

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Monday, October 31, 2022

9:30 AM

Council Chamber, 1st Floor, City Hall

Neighborhoods, Community Services, Public Health and Safety Committee

Randy DeFoor, Chair

Ron Salem, Pharm. D., Vice Chair

Michael Boylan

Tyrone Clark-Murray

LeAnna Cumber - Excused Absence

Al Ferraro

Reggie Gaffney

Legislative Assistant: Maritza Sanchez

Council Auditor's Office: Phillip Peterson, Asst. Council Auditor

Council Research: Richard Distel

Office of General Counsel: Mary Staffopoulos, Deputy

Administration: Rachel Zimmer

Meeting Convened: 9:32 AM

Meeting Adjourned: 11:43 AM

Present: 6 - Chair Randy DeFoor, Vice Chair Ron Salem, Council Member Michael Boylan, Council Member Al Ferraro, Council Member Reggie Gaffney and Council Member Tyrona Clark-Murray

Excused: 1 - Council Member LeAnna Cumber

Florida Department of Health in Duval County Presentation

Tawanda Washington and Dr. Chowdhury Bari, with the Florida Department of Health in Duval County said that COVID response is in the ongoing maintenance mode. Response to the monkeypox outbreak is also ongoing. Dr. Bari said Jacksonville is ranked as a low level community for COVID, seeing about 50 cases per day. Monkeypox appeared in June 2022 and Jacksonville has been in a downward trend since August. The department sees a few cases every week – 63 total cases have been identified, mostly in HIV-positive men. The Health Department is using education, community outreach, and partnerships with the City and local hospitals on information and treatment. There are vaccines available for COVID, monkeypox, meningococcal disease and hepatitis A.

Attendance:

Council Member Diamond (2022-447 & 2022-448); Philip Peterson – Council Auditor’s Office; Mary Staffopoulos and Paige Johnston – General Counsel’s Office; Jeff Clements – Council Research Division; Merriane Lahmeur, Maritza Sanchez and Chelsea Carlson – Legislative Services Division; Rachel Zimmer – Mayor’s Office; Eric Grantham - Public Information Division; Bill Killingsworth – Planning and Development Department; Kirk Wendland – Office of Economic Development

Item/File No.	Title History
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1. [2022-0447](#) ORD Adopting 2021B Series Text Amend to FLUE of 2030 Comp Plan, Creating a New FLUE Policy 3.1.29 to Allow one Accessory Dwelling Unit as an Accessory Use on Conforming Residential Lots in the AGR, RR, LDR, MDR & RPI Future Land Use Categories (Reed) (LUZ) (PD & PC Apv) (GAB CPAC Deny)
(MC Amd 2022-448)
6/14/22 CO Introduced: LUZ
6/22/22 LUZ Read 2nd & Rerefer
6/28/22 CO Read 2nd & Rerefer: LUZ
7/26/22 CO PH Addnt'l 8/9/22
8/2/22 LUZ PH Approve 5-0
8/9/22 CO PH Cont'd & Rereferred to NCSPHS, R, F, LUZ
8/24/22 CO PH Cont'd 9/27/22
9/27/22 CO PH Cont'd 10/11/22
10/11/22 CO PH Cont'd 10/25/22
10/25/22 CO PH Cont'd 11/9/22
10/31/22 NCSPHS Approve 4-2 (Ferraro & Salem)
10/31/22 R Approve 6-1 (Ferraro)
LUZ PH – 8/2/22 & 9/20/22, 10/4/22, 10/18/22, 11/1/22
Public Hearing Pursuant to Sec 163.3184(3), F.S. & Chapt 650, Pt 4, Ord Code -
7/26/22 & 8/9/22, 8/24/22, 9/27/22, 10/11/22, 10/25/22, 11/9/22

CM Salem said that some neighborhoods with strict covenants and deed restrictions prohibit accessory structures; he's worried that some people may start building without knowing that it's not permitted in their neighborhood and that could lead to time consuming and expensive lawsuits. He would like to see a few pilot projects first to see how it works before going countywide. CM Diamond explained the purpose of the bill to help address the affordable housing crisis. The Planning Department suggested accessory dwellings as a possible immediate step that could help. He emphasized that these accessory dwellings can't be larger than one-quarter the size of the primary dwelling unit or 750 square feet and the City can't override private party deed restrictions and covenants. Increasing the number of available dwelling units will help lower the overall cost of housing for everyone.

Bill Killingsworth, Director of Planning and Development, explained the need for the amendment to the Comprehensive Plan to address an existing condition regarding calculation of density in neighborhoods where accessory dwelling units are currently permitted. CM Ferraro raised issues concerning family compounds on large parcels and parking impacts from additional residents in neighborhoods. Mr. Killingsworth noted that setback requirements, on-street and yard parking restrictions, etc. already exist and would apply to these new structures. In response to a question from CM Gaffney, Mr. Killingsworth said that communities without deed restrictions could prohibit these accessory dwelling units by getting a zoning overlay adopted. CM Salem pointed out the difference between deed restricted neighborhoods and neighborhoods that only have a homeowner association without deed restrictions and enforcement powers. CM Ferraro suggested adopting overlays just for the areas where the residents want ADU's, not countywide in areas where they're not wanted. There's no control over who will live in them and that's where problems start. Mr. Killingsworth said that accessory dwellings must be on homesteaded lots and if the property is subsequently sold and not homesteaded, then the accessory dwelling becomes a zoning violation if rented for residential use.

APPROVE

Aye: 4 - DeFoor, Boylan, Gaffney and Clark-Murray

Nay: 2 - Salem and Ferraro

Excused: 1 - Cumber

2. [2022-0448](#) ORD-MC Amend Sec 656.403 (Accessory Uses & Structures), Subpt B (Miscellaneous Regulations), Pt 4 (Supplementary Regulations), Chapt 656 (Zoning Code), Ord Code, to Allow Accessory Dwelling units as an Accessory Use in Residential Land Use Categories Subj to Certain Criteria; Prov for Codification Instructns (Staffopoulos) (Introduced by CMs Diamond, Boylan, Dennis, R. Gaffney & White) (Co-Sponsors CMs Carrico & Clark-Murray)(PD & PC Apv) (GAB CPAC Deny)
(Text Amd 2022-447)
6/14/22 CO Introduced: LUZ
6/22/22 LUZ Read 2nd & Rerefer
6/28/22 CO Read 2nd & Rerefer: LUZ
7/26/22 CO PH Addnt'l 8/9/22
8/2/22 LUZ PH Amend/Approve 5-0
8/9/22 CO PH Cont'd & Rereferred to NCSPHS, R, F, LUZ
8/24/22 CO PH Cont'd 9/27/22
9/27/22 CO PH Cont'd 10/11/22
10/11/22 CO PH Cont'd 10/25/22
10/25/22 CO PH Cont'd 11/9/22
10/31/22 NCSPHS Amend/Approve 4-2 (Ferraro & Salem)
10/31/22 R Amend/Approve 6-1 (Ferraro)
LUZ PH – 8/2/22 & 9/20/22, 10/4/22, 10/18/22, 11/1/22
Public Hearing Pursuant to Chapt 166.041(3)(c)(2), F.S. & C.R. 3.601- 7/26/22 & 8/9/22, 8/24/22, 9/27/22, 10/11/22, 10/25/22, 11/9/22

Mary Staffopoulos of the General Counsel's Office explained an amendment offered by CM Diamond regarding the requirement that the property must have a homestead exemption and a requirement for physical separation of the 2 structures. Ms. Staffopoulos also discussed a suggested requirement to attach the ADU to central water and sewer service where that is available or to a well and septic system in rural residential and agricultural zones areas where they are approved by the Health Department. CM Boylan advocated for the bill as one way of addressing the affordable housing and homelessness crisis the city is facing. The city has got to come to grips with increasing residential density and get away from the "NIMBY" attitude that shuns higher-density housing. CM Salem said he is opposed because of the possibility of unforeseen long-term negative consequences. In response to a question from CM Clark-Murray, Mr. Killingsworth described the permitting requirements by the Health Department for septic tanks on various sizes of lots. CM DeFoor asked for clarification about the application of this ordinance to short-term rentals (e.g. AirBnB); Mr. Killingsworth stated that short-term rentals in residential districts continue to be illegal in Jacksonville.

AMEND/APPROVE

Aye: 4 - DeFoor, Boylan, Gaffney and Clark-Murray

Nay: 2 - Salem and Ferraro

Excused: 1 - Cumber

AMENDMENT:

- 1. Strike references in Ordinance Code to Detached Accessory Dwelling Units**
- 2. Clarify that ADUs must be located on property that has either been granted or applied for a homestead exemption**
- 3. Clarify that ADUs can be detached or attached, but must be physically separated if attached**
3. [2022-0574](#) ORD-MC Amending Chapt 804 (Jacksonville Traffic Code), Ord Code, to Create a new Pt 17 (Pedestrian & Vehicle Safety); Prov a Statement of Legislative Intent; Prov Procedures for Enforcement; Prov for Penalties (Young) (Introduced by CM Carrico) (Co-Sponsor CM Ferraro)
7/26/22 CO Introduced: NCSPHS, TEU
8/1/22 NCSPHS Read 2nd & Rerefer
8/2/22 TEU Read 2nd & Rerefer
8/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 8/9/22

DEFER

4. [2022-0575](#) ORD Approp \$279,973.00 in Fund Bal Derived from Investment Pool Earnings (\$102,241.23 from FY 19-20 & \$177,731.81 from FY 20-21) Within the Northbank CRA Trust Fund to Future Yr Debt Reduction (B.T. 22-094) (Staffopoulos) (Introduced by CP at Req of Mayor)
7/26/22 CO Introduced: NCSPHS, F
8/1/22 NCSPHS Read 2nd & Rerefer
8/2/22 F Read 2nd & Rerefer
8/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 8/9/22

DEFER

5. [2022-0576](#) ORD Approp \$44,363.00 in Fund Bal Derived from FY 20-21 Investment Pool Earnings Within the Southbank CRA Trust Fund to Future Yr Debt Reduction (B.T. 22-093) (Staffopoulos) (Introduce by CP at Req of Mayor)
7/26/22 CO Introduced: NCSPHS, F
8/1/22 NCSPHS Read 2nd & Rerefer
8/2/22 F Read 2nd & Rerefer
8/9/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601- 8/9/22

DEFER

6. [2022-0718](#) ORD re Ch 745 (Addressing & Street Naming Regulations) Ord Code; Estab an Honorary St Designation & Assoc Rdwy Markers for Apostle Dr. Gentle L. Groover, Sr.; Estab an Honorary St Designation on Rowe Ave Extending from Lem Turner Rd to Moncrief Rd for Apostle Dr. Gentle L. Groover, Sr.; Prov for Installation of 2 Honorary Rdwy Markers to be Located in Approp Locations on the Designated Rd; Waiver of 745.105 (I) (2) which Requires that the Honoree be Deceased for at Least 5 Yrs; Waiver of Sec 74.105 (I) (3) which Requires that the Honoree Live in the Community Within 5 Miles of the St Being Designated for at Least 10 Yrs; Directing the Legislative Svcs Div to Forward this Ord to Planning & Dev Dept for Processing, Implementation & Coordination with the Public Works, Traffic Engineering & Other Affected Agencies & Orgs (Dist 8-Pittman) (Pollock) (Introduced by CM Pittman)
9/27/22 CO Introduced: NCSPHS, R, TEU
10/3/22 NCSPHS Read 2nd & Rerefer
10/3/22 R Read 2nd & Rerefer
10/4/22 TEU Read 2nd & Rerefer
10/11/22 CO Read 2nd & Rerefer
10/25/22 CO PH Only
TEU PH Pursuant to Sec 745.105, Ord Code, & 166.041 F.S. – 11/1/22
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

DEFER

7. [2022-0724](#) ORD re Renaming a Public Park Pursuant to Sec 122.105, Ord Code; Renaming “Mandarin Park” Located at 14780 Mandarin Rd, Jax, FL 32223, as “Thomas L. “Tommy” Hazouri, Sr. Park” to Recognize the Many Accomplishments & Svc of the Honorable Tommy Hazouri to the COJ & the Mandarin Community (Dist 6-Boylan) (Johnston) (Introduced by CMs Newby, Carlucci, Boylan, Priestly Jackson, Carrico, Freeman, Howland, White, Salem, Clark-Murray, DeFoor) (Co-Sponsors CMs Pittman & Morgan)
9/27/22 CO Introduced: NCSPHS, TEU
10/3/22 NCSPHS Read 2nd & Rerefer
10/4/22 TEU Read 2nd & Rerefer
10/11/22 CO Read 2nd & Rerefer
TEU PH Per Sec. 122.105 – 11/1/22
Public Hearing Pursuant to Sec. 122.105, Ch 166, F.S. & C.R. 3.601 – 11/9/22
Public Hearing Add. Per Sec. 122.105 – 11/22/22

DEFER

8. [2022-0730](#) ORD-MC Amending Title VI (Business Trades & Organizations), Ch 250 (Miscellaneous Business Regulations), Pt 13 (Prohibition of Simulated Gambling Devices); Amending the Title of Pt 13; Revising Secs 250.1301 Through Sec 250.1309; Adding a Definition for “Casino Gambling”, Expanding the Area of Enforcement Unless Excluded; Adding Prohibitions; Adding Exemptions; Providing for Enforcement; Providing Amendment Restrictions; Including Severability & Codification Language (Bowles) (Introduced by CM DeFoor) (Co-Sponsor CM Carlucci)
9/27/22 CO Introduced: NCSPHS, R
10/3/22 NCSPHS Read 2nd & Rerefer
10/3/22 R Read 2nd & Rerefer
10/11/22 CO PH Read 2nd & Rerefer to NCSPHS, R, F, LUZ
10/31/22 NCSPHS Withdraw 6-0
10/31/22 R Withdraw 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/11/22

WITHDRAW

Aye: 6 - DeFoor, Salem, Boylan, Ferraro, Gaffney and Clark-Murray

Excused: 1 - Cumber

9. [2022-0763](#) ORD Apv & Auth the Mayor, or His Designee, & Corp Sec to Execute a Discounted Payoff Agrmt (the “Agreement”), btwn the City & W.A. Knight Building Development, L.L.C., to Auth the Acceptance of \$323,083.30 as Payment in Full for a Loan in the Original Principal Amt of \$300,000.00 made Pursuant to Terms of that Certain Redev Agrmt Dated 3/21/2000, as Amended by that Certain 1st Amendmnt to Redev Agrmt Dated 8/3/2001; Providing for Loan Repayments to be Deposited Into the Downtown Economic Dev Fund (Dillard) (Introduced by CP at Request of Downtown Investment Authority)
10/11/22 CO Introduced: NCSPHS, F
10/17/22 NCSPHS Read 2nd & Rerefer
10/18/22 F Read 2nd & Rerefer
10/25/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

CM Salem said he hopes the Finance Department is looking for additional instances where this interest rate condition might apply on other economic development loan projects. Phillip Peterson gave some background on the project and loan.

DEFER

10. [2022-0764](#) ORD Approp \$7,000,000.00 from the Tree Protection & Related Expenses Trust Fund, Fund 15304, to the “630-City Tree Planting Prog,” “Remove & Replace Tree Planting Prog,” & “Level 3 Tree Planting Program,” to Provide Tree Planting Administered by Public Works on Public Propty; Apv, & Req the Mayor, or His Designee, to Direct Public Works to Continue to Administer the Progs in Accordance with the Criteria Herein Provided; Providing a Carryover of Funds Into Subsequent FYs (Grandin) (Introduced by CM Salem)
10/11/22 CO Introduced: NCSPHS, F
10/17/22 NCSPHS Read 2nd & Rerefer
10/18/22 F Read 2nd & Rerefer
10/25/22 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

DEFER

11. [2022-0767](#) ORD Declaring ±2.68 Acres of Real Propty Owned by the City in Council Dist 2 (Portion of R.E. # 161285-0030) to be Surplus to the Needs of the City; Apv & Auth the Mayor or His Designee & Corp Sec to Execute all Deeds & Closing Docs Relating Thereto & Otherwise Take all Necessary Action to Effectuate the Purposes of this Ord to Sell the City Propty, Having an Appraised Value of \$90,000.00 to Daniel Zeilermeir, as an Adjacent Propty Owner; Waiving Sec 122.424 (Disposition by Direct Sale), Ord Code; Providing for a Use Restriction for the Propty; Providing for Oversight of the Land Conveyance Docs by Public Works (Portion of R. E. # 161285-0030) (Dist 2-Ferraro) (Johnston) (Introduced by CM Ferraro)
10/11/22 CO Introduced: NCSPHS, R, F, TEU
10/17/22 NCSPHS Read 2nd & Rerefer
10/17/22 R Read 2nd & Rerefer
10/18/22 F Read 2nd & Rerefer
10/18/22 TEU Read 2nd & Rerefer
10/25/22 CO PH Read 2nd & Rerefer
10/31/22 NCSPHS Approve 6-0
10/31/22 R Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

CM Ferraro explained the reason for the bill to allow access to a land-locked parcel. Paige Johnston of the Office of General Counsel described the property in question and the reason for the waiver to allow a direct purchase by one adjacent property owner without a competitive sale process.

APPROVE

Aye: 6 - DeFoor, Salem, Boylan, Ferraro, Gaffney and Clark-Murray

Excused: 1 - Cumber

Scrivener's

Pg. 1, line 24: strike "approximately a" and insert "an approximately"

- Waives Code Sec. 122.424 (Disposition by Direct Sale) in order to convey the subject property to an adjacent property owner without receiving bids from all adjacent property owners.

12. [2022-0768](#) ORD Approp \$575,000.00, Including \$431,250.00 in Grant Funding Awarded by the U.S. Dept of Homeland Security Through Its FY 22 Port Security Grant Prog & a \$143,750.00 City Match, to Purchase 1 37' Aluminum, Open-Ocean & Inshore, CBRNE Capable Fire Suppression Hazmat Response Boat; Providing for Oversight by JFRD (B.T. 23-010) (Staffopoulos) (Introduced by CP at Req of Mayor)
10/11/22 CO Introduced: NCSPHS, F
10/17/22 NCSPHS Read 2nd & Rerefer
10/18/22 F Read 2nd & Rerefer
10/25/22 CO PH Read 2nd & Rerefer
10/31/22 NCSPHS Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Percy Golden of the Fire and Rescue Department said the new boat will be home ported near NAS Jacksonville and will serve an area of the river with a long emergency response time. CM Ferraro asked for information on the boat's draft and the depth of water it can access.

APPROVE

Aye: 6 - DeFoor, Salem, Boylan, Ferraro, Gaffney and Clark-Murray

Excused: 1 - Cumber

- City match of \$143,750 is funded from the General Fund-GSD fund balance

13. [2022-0769](#) ORD Approp \$394,136.00 in Grant Funding for Yr 2 of a 5-Yr Grant from the Dept of Health & Human Svcs for the Duval County Adult Drug Court Prog; Providing for a Carryover of Funds to Subsequent FYs (B.T. 23-006) (Staffopoulos) (Introduced by CP at Req of Mayor)
10/11/22 CO Introduced: NCSPHS, F
10/17/22 NCSPHS Read 2nd & Rerefer
10/18/22 F Read 2nd & Rerefer
10/25/22 CO PH Read 2nd & Rerefer
10/31/22 NCSPHS Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Phillip Peterson explained the amendment. Teri Hamlyn of the Drug Court program described the need to appropriate the funds for a prior year to correct an accounting error and described the use of the funds to support families whose children have been removed from their custody by the family court system.

AMEND/APPROVE

Aye: 6 - DeFoor, Salem, Boylan, Ferraro, Gaffney and Clark-Murray

Excused: 1 - Cumber

AMENDMENT

- 1. Correct name of program to Duval County Family Treatment Drug Court Enhancement**
- 2. Attached revised Exhibit 1 (BT) to correct name of program**

14. [2022-0770](#) ORD Approp \$394,136.00 in Grant Funding for Yr 4 of a 5-Yr Grant from the Dept of Health & Human Svcs for the Duval County Adult Drug Court Prog; Providing for Carryover of Funds to Subsequent FYs (B.T. 23-007) (Staffopoulos) (Introduced by CP at Req of Mayor)
10/11/22 CO Introduced: NCSPHS, F
10/17/22 NCSPHS Read 2nd & Rerefer
10/18/22 F Read 2nd & Rerefer
10/25/22 CO PH Read 2nd & Rerefer
10/31/22 NCSPHS Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

CM Boylan asked about the balance of funds to be carried-over; Ms. Hamlyn said it is about \$70,000. Mr. Boylan asked about the reporting process to the granting agency and the possibility of getting another grant when the current grant funding ends next year.

AMEND/APPROVE

Aye: 6 - DeFoor, Salem, Boylan, Ferraro, Gaffney and Clark-Murray

Excused: 1 - Cumber

AMENDMENT

- 1. Correct name of program to Duval County Family Treatment Drug Court Enhancement**
- 2. Attached revised Exhibit 1 (BT) to correct name of program**

15. [2022-0771](#) ORD Approp \$385,769.99, Including an ARP Act Grant in the Amt of \$332,229.55 Awarded by the U.S. Dept of Health & Human Services & Distributed by Northeast Florida Area Agency on Aging, Inc., D/B/A ElderSource, & a \$53,540.44 City Match from General Fund Operating Fund Balance, for the Jacksonville Senior Services Prog; Providing for Oversight & Reporting by the Senior Svcs Div of Parks, Rec & Community Svcs Dept (B.T. 22-102) (Staffopoulos) (Introduced by CP at Req of Mayor)
10/11/22 CO Introduced: NCSPHS, F
10/17/22 NCSPHS Read 2nd & Rerefer
10/18/22 F Read 2nd & Rerefer
10/25/22 CO PH Read 2nd & Rerefer
10/31/22 NCSPHS Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Phillip Peterson explained the amendment. CM Salem asked why this grant wasn't budgeted during the just-completed budget process; Mr. Peterson said that often grants aren't finalized before the budget process is completed so additional appropriations are required via stand-alone legislation. In response to a question from CM Ferraro, Daryl Joseph, Director of Parks, Recreation and Community Services, said the vast majority of senior centers have food service capacity but a few do not. Mr. Ferraro said he has heard from seniors that they would appreciate more opportunities for events that serve food (i.e. senior prom dances).

AMEND/APPROVE

Aye: 6 - DeFoor, Salem, Boylan, Ferraro, Gaffney and Clark-Murray

Excused: 1 - Cumber

AMENDMENT

- 1. Increase City match to \$83,057.39 (or 25%) to meet terms of agreement**
- 2. Attach Revised Exhibit 1 (BT) to reflect increased City match (\$29,516.95 increase)**
- 3. Revise On File with updated Agreement to include revised budget (First Amendment)**
- 4. Correct Scrivener's**

- **Funding will be used to provide supportive services, nutrition services, crisis assistance, and preventive health services to family caregivers giving preference to individuals age 60 and older**
- **City match is funded from the General Fund-GSD fund balance**

16. [2022-0772](#) ORD Approp \$268,355.00 (\$203,846.00 in Grant Funds from AmeriCorps Seniors, F/K/A the Corporation for National & Community Service, & a \$64,509.00 Match from the City from General Fund Operating Fund Balance) for the Duval County Senior Companion Prog; Auth Position & PT Hrs; Providing for City Oversight by the Senior Svcs Div of Parks, Rec & Community Svcs Dept (B.T 22-111) (R.C. 22-169) (Staffopoulos) (Introduced by CP at Req of Mayor)
10/11/22 CO Introduced: NCSPHS, F
10/17/22 NCSPHS Read 2nd & Rerefer
10/18/22 F Read 2nd & Rerefer
10/25/22 CO PH Read 2nd & Rerefer
10/31/22 NCSPHS Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

AMEND/APPROVE

Aye: 6 - DeFoor, Salem, Boylan, Ferraro, Gaffney and Clark-Murray

Excused: 1 - Cumber

AMENDMENT

Attach revised Exhibit 1 (BT) to reflect correct appropriation amount

• City match of \$64,509 is funded from the General Fund-GSD fund balance

17. [2022-0774](#) ORD Approp \$857,148.42 from the McCoys Creek Leland St Bridge Removal Proj to the McCoys Creek Channel Improvements/Restoration Proj to Pay for Construction Engineering & Inspection Svcs for the Proj; Amend the 2023-2027 5-Yr CIP Appvd Ord 2022-505-E to Reflect This Approp of Funds to the Proj (B.T. 22-117) (Staffopoulos) (Introduced by CP at Req of Mayor)
10/11/22 CO Introduced: NCSPHS, F, TEU
10/17/22 NCSPHS Read 2nd & Rerefer
10/18/22 F Read 2nd & Rerefer
10/18/22 TEU Read 2nd & Rerefer
10/25/22 CO PH Read 2nd & Rerefer
10/31/22 NCSPHS Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Robin Smith of the Public Works Department gave an overview of the McCoy's Creek project and the fund shift.

APPROVE

Aye: 6 - DeFoor, Salem, Boylan, Ferraro, Gaffney and Clark-Murray

Excused: 1 - Cumber

18. [2022-0775](#) ORD Approp \$101,783.96 of Revenue Received as Part of the Metropolitan Parking Solutions, LLC (“MPS”) Settlement to the Downtown Northbank CRA Trust Fund Misc Settlements Operating Acct to be Used for Operational Expenses for the Courthouse, Adams St & Sports Complex Parking Garages, De-Approp a Total of \$1,023,289.55 of Debt Mgmt Judgements, Claims & Settlements Expenses Budget Originally Approp by Ord 2022-137-E, Reducing Revenue Received for the Downtown Northbank CRA Long Term Debt Issued – Debt Mgmt Fund Proceeds Acct by \$5,023,289.55 & Reducing Revenue Received for the Downtown Northbank CRA Trust Fund Misc Settlements Acct by \$121,089.73 to Reflect Actual MPS Settlement Funds Received & Approp of Revenue to the Courthouse, Adams St & Sports Complex Garages, & Increasing Revenue Received for the Downtown Northbank CRA Trust Fund Misc Settlements Acct by \$3,878,910.37, & Reducing Long Term Debt Issued Revenue & Loans Expense Within the Debt Mgmt Fund by \$4,817,599.46; Amend the Rev Schedule B4 to Ord 2022-504-E (B.T. 22-121) (Staffopoulos) (Introduced by CP at Req of Mayor)
10/11/22 CO Introduced: NCSPHS, F
10/17/22 NCSPHS Read 2nd & Rerefer
10/18/22 F Read 2nd & Rerefer
10/25/22 CO PH Read 2nd & Rerefer
10/31/22 NCSPHS Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Phillip Peterson explained the amendment. Lori Boyer, Executive Director of the DIA, described the circumstances leading to the introduction of the bill to true-up the financial accounts. In response to a question from CM Boylan, Ms. Boyer said that she envisions the City continuing to own the garages and have them operated by a private company in the near to medium term. The City does have the right to demolish one or more of the garages in the future for redevelopment purposes, which would require City Council approval.

AMEND/APPROVE

Aye: 6 - DeFoor, Salem, Boylan, Ferraro, Gaffney and Clark-Murray

Excused: 1 - Cumber

AMENDMENT

- 1. Correct amounts and accounts within bill title, explanation of appropriation, and purpose section to reflect revised BT**
- 2. Revise fiscal year of appropriation to 2021-2022**
- 3. Attach revised Exhibit 1 (BT) to correct amounts and account information**
- 4. Attach revised Exhibit 2 (Second Revised Budget Ordinance Schedule B4) to correct the borrowing amount for the MPS Settlement**

- Revises the revenues and expenditures previously appropriated within the Northbank CRA by Ord. 2022-137-E for the MPS Settlement to reflect actual amounts**
- The City actually received \$4,680,694.33 in settlement revenue from MPS, which was \$3,980,694.33 more than originally budgeted**
- The amount required to pay off the existing bond debt was \$1,023,289.55 less than originally budgeted**
- The net impact of the budget adjustments is 1) a decrease in City borrowing of \$5,023,289.55, 2) a decrease in leasehold improvements expenses of \$121,089.73, and 3) an increase of \$101,784.06 in operating expenses for the Courthouse, Adams Street, and Sports Complex Garages**

19. [2022-0776](#) ORD Approp \$8,624,320 from the General Fund – GSD – JXSF Citywide – Other General Fund Governmental Svcs to Downtown Economic Dev Fund to Fund the Downtown Preservation & Revitalization Prog Loans to JWB Real Estate Capital, LLC, as Previously Auth by Ord 2021-332-E (B.T. 23-009) (Sawyer) (Introduced by CP at Req of Mayor)
10/11/22 CO Introduced: NCSPHS, F
10/17/22 NCSPHS Read 2nd & Rerefer
10/18/22 F Read 2nd & Rerefer
10/25/22 CO PH Read 2nd & Rerefer
10/31/22 NCSPHS Amend/Approve 4-0-1 (Salem)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Phillip Peterson explained the amendment and distributed a chart of future DIA funding commitments to projects. CM Salem announced that he would be abstaining from the vote because he has a financial connection with the project developer. Chairwoman DeFoor asked why the funds are being requested from General Fund/GSD fund balance rather than being budgeted in the annual budget. Steve Kelly of the DIA said that DIA requests funding when an approved project has gotten to the point of nearing completion and therefor payout of the incentive. All DIA incentive grants are approved subject to future appropriation of the necessary funding by City Council. Mr. Peterson explained that the chart he distributed shows all of the future DIA incentive commitments which could be appropriated in the annual budget ordinance. DIA has chosen to seek appropriations on a case-by-case basis.

CM Salem noted that the City has already committed to substantial future incentives both in the DIA and in other projects. CFO Joey Greive said the Finance Department tracks these future commitments and considers them as investments in the city's future. He noted that the administration has very substantially enhanced the City's reserve accounts at the same time it has been investing heavily in community improvement projects and they are well aware of what is coming in future years. They prefer to keep the funds in unassigned reserve accounts rather than earmarking them in project-specific accounts.

AMEND/APPROVE

Aye: 4 - DeFoor, Boylan, Gaffney and Clark-Murray

Excused: 1 - Cumber

Abstain: 1 - Salem

AMENDMENT

- 1. Clarify funding source is General Fund-GSD fund balance**
- 2. Include reversion of funds language**

• **Appropriates \$8,624,320 from General Fund- GSD Fund Balance for Downtown Preservation and Revitalization Loans authorized by Ord. 2021-332-E for the redevelopment of the former Baptist Convention and Federal Reserve buildings**

20. [2022-0777](#) ORD Declaring 4.75± Acres of Real Propty Owned by the City, in Council Dist 5 (R.E. #147279-0000) to be Surplus to the Needs of the City; Apv & Auth the Mayor or His Designee & Corp Sec to Execute a Purchase & Sale Agrmt btwn City & Larsen Oaks, LLC & to Execute All Deeds & Closing Docs Relating Thereto & Otherwise Take All Necessary Action to Effectuate the Purposes of This Ord to Convey the City Propty for a Purchase Price of \$675,000.00 Less the Remediation Credit of \$652,862.89 (\$22,237.11) to Larsen Oaks, LLC, an Adjacent Propty Owner, Who Will Perform Required Remediation on its Propty for the Remediation Credit; Waiving Sec 122.424 (Disposition by Direct Sale), Ord Code; Providing Proviso Regarding Compliance with FDEP Requirements; Providing for Oversight of the Land Conveyance Docs by Public Works (Johnston) (Introduced by CM Cumber)
10/11/22 CO Introduced: NCSPHS, R, F, TEU
10/17/22 NCSPHS Read 2nd & Rerefer
10/17/22 R Read 2nd & Rerefer
10/18/22 F Read 2nd & Rerefer
10/18/22 TEU Read 2nd & Rerefer
10/25/22 CO PH Read 2nd & Rerefer
10/31/22 NCSPHS Amend/Approve 5-0
10/31/22 R Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Phillip Peterson explained the amendment. In response to a question from CM Salem, Emily Pierce representing the project owner confirmed that the company would be responsible for any cost overruns in the project. David Hacker of Construction Specialties described his company's work and the reason for the property acquisition to enable expansion and better access via a more appropriate road.

AMEND/APPROVE

Aye: 5 - DeFoor, Boylan, Ferraro, Gaffney and Clark-Murray

Excused: 1 - Cumber

AMENDMENT

1. Reflect that adjacent property is owned by an affiliate of Larsen Oaks LLC (Buyer)
2. Correct Scrivener's errors

- City Property located in District 5 consisting of a remediated portion of the former Southside Incinerator site is proposed to be disposed of in exchange for 1) \$22,137.11 and 2) performance of required remediation activity on adjacent property with an estimated cost of \$652,862.89
- Waives Section 122.424 (Disposition by Direct Sale) in order to convey the subject property to an adjacent property owner without receiving bids from all adjacent property owners

21. [2022-0784](#) ORD Making Certain Findings, & Auth the Mayor, or His Designee, to Execute: (1) an Economic Dev Agrmt btwn COJ & the Vestcor Companies, Inc.; & (2) Loan Docs & Related Docs as Described in the Agrmt, to Support the Dev by Company an 12± Acre Site at 8300 Merrill Rd in the City of Jax ("Project"); Auth a Dev Loan in the Amt of \$5,000,000 with a Term of 17 Yrs in Connection with the Proj, to be Approp by Subsequent Legislation; Desig the OED as Contract Monitor for the Agrmt & Related Agrmts; Providing for City Oversight of the Proj by OED; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Tech Changes to the Docs; Providing a Deadline for the Company to Execute the Agrmt After They are Delivered to the Company; Waiver of that Portion of the Public Investment Policy Adopted by Ord 2022-372-E, as Amended, to Auth a Dev loan That is Not Currently Auth by the Public Investment Policy (Sawyer) (Introduced by CP at Req of Mayor)
- 10/11/22 CO Introduced: NCSPHS, R, F
10/17/22 NCSPHS Read 2nd & Rerefer
10/17/22 R Read 2nd & Rerefer
10/18/22 F Read 2nd & Rerefer
10/25/22 CO PH Read 2nd & Rerefer
10/31/22 NCSPHS Amend/Approve 4-1 (Salem)
10/31/22 R Amend/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 10/25/22

Phillip Peterson explained the amendment. Kirk Wendland of the Office of Economic Development described the affordable housing project and the City's incentive via a balloon payment loan. CM Salem announced that he will be voting against the project based on the negative traffic impact he anticipates in a very constricted area at Merrill Road and I-295. Mr. Wendland noted that the project is subject to companion zoning ordinance 2022-713 which will require a traffic study for the project. CM Boylan said the Council needs to be supportive of this type of project which will provide much-needed affordable housing. Ms. Staffopoulos cautioned the committee members about taking a position on the quasi-judicial aspects of the project contained in 2022-713 until the LUZ Committee meeting and the appropriate public hearings are conducted. In response to a question from CM Clark-Murray, Mr. Wendland said that the project needs to be completed and receive a Certificate of Occupancy in order to receive its loan, which is anticipated in FY24-25.

AMEND/APPROVE

Aye: 4 - DeFoor, Boylan, Gaffney and Clark-Murray

Nay: 1 - Salem

Excused: 1 - Cumber

AMENDMENT

1. Correct scrivener's errors

2. Place revised Economic Development Agreement on file to:

- a. Include definition of General Partner**
- b. Include definition of cash on cash return calculation and developer equity**
- c. Clarify default language for failing to submit required reports**
- d. Correct force majeure language**
- e. Correct scrivener's errors**

- Authorizes a \$5 million Development Loan to The Vestcor Companies Inc. for construction of a 240-unit apartment community located at 8300 Merrill Road**
- The Development Loan will have a 17-year term with 1% interest per year with interest-only payments through maturity and a balloon principal payment at the end of the term**
- The loan can be repaid in full or in part at any time with no penalty**
- If the project no longer qualifies as affordable housing during the term of the loan, the loan will become due and payable to the City**
- The Developer is required to provide audits of the project annually and if the General Partner's cash on cash return exceeds 10% in any year, the excess will be paid to the City and used to reduce the principal balance of the loan**
- OED has estimated an ROI of 2.25 based on a 17-year term**
- Waives the Public Investment Policy to authorize a Development Loan, which is not an authorized incentive under the policy**

NOTE:

Bill 2022-713 is a rezoning of the subject property upon which this development is proposed. The bill is scheduled to be heard in LUZ on 11/1/22.

22. [2022-0793](#) ORD re Ch 745 (Addressing & Street Naming Regulations) Ord Code; Etab an Honorary St Designation & Assoc Rdwy Markers for Fred William Callahan; Etab an Honorary St Designation on Myrtle Ave Extending From 5th St to 6th St for Fred William Callahan; Providing for the Installation of 2 Honorary Rdwy Markers to be Located in Approp Locations on the Designated Road; Waiver of Sec 745.105 (I) (2) which Requires that the Honoree be Deceased for at least 5 Yrs; Waiver of Sec 745.105 (I) (3) which Requires that the Honoree Reside in the Community Within 5 Miles of the Designated St for at Least 10 Yrs; Directing the Legislative Svcs Div to Forward this Ord to the Planning & Dev Dept for Processing & Coordination with the Public Works Dept, Traffic Engineering & Other Affected Agencies & Orgs (Dist 8-Pittman) (Pollock) (Introduced by CM Pittman)
10/25/22 CO Introduced: NCSPHS, R, TEU
10/31/22 NCSPHS Read 2nd & Rerefer
10/31/22 R Read 2nd & Rerefer
TEU PH Pursuant to Sec 745.105, Ord Code, & 166.041 F.S. – 11/15/22
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 – 11/9/22

READ 2ND & REREFER

23. [2022-0815](#) RESO Upon an Acknowledgement of Due Auth & the Making of Findings, Apv the Issuance By the JHFA of Its Homeowner Mortgage Rev Bonds, in 1 or More Series, in an Aggregate Face Amt Not to Exceed \$100,000,000 for the Purpose of Purchasing Mortgage Loans Originated by Participating Local Lending Institutions to Finance the Purchase or Rehab of New or Existing Owner-Occupied Residences Situated in Duval County, FL or Purchasing Securities Guaranteed by the Federal Gov't or Agencies Thereof or For the Purpose of Refunding Outstanding Bonds of the JHFA Previously Issued for Such Purpose; Requesting the Introduction of a Reso of the Council of the COJ, FL Apv the Issuance of the Bonds; Auth the Submission of a Request for a Private Activity Bond Volume Cap Allocation; Determining Credit Not Being Pledged (Hodges) (Introduced by CP at Req of JHFA)
10/25/22 CO Introduced: NCSPHS, F
10/31/22 NCSPHS Read 2nd & Rerefer

READ 2ND & REREFER

24. [2022-0816](#) RESO Upon an Acknowledgement of Due Auth & the Making of Findings, Apv the Issuance by the JHFA of Its Multifamily Housing Rev Bonds (Sulzbacher Enterprise Village), Series 2023, in an Aggregate Principal Amt Not to Exceed \$16,000,000 for the Purpose of Financing All or a Portion of the Costs Related to the Acquisition & Construction of a Multifamily Residential Housing Facility for Persons or Families of Low, Middle or Moderate Income, to be Located at Walgreen Rd, 2,800 Ft N of the Intersection of Golfair Blvd & Walgreen Rd, Jax, Duval County, FL, & to be Commonly Known as “Sulzbacher Enterprise Village”; Determining Credit Not Being Pledged (Hodges) (Introduced by CP at Req of JHFA)
10/25/22 CO Introduced: NCSPHS, F
10/31/22 NCSPHS Read 2nd & Rerefer

READ 2ND & REREFER

Public Comment

John Nooney said he would be making a \$1 contribution to the artificial reef trust fund created in 2009-442. Pottsburg Creek is the biggest environmental disaster in the state. Where are the letters of support on the accessory dwelling units issue from the Northeast Florida Regional Council, the St. Johns Riverkeeper and others?

Chairwoman DeFoor congratulated Mr. Nooney on recently receiving a Keep Jacksonville Beautiful award for being a river cleanup champion.

Carnell Oliver said the criminal justice system is broken and there are various non-profit organizations in the community that benefit from that broken system by providing services to current or former inmates. Affordable housing should be called “equality” housing and it should be available everywhere in the community.

NOTE: The next regular meeting will be held Monday, November 14, 2022.

*******Note: Items may be added at the discretion of the Chair.*******

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Jeff Clements - Council Research Division
jeffc@coj.net 904-255-5137
Posted 10.31.22 5:30 p.m.