 – 12/31/2030; Providing for No Change in Term Limits; Providing for Referendum Appr. of This Ord; Providing for a Financial Impact Stmt. to be Developed & Placed on the Ballot; Directing the Sup. of Elections to Place the Referendum Qn. on the Special Elec. Ballot on 2/22/2022. (Johnston) (Introduced by CM Dennis)
 9/28/21 CO Introduced: NCSPHS, TEU, F, R, LUZ
 10/4/21 NCSPHS Read 2nd & Rerefer
 10/4/21 TEU Read 2nd & Rerefer
 10/5/21 F Read 2nd & Rerefer
 10/5/21 R Read 2nd & Rerefer
 10/5/21 LUZ Read 2nd and Rerefer
 10/12/21 CO PH Read 2nd & Rereferred:NCSPHS, TEU, F, R, LUZ
 11/9/21 CO PH Only
 11/15/21 NCSPHS Approve (Fail) 1-5 (CMs Bowman, Carrico, Pittman, Priestly Jackson & Salem)
 11/15/21 TEU Approve (Fail) 1-5 (CM's Freeman, Ferraro, DeFoor, Cumber & Carlucci)
 11/16/21 F Approve (Fail) 0-6 (CM's Salem, Boylan, Carlucci, Freeman, Pittman & R.Gaffney)
 11/16/21 R Approve (Fail) 1-5 (CM's Priestly Jackson, DeFoor, Cumber, Diamond & White)
 11/16/21 LUZ Approve (Fail) 1-4 (CMs Diamond, Boylan, Carrico & Ferraro)
 11/23/21 CO Approved 1-15 (Failed) (CM Dennis)
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –10/12/21 & 11/9/21

APPROVE (FAIL)

CM Dennis offered an amendment to change from a binding referendum to a straw ballot. His amendment failed 2-4.

Aye: 1 - Dennis

Nay: 5 - Priestly Jackson, DeFoor, Cumber, Diamond and White

Excused: 1 - Bowman

Scrivener's

Pg. 9, line 24: insert bill number

- Sets a public referendum for the February 22, 2022 special election to eliminate spring elections and move elections for the City Council, Mayor, Sheriff, Supervisor of Elections, Property Appraiser, and Tax Collector to fall gubernatorial year elections, commencing with the 2030 gubernatorial election, for terms beginning January 1
- Decreases the length of the 2027 term by six months to end December 31, 2030
- The estimated cost of a unitary election is \$2,050,000

4. [2021-0761-E](#) 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), Pt 4 (Conflicts of Interest), Chapt 602 (Jax Ethics Code), Ord Code. (Johnston) (Introduced by CMs Diamond, Ferraro, Carlucci) (Co-Sponsor CM's DeFoor & Cumber)
 10/12/21 CO Introduced: NCSPHS, F, R
 10/18/21 NCSPHS Read 2nd & Rerefer
 10/19/21 F Read 2nd & Rerefer
 10/19/21 R Read 2nd & Rerefer
 10/26/21 CO PH Read 2nd & Rereferred: NCSPHS, F, R
 11/15/21 NCSPHS 3-3 (Fail) (CM's Bowman, Pittman & Priestly Jackson)
 11/16/21 F Approve 4-2 (CM's Pittman & Gaffney)
 11/16/21 R Amend/Approve 5-1 (CM Priestly Jackson)
 11/23/21 CO Discharge; NCSPHS Amend/Approved 14-1 (CM Priestly Jackson)
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-10/26/21

AMEND/APPROVE

Council Member Diamond explained the bill's purpose and intent, which is to direct more funding through existing competitive funding processes and to increase accountability for grants and alternative funding processes. Kirby Oberdorfer, Director Office of Ethics, Compliance and Oversight, discussed the new disclosure requirements, which reflect state ethics law requirements. The Office of General Counsel's Paige Johnston pointed out that the City's Ordinance Code Chapter 118 requirements only apply to City funds, not state and federal grant funds. She also stated that the purpose of this bill is not to preclude the proper application of the Procurement Code provisions regarding sole-source procurement.

CM Cumber offered an amendment to require CMs to make an election to either take the City salary or non-profit salary during the period of City grant funding. She withdrew this amendment after discussion.

Aye: 5 - DeFoor, Cumber, Dennis, Diamond and White

Nay: 1 - Priestly Jackson

Excused: 1 - Bowman

NCSPHS AMENDMENT

- 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**

- Adds provision that all City funds appropriated to non-profit organizations shall be subject to a competitive evaluated award process under Ch. 118 or 126 (with the exception of KHA and DIA grants)**
- Adds provision requiring additional disclosures for Council Members that are employed by a non-profit organization that is applying for City funds**

5. [2021-0783-E](#) 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 & Improvements Related Thereto at Baldwin High School; Amend the 2022-2026 5-Yr Capital Improvement Plan Approved by 2021-505-E; Providing for Oversight by the Parks, Rec & Community Serv Dept; Providing for Reverter of Any Unspent Funds; Invoking the Exception of 126.107 (G) (Exemptions), Chapt 126 (Procurement Code), Ord Code, to Direct Contract with Southern Recreation, Inc. (Johnston) (Introduced by CM White)(Co-Sponsor CMs Salem, Freeman & DeFoor)
 10/26/21 CO Introduced: NCSPHS, TEU, F, R
 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
 11/15/21 NCSPHS Amend/Approve 6-0
 11/15/21 TEU Amend/Approve 6-0
 11/16/21 F Amend/Approve 5-0
 11/16/21 R Amend/Approve 6-0
 11/23/21 CO Amend/Approved 16-0
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

AMEND/APPROVE

Trista Carraher, Council Auditor's Office, explained the amendment. Council Member White explained the mitigation fund dollars and how they will be spent in a partnership with the Duval County School Board to upgrade the batting cages at Baldwin High School.

Council Member Diamond asked to be added as a Co-Sponsor.

Aye: 6 - Priestly Jackson, DeFoor, Cumber, Dennis, Diamond and White

Excused: 1 - Bowman

AMENDMENT

- 1. Clarify funding source**
- 2. Correct CIP amendment language**
- 3. Attach revised Exhibit 1 to correct BT**

- 6. [2021-0786-E](#) 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) (JWC Apv)
 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
 11/15/21 NCSPHS Approve 6-0
 11/16/21 F Approve 6-0
 11/16/21 R Approve 6-0
 11/23/21 CO Approved 16-0
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

APPROVE

Aye: 6 - Priestly Jackson, DeFoor, Cumber, Dennis, Diamond and White

Excused: 1 - Bowman

- 7. [2021-0787-E](#) ORD Apv, & Auth the Mayor, or His Designee, & the Corp Sec to Execute & Deliver a Public Infrastructure Capital Improvements Cost Disbursement Agreemt btwn the COJ & Eastland Development Group, Inc; Invoking the Exemption in Sec 126.107 (G), Ord Code; Providing for Oversight by the Public Works Dept. (Staffopoulos) (Introduced by CM Newby at Req of Mayor) (Co-Sponsor CM Becton)
 10/26/21 CO Introduced: TEU, F, R
 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:TEU, F, R
 11/15/21 TEU Amend/Approve 6-0
 11/16/21 F Amend/Approve 6-0
 11/16/21 R Amend/Approve 6-0
 11/23/21 CO Amend/Approved 15-0
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

AMEND/APPROVE

Trista Carraher explained the amendment. Robin Smith, Public Works Department, explained the cost disbursement agreement with the developer doing the work.

Aye: 6 - Priestly Jackson, DeFoor, Cumber, Dennis, Diamond and White

Excused: 1 - Bowman

AMENDMENT

- 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**

• The FY 21/22 approved budget includes \$10,681,250 for the Race Track Road widening project

- 8. [2021-0789-E](#) 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; Estab an Honorary St. Designation on Manor Dr Extending from Timuquana Rd to Old Timuquana Rd Council Dist 9 Dennis for Cpt Thomas M.Barber; Prov for the Roadside Markers for Cpt Thomas M. Barber be Depicted as in Contemplated in Sec 745.109(9)(B); Prov for the Installation of 2 Honorary Roadway Markers to be Located in Approp Locations on the Designated Rdway in Council District 9; Waiver of Sec 745.105(l)(2) Which Requires that the Honoree be Deceased for at Least 5 yrs; Directing Legislative Svcs Div to Forward this ORD to the PD Dept . for Processing, Implementation, & Coordination w/911Emergency, JFRD, & the Post Office & Other Affected Agencies & Organizations. (Pollock) (Dist 9- Dennis) (Introduced by CM White)(Co-Sponsor CMs Salem, Morgan, Newby, Ferraro, Carlucci, Cumber, DeFoor, Freeman,Becton, Dennis, Diamond,Priestly Jackson,Carrico,Boylan,Bowman, Pittman & R.Gaffney)
 10/26/21 CO Introduced: TEU, R
 TEU PH Pursuant to Chapt 745 Ord Code –11/15/21
 11/1/21 TEU Read 2nd & Rerefer
 11/2/21 R Read 2nd & Rerefer
 11/9/21 CO PH Read 2nd & Rereferred:TEU, R
 11/15/21 TEU Amend/Approve 6-0
 11/16/21 R Amend/Approve 6-0
 11/23/21 CO Amend (2x)(Flr)/Approved 15-0
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

AMEND/APPROVE

Trista Carraher explained the amendment. Chief Keith Powers, JFRD, explained the legislation. A brief discussion ensued regarding the short title of the City Council Agenda for the district where this marker is supposed to be located. It should be noticed in District 9, Councilman Dennis’ District.

Council Members Diamond and Dennis asked to be added as Co-Sponsors.

Aye: 6 - Priestly Jackson, DeFoor, Cumber, Dennis, Diamond and White

Excused: 1 - Bowman

AMENDMENT

- 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

- Waives Sec. 745.105(i)(2) requiring the honorary to have been deceased for at least 5 years
- Captain Barber's final assignment was to Station #25, which is located along the designation area.

- 9. [2021-0790-A](#) RESO Reappointing Thomas Deck, as a Member of Environ Protection Board, Pursuant Chpt 73, ORD Code, as an Affected Industry Rep, for 2nd Full Term Exp 9/30/2025. (Distel) (Introduced CP Newby)
 10/26/21 CO Introduced: R
 11/2/21 R Read 2nd & Rerefer
 11/9/21 CO Read 2nd & Rereferred: R
 11/16/21 R Approve 6-0
 11/23/21 CO Approved 16-0

APPROVE

Aye: 6 - Priestly Jackson, DeFoor, Cumber, Dennis, Diamond and White

Excused: 1 - Bowman

REAPPOINTMENT

Has attended 30 of 32 meetings or 94% during first full term of 11/13/18 – 9/30/21

- 10. [2021-0791-A](#) RESO Confirm Mayor's Appt of Stephen Stiltner as Exec Director of Construction Trades Qualifying Board of the COJ Pursuant to Sec. 62.104, ORD Code. (McCain) (Introduced CP Newby at Req of Mayor)
 10/26/21 CO Introduced: R
 11/2/21 R Read 2nd & Rerefer
 11/9/21 CO Read 2nd & Rereferred: R
 11/16/21 R Amend/Approve 6-0
 11/23/21 CO Amend/Approved 16-0

AMEND/APPROVE

Aye: 6 - Priestly Jackson, DeFoor, Cumber, Dennis, Diamond and White

Excused: 1 - Bowman

APPOINTMENT

AMENDMENT

Pg. 1, lines 5 and 13: strike “Mayor’s”

- 11. [2021-0792-A](#) RESO Confirm Mayor’s Appt of William I. “Bill” Gulliford to JAA, Pursuant to Article. 4, Pt. B, Jax Charter, Replacing Russell S. Thomas, for 1st Full Term Exp 9/30/2025. (Sidman) (Introduced CP Newby at Req of Mayor) (Co-Sponsor CMs Salem,Becton,R. Gaffney, DeFoor, Carrico,Morgan,White, Boylan, Priestly Jackson, Newby, Freeman, Bowman, Diamond,Cumber, Pittman, Carlucci, Dennis & Ferraro)
 - 10/26/21 CO Introduced: R
 - 11/2/21 R Read 2nd & Rerefer
 - 11/9/21 CO Read 2nd & Rereferred: R
 - 11/16/21 R Approve 5-0
 - 11/23/21 CO Amend(Flr)Approved 16-0

APPROVE

Aye: 5 - Priestly Jackson, DeFoor, Cumber, Diamond and White

Excused: 2 - Bowman and Dennis

APPOINTMENT

- 12. [2021-0793-A](#) RESO Confirm Mayor’s Appt of Alexander Pantinakis, to the Board of Library Trustees, Rep At-Large Grp 2, Pursuant to Chpt 90, ORD Code, Replacing Donald H. Horner, III, for a 1st Full Term Exp 9/30/2025. (Sidman) (Introduced CP Newby at Req of Mayor)(Co-Sponsor CM Salem)
 - 10/26/21 CO Introduced: R
 - 11/2/21 R Read 2nd & Rerefer
 - 11/9/21 CO Read 2nd & Rereferred: R
 - 11/16/21 R Approve 5-0
 - 11/23/21 CO Approved 16-0

APPROVE

Aye: 5 - Priestly Jackson, DeFoor, Cumber, Diamond and White

Excused: 2 - Bowman and Dennis

APPOINTMENT

- 13. [2021-0794-A](#) RESO Confirm Mayor’s Appt of Dawn Motes, as an Alt Member to the Planning Commission, Filling a Seat Formerly held by Nathaniel Day, Pursuant to Sec. 30.201, ORD Code, for a Part. Term Exp 10/1/2022, Followed by a 1st Full Term Exp 10/1/2025. (Sidman) (Introduced CP Newby at Req of Mayor)
 10/26/21 CO Introduced: R
 11/2/21 R Read 2nd & Rerefer
 11/9/21 CO Read 2nd & Rereferred: R
 11/16/21 R Approve 5-0
 11/23/21 CO Approved 16-0

APPROVE

Aye: 5 - Priestly Jackson, DeFoor, Cumber, Diamond and White

Excused: 2 - Bowman and Dennis

APPOINTMENT

- 14. [2021-0795-A](#) RESO Confirm the Mayor’s Appt of Nicole Padgett, as an Alt Member to the Planning Commission, Filling a Seat Formerly held by Joseph E. Noll, Pursuant to Sec. 30.2021, ORD Code, for a 1st Full Term Exp 10/1/2024. (Sidman) (Introduced CP Newby at Req of Mayor)(Co-Sponsor CM Salem)
 10/26/21 CO Introduced: R
 11/2/21 R Read 2nd & Rerefer
 11/9/21 CO Read 2nd & Rereferred: R
 11/16/21 R Approve 5-0
 11/23/21 CO Approved 16-0

APPROVE

Aye: 5 - Priestly Jackson, DeFoor, Cumber, Diamond and White

Excused: 2 - Bowman and Dennis

APPOINTMENT

15. [2021-0796-E](#) 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 Redevlopmt 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 Agreemt; Providing for City Oversight of the Project by the Dept of Public Works & DIA; Auth the Exec of All Docs Relating to the Above Agreemts & 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) (Co-Sponsor CM Carlucci) (JWC Apv)

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

11/15/21 NCSPHS Amend/Approve 6-0

11/15/21 TEU Amend/Approve 6-0

11/16/21 F Amend/Approve 6-0

11/16/21 R Amend/Approve 6-0

11/23/21 CO Amend(2x)(Flr)/Approved 15-0

Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/9/21

AMEND/APPROVE

Steve Kelley, DIA, explained the legislation and said they do not oppose any of the Auditor's amendments and explained the additional developer amendments in the supplemental distribution handout; items 17 through 23. Trista Carraher, Auditor's Office, clarified the portion that was requested to be waived in the Public Investment Policy.

Aye: 6 - Priestly Jackson, DeFoor, Cumber, Dennis, Diamond and White

Excused: 1 - Bowman

16. [2021-0798](#) ORD-MC Amend Chapt 656, (Zoning Code), Pt1 (General Provisions), Subpart A (Basic Provisions), Sec. 656.101, (Definitions), Ord Code, in Order to add Criteria to the Definition of Exception of Alcohol Related Uses; Amend Chapt 656 (Zoning Code), Pt 1 (General Provisions), Subpart D (Zoning Exceptions, Variances & Waivers, Amendments to Final Order, Appeals of Written Interpretations of the Director & Appeals of Final Orders of the Commission), Sec. 656.131 (Zoning Exception), Sec.656.133 (Waivers for Minimum Distance Requirements for Liquor License Locations; Minimum Street Frontage Requirements; Signs; Downtown Properties), & Sec. 656.138 (Concurrent Applications), Ord Code, to Designate the City Council as the Quasi-Judicial Body that Approves, Approves w/Conds or Denies Zoning Exceptions for Alcohol Related Uses & Waivers for Minimum Distance Requirements for Liquor License Locations & Adds Criteria for Said Determination; Amending Chapt 656 (Zoning Code), Pt 3 (Schedule of District Regulations), Subpart C (Commercial use Categories & Zoning Districts), Sec. 656.313 (Community/General Commercial Category), Ord Code, to Allow Micro-Breweries as a use by Zoning Exception in CCG-1, CCG-2 & CCG-S Districts; Amend Chapt 656 (Zoning Code), Pt 3 (Schedule of District Regulations), Supart C (Commercial Use Categories & Zoning Districts), Sec. 656.313 (Community/General Commercial Category), Ord Code, to Provide that Establishments or Facilities which include the Retail Sale of all Alcoholic Beverages for Off-Premises Consumption shall be Allowed by Right only on Properties that meet certain Requirements & Establishments or Facilities which do not meet Requirements shall be Allowed only by Zoning Exception; Amend Chapt 656 (Zoning Code), Pt 8 (Alcoholic Beverages), Sec. 656.802 (Definitions), Sec. 656.806 (Measurement of Distances), Ord Code, to Amend & Clarify the Definitions of "Church" & "School", to Clarify the Applicability for the Distance Limitations for Particular Alcohol related uses & to Clarify how Distances are measured for Alcohol related uses; Providing that any current, permitted or filed use not in Conformance with the Amendments Provided herein shall Constitute a Lawfully Non-Conforming Uses. (Miller) (Introduced by CMs Diamond & R. Gaffney)(Exparte CM Boylan)
 10/26/21 CO Introduced: NCSPHS, R, LUZ
 11/1/21 NCSPHS Read 2nd & Rerefer
 11/2/21 R Read 2nd & Rerefer
 11/2/21 LUZ Read 2nd & Rerefer
 11/9/21 CO Read 2nd & Rereferred:NCSPHS, R, LUZ
 11/23/21 CO PH Addnt'l 12/14/21
 LUZ PH - 12/7/21
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/23/21 & 12/14/21

DEFER

17. [2021-0824](#) ORD MC-Making Certain Findings & Auth “Commercial Property Assessed Clean Energy” (C-PACE) Assessments to Encourage the Energy Efficiency of the Comm Businesses in the City; Creating a new Chapt 344, Title VIII, ORD Code; Providing for Defin; Providing a Short Title; Providing a Purpose; Providing Auth for Local Govs; Providing for C-PACE Prog Admin; Providing for C-PACE Prog Req; Providing for C-PACE Prog Boundaries; Providing for Eligible Participants; Providing Req for Prog Comp & Assessment Implementation; Prov Codification Instructions & Auth; & Prov an effective date. (Bowles) (Req of Mayor)
 11/9/21 CO Introduced: NCSPHS, TEU, R
 11/15/21 NCSPHS Read 2nd Rerefer
 11/15/21 TEU Read 2nd Rerefer
 11/16/21 R Read 2nd Rerefer
 11/23/21 CO PH Read 2nd & Rereferred:NCSPHS, TEU, R
 Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601-11/23/21

READ 2ND REREFER

18. [2021-0825](#) RESO Confirm Mayor’s Reappt of Rose Conry as a Member of the Kids Hope Alliance Board Pursuant to Chapter 77 ORD Code, for a 2nd Full Term Exp 12/21/2025. (Sidman) (Introduced by CP Newby at Req of Mayor) (Co-Sponsor CM Salem)
 11/9/21 CO Introduced: R
 11/16/21 R Read 2nd Rerefer
 11/23/21 CO Read 2nd Rereferred:R

READ 2ND REREFER

19. [2021-0826-A](#) RESO Commending Ken Amaro for His Decades of Service to Our City Upon His Retirement. (Hampsey) (Introduced by CM Carlucci) (Co-Sponsor CM's Morgan, Cumber, Diamond, White, Priestly Jackson, Dennis Becton, Salem,R. Gaffney, DeFoor, Carrico, Boylan, Newby, Freeman, Bowman, Pittman, Carlucci & Ferraro)
 11/9/21 CO Introduced: R
 11/16/21 R Approve 6-0
 11/23/21 CO Amend(Flr)/Approved 16-0

APPROVE

CM Diamond, CM, Dennis, CM DeFoor, CM White, and CM Cumber asked to be added as Co-Sponsors.

Aye: 6 - Priestly Jackson, DeFoor, Cumber, Dennis, Diamond and White

Excused: 1 - Bowman

20. [2021-0827](#) RESO Appointing Clint Noble, as a Member of the Environmental Protection Board, Replacing Caleena Shirley Pursuant to Chapter 73, ORD Code, for a Partial Term ending 9/30/2022, followed by a First Full Term ending 9/30/2026. (Distel) (Introduced by CP Newby)
11/9/21 CO Introduced:R
11/16/21 R Read 2nd Rerefer
11/23/21 CO Read 2nd Rereferred:R

READ 2ND & REREFER

NOTE: The next regular meeting will be held December 7, 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.

Rollcall

Present: 6 - Chair Brenda Priestly Jackson, Vice Chair Randy DeFoor, Council Member LeAnna Cumber, Council Member Garrett Dennis, Council Member Rory Diamond and Randy White

Minutes: Amber Lehman ALehman@coj.net
Posted: 12.3.2021 5:00 pm