

**Council Auditor's Office
All Actions
FY 2024-25**

Meeting #	Page #	Item #	Dept./Area	Comments	Use of Operating Reserves
				Beginning Balance Meeting 8/6/24	\$ 47,226,745
Finance Committee					
	N/A	N/A	JTA Paratransit	Placed Paratransit funding of \$1,812,937 below the line subject to approval via Ordinance 2024-514	
				Sub-total End of Meeting - 8/6/24	47,226,745
Meeting #1				Beginning Balance Meeting- 8/8/24	\$ 47,226,745
1	25	Floor	Non-Dept Revenue	Reduced the use of Operating Reserves by \$19,787,223 by removing several non-recurring incentives that were proposed to be funded with the use of Operating Reserves. <ul style="list-style-type: none"> - \$1,251,430 - DIA - 525 Beaver LLC - \$8,285,793 - DIA - East Union Holdings - Union Terminal Warehouse - \$750,000 - DIA - Fuqua BCDC - One Riverside - \$1,500,000 - OED - Duval County Fair Association - \$3,000,000 - OED - Jacksonville University - Law School - \$5,000,000 - OED - Vestcor Madison Palms 2022-784-E 	\$ (19,787,223)
1	28	Floor - 1	Direct Contract - SHVF	Reduced the use of Operating Reserves for Affordable Housing by \$10 million by removing the proposed \$10 million in funding for the Self-Help Fund Revolving Loan Fund.	\$ (10,000,000)
1	28	Floor - 2	Jax Symphony	Placed into a designated contingency the \$500,000 proposed to go to the Jacksonville Symphony	
1	29	Floor - 3	Municipal Code	Placed into a designated contingency \$228,897 for Municipal Dues and Affiliations as well as the \$22,889 in travel within City Council related to these dues.	
1	37	1 - Amended	Non-Dept Expenses	Reduced the use of Operating Reserves by \$2,867,500 by eliminating debt service related to the UF Health and Financial Technology Graduate Education Center to be established and operated by the University of Florida since it is not anticipated that any borrowing will take place in FY 2023/24 which means no debt payment is needed in FY 2024/25.	\$ (2,867,500)
1	37	2 - Amended	Non-Dept Expenses	Added UF Health and Financial Technology Graduate Education Center funding of \$35,000,000 and \$17.5 million for JPA to the Capital Outlay Expenditures Not Lapsed Schedule AF related to past funding that has been authorized that needs to be carried forward into FY 2024/25.	
1	37	3 - Amended	Non-Dept Expenses	Reduced the Use of Operating Reserves by \$10 million by reducing the collective bargaining contingency by a corresponding amount. There was an issue with the estimate that budgeted too much for FOP and IAFF. This would still leave the following amounts: <ul style="list-style-type: none"> - \$33.6 million net for FOP (This would cover tentative agreement) - \$18.4 million net for IAFF (This would cover tentative agreement) - \$6 million net for Non-Public Safety (No tentative agreements reached yet) 	\$ (10,000,000)
1	37	Verbal	B3 Projections	Updated the Projections as reflected on page 37	
1	40	1	PSG	Revised Schedule of Public Service Grants (Schedule A2) to remove Public Service Grant Council funding from the schedule since the funding is appropriated in Ordinance 2024-509.	
1	50	1	Performing Arts Center Inc	Corrected funding amount and clarified language	
1	52	2	Direct Contracts - Agape	Corrected funding amount in the legislation and exhibit to the Budget Ordinance as well as other technical changes.	
1	52	3	Direct Contracts - I.M. Sulzbacher Center	Removed reference of partnership with Mental Health Resource Center because they are no longer involved Attach revised Exhibit 3 (Term Sheet) to correct the schedule and remove reference of partnership with Mental Health Resource Center	

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1	52	4	Direct Contracts - Volunteers in Medicine	Attached revised Exhibit 4 (Term Sheet) to correct the budget schedule	
1	53	6	Direct Contracts - Jax Symphony	Added waiver of Section 118.602(b) (Responsibility) to allow for direct contracting with a Cultural Organization (recipient of City grant funds administered by the Cultural Council of Greater Jacksonville). Still below the line.	
1	91	1	Fire and Rescue	Amended Schedule AF to remove the capital outlay carryforward for \$19,294. The Department expects to encumber this fully in the current year.	
1	Floor	N/A	JSO	Added \$767,380 for various items with JSO budget via the use of Operating Reserves: <ul style="list-style-type: none"> - \$341,412 - Part time salaries for Sworn Bailiffs and School Crossing Guards. - \$105,522 - Budget for Cell Phones for Officers. - \$36,500 - Budget for subpoenas of cell phone records. - \$79,800 - Budget for replacing an end of life Bomb Suit and Training Ammunition - \$76,556 - Budget for repair parts for older Bell 407 Helicopter - \$127,590 - Budget for the purchase of replacement drones, replacement Canines 	\$ 767,380
1	108	1	JSO	Increased alarm citation revenue by \$77,900 to better align with anticipated actuals. Utilized these funds to increase clothing, uniform, and safety equipment expenses to purchase equipment for the 40 proposed additional positions.	
1	111	1	JSO - E911	Various adjustments which increased the transfer from fund balance within the E911 fund by a net \$887,678. This ultimately freed up additional funding of \$284,462 to be used to increase clothing, uniform, and safety equipment expenses instead in order to purchase equipment for the 40 proposed additional positions being added within the general fund.	
1	114	1	City Council	Removed the capital outlay carryforward request of \$125,461 from Schedule AF since these funds will be expended in FY 2023/24.	
1	114	Floor	VAB and City Council	Provided additional funding of \$25,000 for a document management system and added \$65,000 in professional service funding for VAB. Of the increase for VAB, \$26,000 will be funded by DCSB. The remaining \$64,000 was funded with Operating Reserves.	\$ 64,000
1	116	1	Tourist Development Council	Revised Budget Ordinance Schedule W to correct the Administration amount from \$320,192 to \$320,134 and expenditures for the Remaining to be spent in accordance with any Tourist Development Plan Component from \$644,486 to \$644,544. This will align the schedule with the amounts in the budget.	
1	121	1	Office of General Counsel	Corrected the Food and Beverages Schedule to update the language which was cut off in the final sentence.	
				Sub-total End of Meeting - 8/8/24	\$ 5,403,402

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				Beginning Balance Meeting - 8/9/24	5,403,402
Meeting #2			Dept.	Comments	
2	N/A	Floor	Mayor's Office	Placed into a Designated Contingency \$30,188 related to Florida League of Mayor's and United States Conference of Mayor's.	
2	N/A	Floor	Mayor's Office	Placed into a Designated Contingency \$3,600 for Auto Allowance within the Mayor's Office.	
2	N/A	Floor	Mayor's Office	Removed DEI position and funding within the Mayor's Office. This reduced use of Operating Reserves by \$232,121.	(232,121)
2	22	1 thru 3	Police and Fire Pension Fund	Removed and replaced Schedule AB and AC to make various adjustments based on benefits and internal service costs amounts being finalized after the budget was submitted by the Police and Fire Pension Fund. Also, made other format changes to the schedule.	
2	35	1	Finance Department	Removed from Capital Outlay Carryforward schedule (AF) \$400,000 related to capital improvements that is no longer needed.	
2	35	1	Finance Department	Made technical changes to Schedule B1a	
2	41	Floor	Administrative Services	Removed two positions and \$153,660 from salaries and benefits within Administrative Services and adding two positions and \$115,349 for salaries and benefits within OED for EBO. Net positive impact of \$38,311.	(38,311)
2	28	1	Fleet - Vehicle Replacement	Revised Budget Ordinance Schedule AF to remove the capital outlay carryforward request of \$63,402 as these funds are already spent/encumbered.	
2	61	1	Copy Center	Adjusted the budget to reflect the full amount JEA is contributing to cover the cost of the hurricane guides. This resulted in a decrease of \$50,000 in the printing and binding commercial expense account, which would be offset by a decrease of \$50,000 in the interfund – internal service funds revenue account. The Fire and Rescue Department within the General Services/GSD Fund (00111), who is charged for the City's portion of the hurricane guides cost, has a corresponding decrease of \$50,000 in the copy center allocation expense account. This reduced use the operating reserves by \$50,000.	(50,000)
2	63	Floor	Information Technologies	Reduced the number of proposed positions related to bringing in-house managed desktop services and deployment services by four positions at the request of the Department.	
2	65	1	Radio Communications	Increase the employee cap by one position to be consistent with Ordinance 2024-425-E. This was offset with a decrease of one position within the Information Technologies Fund (53101) as was done in the bill. This required removing \$57,911 in salaries and benefits within the Information Technologies Fund and transferring that amount into Radio Communications Fund (53102) so that salaries and benefits could be increased by a corresponding amount.	
				Sub-total End of Meeting - 8/9/24	5,082,970

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Meeting #	Page #	Item #	Dept./Area	Comments	Use of Operating Reserves
				Beginning Balance Meeting - 8/15/24	5,082,970
Meeting #3			Dept.	Comments	
3	N/A	N/A	Jacksonville University	Appropriated \$3 million for remaining portion of the \$6.5 million approved previously approved for Jacksonville University - Law School. This increased the use of Operating Reserves by a corresponding amount.	3,000,000
3	7	1	Supervisor of Elections	To reflect the actions of Ordinance 2024-463-E, increased the employee cap by two, from 32 to 34 and reduce part-time hours by 4,160 within the Registration Division. This will required \$130,647 in personnel costs to be moved from part-time to full-time salary and benefits related line items.	
3	7	2	Supervisor of Elections	Transferred \$292,872 from Printing and Binding within the Elections Division to Overtime (\$49,000), Postage (\$121,853), and Other Operating Supplies (\$35,096) within the Elections Division and to Travel Expense (\$19,818), Printing and Binding (\$60,000), and Employee Training (\$7,105) within the Registration Division. This transfer was needed for the November election and capacity was created within the current year to enable this to not have an impact on FY 24/25 budget.	
3	10	Floor	Clerk of the Courts	Appropriated \$190,000 of Clerk of the Courts Fund balance for computer and monitor replacements.	
3	10	Floor	Clerk of the Courts	Added \$200,000 for repairs and maintenance at the courthouse. This increased the use of Operating Reserves by a corresponding amount.	200,000
3	13	1	Courts	Removed \$30,000 for annual costs associated with the Evolv security system as it has already been included in the FY2024/25 budget for JSO. This reduced use of Operating Reserves by a corresponding amount.	(30,000)
3	22	1	Recording Fee Technologies	The three parties requested and it was approved additional funding needs which increased the budget by \$231,541. This increased the use of Operating Reserves by a corresponding amount.	231,541
3	22	Floor	Recording Fee Technologies	Added to the Capital Outlay carryforward schedule \$200,000 for the Courts and \$67,000 for Public Defender related to Computer Equipment.	
3	27	1	Military Affairs and Veterans	Corrected the Food and Beverages Schedule to update the language which was left out of one column.	
3	27	2	Military Affairs and Veterans	Corrected Schedule B1a to remove a duplicative Defense Infrastructure Grant - Florida Defense Alliance and then increase the amount listed from \$500,000 to \$2,580,100 for the original one.	
3	38	2	Parks, Recreation and Community Services	Corrected cap for Ryan White Grant grant on B1a to six employees and 0 part-time hours	
3	47	N/A	Equestrian Center	Added \$221,696 in funding for the Equestrian Center from the Solid Waste Facilities Mitigation (Trail Ridge).	
3	50	Foor	Sports and Entertainment	Increased the amount of funding for Food and Beverage by \$10,000 to \$22,000 within the Office of Sports and Entertainment. This increased the use of Operating Reserves by a corresponding amount.	10,000
3	53	Foor #1	Sports and Entertainment	Moved \$35,000 in funding from Mayor's Initiative to a new activity for Hispanic Heritage Initiatives.	
3	53	Floor #2	Sports and Entertainment	Moved \$34,999 in funding from Mayor's Initiative to Jax Fire Works.	
3	58	1	City Venues - City	Moved \$350,000 for repairs to the Arena from Other Construction Costs to Repairs and Maintenance.	
				Sub-total End of Meeting - 8/15/24	8,494,511

Items to Come Back Later

Additional Funding Requested

Item #	Department/Area	Description	Amount
1	Property Appraiser	Salary and Benefits Increase Request	\$ 1,772,717
3	Animal Care and Protective Services	Request for more Enforcement Officers	TBD
4	Parks, Recreation and Community Services	Bucket Truck	TBD
5	Courts	Additional 4 positions	\$ 319,475
6	Ethics	Increase salaries	\$ 12,814
Total			\$ 2,105,006

Designated Contingencies

Item #	Department/Area	Subfund	Amount
1	Jacksonville Symphony	General Fund GSD	\$ 500,000
2	Municipal Dues and Affiliations and associated travel within City Council	General Fund GSD	\$ 251,787
3	Designated Contingency - \$30,188 related to Florida League of Mayor's and United States Conference of Mayor's	General Fund GSD	\$ 30,188
4	Designated Contingency - \$3,600 for Auto Allowance	General Fund GSD	\$ 3,600
Total			\$ 785,575

Vogtle Costs

The total cost for construction of Units 3 and 4 was \$3.452 billion.

	Budgeted Amounts		JEA Projected Vogtle Costs			
	Approved	Proposed				
	FY 2023/2024	FY 2024/2025	FY 2025/2026	FY 2026/2027	FY 2027/2028	FY 2028/2029
Fuel and Purchased Power						
1 Purchase Power - Vogtle	\$ 14,842,555	\$ 8,594,537	\$ 17,653,539	\$ 17,309,622	\$ 17,857,211	\$ 17,412,233
Non-Fuel Purchased Power						
JEA's Portion of Vogtle Debt Service Principal and Interest	\$ 144,059,000	\$ 174,791,379	\$ 168,553,000	\$ 168,049,000	\$ 167,869,000	\$ 167,792,000
2 Vogtle Capacity	42,043,612	34,187,548	36,747,000	37,851,000	43,931,000	43,008,000
3 Southern Transmission	11,145,358	12,994,241	13,384,068	13,785,590	14,199,158	14,625,133
Subtotal	<u>\$ 197,247,970</u>	<u>\$ 221,973,168</u>	<u>\$ 218,684,068</u>	<u>\$ 219,685,590</u>	<u>\$ 225,999,158</u>	<u>\$ 225,425,133</u>
Total Vogtle Costs	\$ 212,090,525	\$ 230,567,705	\$ 236,337,607	\$ 236,995,212	\$ 243,856,369	\$ 242,837,366
4 Non-Fuel Purchased Power Rate Stabilization Reserve	\$ (15,000,000)	\$ (45,000,000)	\$ (60,000,000)	\$ (60,000,000)	\$ (65,000,000)	\$ (16,000,000)
Net Costs related to Vogtle	<u><u>\$ 197,090,525</u></u>	<u><u>\$ 185,567,705</u></u>	<u><u>\$ 176,337,607</u></u>	<u><u>\$ 176,995,212</u></u>	<u><u>\$ 178,856,369</u></u>	<u><u>\$ 226,837,366</u></u>

Notes

- 1 This is for the Purchase Power Agreement expense for the nuclear fuel portion of Plant Vogtle.
- 2 JEA's share of Operating and Maintenance costs attributed to Plant Vogtle.
- 3 This is an expense related to transmission access rights in getting power to JEA's service territory.
- 4 This is a reserve fund used to help mitigate future rate increases related to the Vogtle Purchased Power Agreement. The FY 2023/24 the budget included funds to be withdrawn from the fund. As mentioned in the 6-30-24 quarterly summary report, JEA has stated they will not withdraw funds this fiscal year.

Non-Fuel Purchased Power Rate Stabilization Fund

FY 2024/25 Forecasted Beginning Balance	246,000,000.00
FY 2024/25 budgeted withdrawal	(45,000,000.00)
FY 2025/26 projected budgeted withdrawal	(60,000,000.00)
FY 2026/27 projected budgeted withdrawal	(60,000,000.00)
FY 2027/28 projected budgeted withdrawal	(65,000,000.00)
FY 2028/29 projected budgeted withdrawal	(16,000,000.00)
Ending balance	<u>-</u>

Downtown Investment Authority

Riverfront Plaza Food & Beverage Options

DIA Staff Report

February 15, 2024

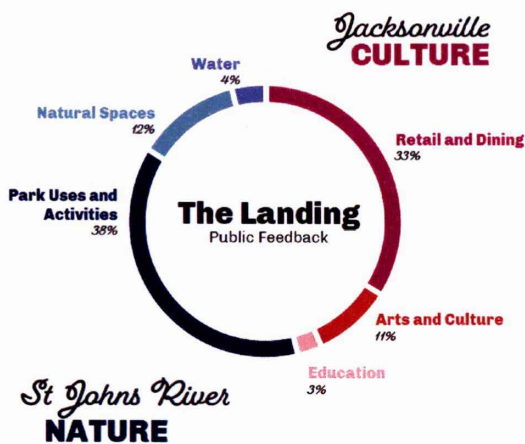
Parcel Background – The Riverfront Plaza site is the former home of the Jacksonville Landing, a festival marketplace completed in 1987 with retail shopping, an 18-vendor food court and multiple full-service restaurants, including L & N Seafood Grill, Hooters, Cuco’s Restaurant and Harry’s seafood market which later became Harry’s Seafood Bar and Grill. It was razed in 2019.

Prior to the demolition, concept plans for the site were presented by a Private Developer in 2014 followed by a DIA sponsored Public Meeting and subsequent study conducted by Urban Design Associates in 2015. After the demolition, additional concept plans were proposed by a private developer while the DIA engaged CBRE for a massing and concept study in 2020 followed by an eventual design competition initiated by the RFP issued in January 2021. See Exhibit A.

This RFP resulted in three finalists selected from over a dozen responses. Eventually, Perkins & Will’s design was selected and they were hired to compete design the park space and designate where the two development pads would be, as outlined in the CIP Project Scope.

Additionally, in 2021 the Jessie Ball duPont Fund convened a group of experts to explore what it will take to create a vibrant, active downtown riverfront for the benefit of all of Jacksonville's residents and visitors. The project included extensive community conversations, stakeholder workshops, and public presentations.

The duPont consultation teams and finalists for the Riverfront Plaza Design Competition all did extensive public outreach yielded the following results –



duPont Study – the top three responses by over 3100 surveyed to the question “What do you dream of doing on the riverfront with family and friends were” – 1) Restaurants, 2) Picnic, and 3) Eating.

Perkins & Will – three of seven highlighted quotes involved “restaurants”, “food and drink”, and “drinks, ice cream, coffee, snacks” including “A park with restaurants and retail would be a destination for everyone across our great city.”

Agency – “A place for many new memories and lots of FOOD.” (survey left)

Olin – “Food and Beverage” was the distant leader in desires for the park followed by native plantings, shade, playgrounds and performance space.

Existing Parcel Conditions: The design of the park is 100% complete not including the two development pads, in the Northeast and Southwest quadrants. The pad in the Northeast quadrant of the parcel is planned for a privately developed mid or high rise that will include multifamily and/or a hotel use with retail and food and beverage, open to the public. The development pad on the Southwest portion of the parcel, a CRA project separate from the current CIP construction, is the focus of this report.

The parcel is contiguous to Phase 1 of park construction that will encompass the Western half of the site. Phase 1, which also includes the entire bulkhead and Riverwalk, is expected to be completed in 2025. Phase 2 is not totally funded but is anticipated to start in early 2025 with an anticipated completion time of early to mid-2027.



The approximately 8-acre master parcel has the following elements, most of which are 100% designed (does not include most interior build outs; *elements not designed are in italics*):

Northwest – an elevated, enclosed playground on top of a conditioned building that has:

- 527 sq ft of office for the park
- 1900 sq ft of Café space, no hood or grease trap
- Bathrooms for the Café, 2 fixtures each
- Bathrooms for the Park and Playground, 3 fixtures each
- Mech/Pump Room
- Storage, Electric and Communications Rooms

Northeast – made up primarily of the private development pad which may or may not consist of:

- *Multi family, Hotel, or combination*
- *Retail with Food & Beverage*

Southeast – designed to integrate into the Northeast development pad, the SE quad has several public amenities as well as mechanical and park related infrastructure:

- Riverside Fountain
- Civic Stairs
- Beer Garden w/ 4600 indoor sq ft for kitchen, bathrooms (2 fixtures each) and bar/seating; designed for a hood and grease trap
- Beer Garden outdoor space
- Park restrooms (5 fixtures each)
- Large Mech/Pump room
- Storage, Electric and Communications Rooms

Southwest – most of the Great Lawn is in this quadrant; also includes:

- Hogan Street Promenade

- Location for projection and speaker CRA project that was an addition beyond the CIP scope.
- *Proposed Restaurant Parcel – approx. 5000 sq ft indoor with ample outdoor seating*
 - *Not designed but design and construction will be funded through CRA.*

Timing:

The DIA remains responsible for both Development Pads. The mid to high rise, private development pad is in negotiations at this time and is expected to commence construction in 2025 along with the Phase 2, or eastern side construction of the park.

The Board discussion regarding the development of a restaurant on the Hogan Street Parcel began in Summer of 2023. The staff was directed to engage an expert to conduct a market study to determine the demand and viability of a restaurant in this location, both currently and after all park amenities were complete.

In August 2023, DIA engaged Streetsense, a global creative collective that specializes in hospitality consulting. They were tasked with analyzing and performing market due diligence, including development of a Broker Opinion of Value as to highest and best F&B use for assigned properties located within the CRA under DIA's jurisdiction. The locations either analyzed or under current analysis are:

- Riverfront Plaza
- Shipyards West Creekside
- Shipyards West Bay Street Parcel
- St. Johns River Park

In analyzing Riverfront Plaza, they concluded:

The Riverfront Plaza restaurant should be a casual, approachable space that is open from breakfast through dinner. Its design should allow for multiple functions to maximize user base, including a walk-up lunchtime cafe with quick-serve offerings, and a sit-down restaurant. Guests should just as easily be able to grab a coffee and sandwich as they could sit down and order a seasonal special for dinner. The restaurant should leverage the favorable local climate, waterfront adjacency, and thoughtful design to utilize outdoor space and maximize the restaurant's relationship and integration with the park's other components.

Further, prioritizing the construction of the Riverfront Restaurant will minimize the disruption to the park and its visitors after completion. Additionally, the loss of truly “step on the Riverwalk from your dining table” restaurants in Downtown has caused a void that needs to be filled. One experienced, local broker termed this opportunity “a slam dunk” to lease.



Perkins & Will conceptual

DESIGN ANALYSIS – RIVERFRONT PLAZA RESTAURANT

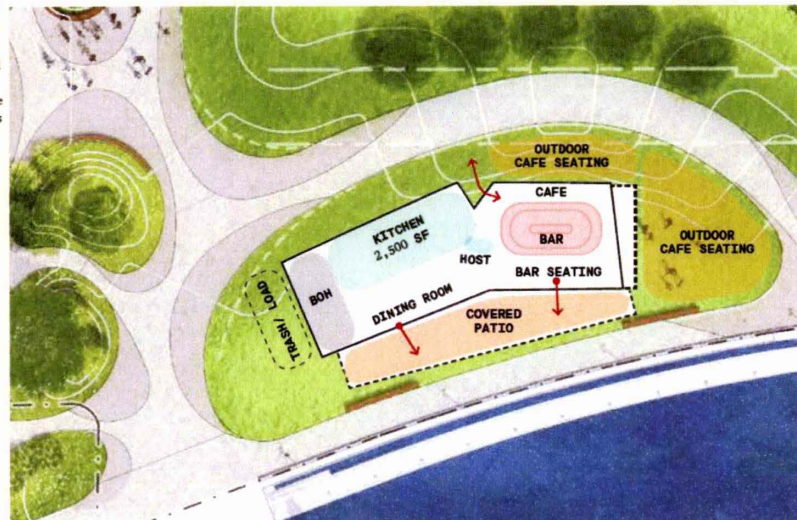
Given that Riverfront Plaza is already under construction, the opening of the restaurant use will occur sometime after, however, its tenancing, construction, and opening should be prioritized to occur as soon after park opening as possible. Doing so will ensure the most positive and memorable of impressions the park has on the Jacksonville region.

SITE CONSIDERATIONS

- Loading/Receiving
- Refrigerated trash room
- Covered/enclosed trash or dumpster for loading

SQUARE FOOTAGES

KITCHEN	2,500 sf
BOH	500 sf
CAFE	1,000 sf
BAR	1,000 sf 70 seats
DINING	1,000 sf 65 seats
TOTAL	6,000 sf 135 seats
PATIO	2,000 sf 135 seats



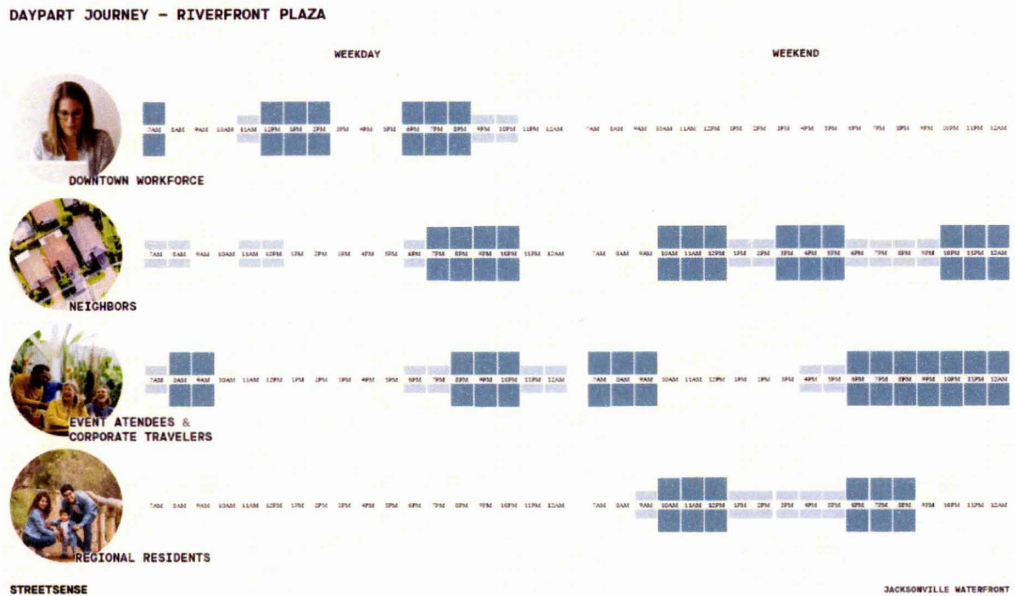
Streetsense Conceptual

Planned and Potential F&B Locations at Riverfront Plaza and User Assessment

1. Café
 - a. Small – 1900 sq ft with some outdoor
 - b. Comfortable and leisurely, counter service or grab and go, light fare with maybe beer and wine
 - c. Likely an early coffee and light lunch location; may stay open until 7 or 8 pm
 - d. Comps - Brew, Starbucks, Foxtail
 - e. Anticipated opening – mid/late 2025
2. Proposed Riverfront Restaurant
 - a. Medium – 5000 sq ft with large outdoor
 - b. Contemporary casual, full service
 - c. Likely a later coffee/breakfast with full-service lunch and dinner
 - d. Comps - bb's, The Brick, Uptown Market
 - e. Anticipated opening – early/mid 2026
3. Beer Garden
 - a. Medium to Large – 4600 sq ft inside with a plaza outside
 - b. Casual, evenings and weekends, pub fare, counter or application service
 - c. Likely open afternoons and evenings during the week and lunch and dinner on weekends
 - d. Comps - Intuition, European Street, Hoptinger
 - e. Anticipated opening - mid 2027
4. Additional Facilities in Private Development Pad
 - a. Undetermined but may include a Rooftop
 - b. Likely upper scale
 - c. Possibly multiple venues
 - d. Comps - TBD
 - e. Anticipated opening 2027/28

User Assessment:

Most markets do not afford retail businesses the luxury of leaning solely on one user type for business. The most productive businesses understand the value in maximizing user type appeal, recognizing that each have their own

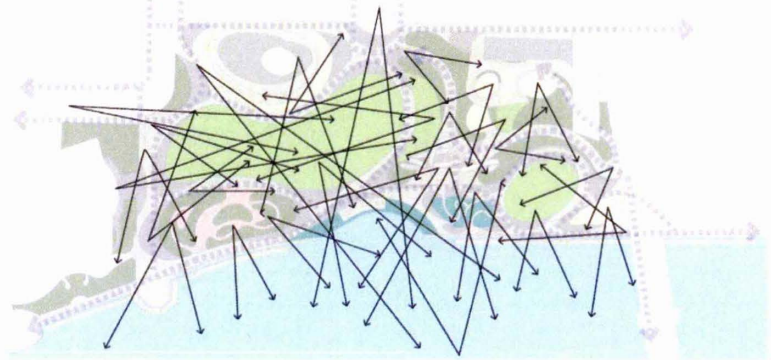


unique captive moments for retail patronage. A well-crafted retail strategy identifies the unique needs, wants, and availability of potential user types and develops a set of responsive experiences for each.

Identified concerns:

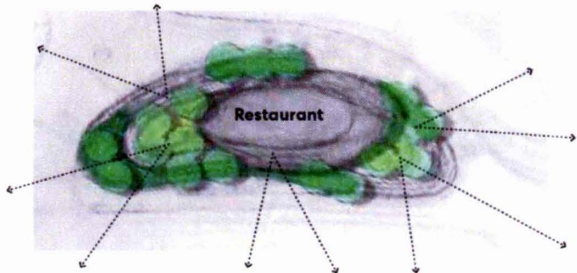
1) View Corridor

While the Riverfront Development pad was always intended to have a structure elevated use, originally two stories or 16 feet plus equipment, the views from other areas of the park are largely left intact and would be supported by an open and airy design as prescribed by Streetsense. Also see Exhibit B



Choreographed Unfolding Views

The arrows indicate view corridors when Playground fill and equipment obstructed river view at corner of Hogan and the Riverwalk.



Perkins and Will illustration of views from Restaurant Pad; no adverse impact to overall site view corridors



The restaurant parcel, depicted here with a two-story building is partially shaded by the planned tree line separating it from the Flex Lawn and the

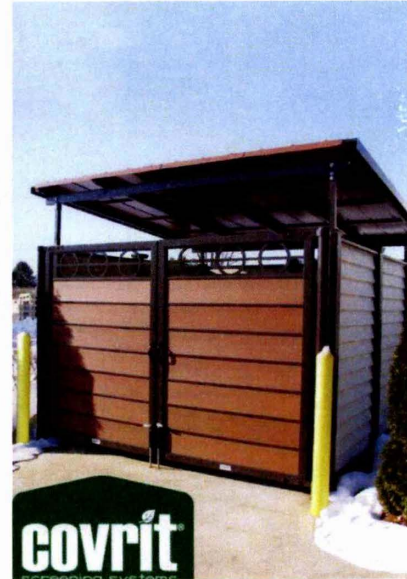


OPEN AND LIGHT An emphasis on spaciousness and natural light should be promoted through the use of expansive windows, unobstructed views of the water, and an open kitchen, all complimented by memorable lighting. This will cultivate an inviting sense of openness and brightness that is unique to market.

2) Loading/trash - Streetsense:

- 1) Loading/Receiving - the closest ROW to the parcel is approximately 275 feet away.
 - Loading for catering or other off-site events can be accomplished with wheeled carts.
 - Receiving is part of the purchase. Multiple delivery drivers confirmed that 275 feet is not an arduous task. All use wheeled dollies.
- 2) Refrigerated Trash Room
 - Could be built within the restaurant structure to temporarily hold garbage.
- 3) Covered/enclosed trash or dumpster for loading.

- A small, 10'x15' enclosed and screened structure could house a grease receptacle and dumpster for the Westside of the park similar to Forsyth Park in Savannah and others.



3) Too many F&B locations in one area:

This is a benefit! For the reasons the DIA created the Targeted Food and Beverage Retail Enhancement Areas, having many restaurants in one area is beneficial for several reasons:

- It creates a diverse culinary landscape.
- Offers workers, residents, and visitors a wide array of dining options.
- Caters to different tastes, dietary preferences, and budgets.
- Makes the area more attractive to food enthusiasts.

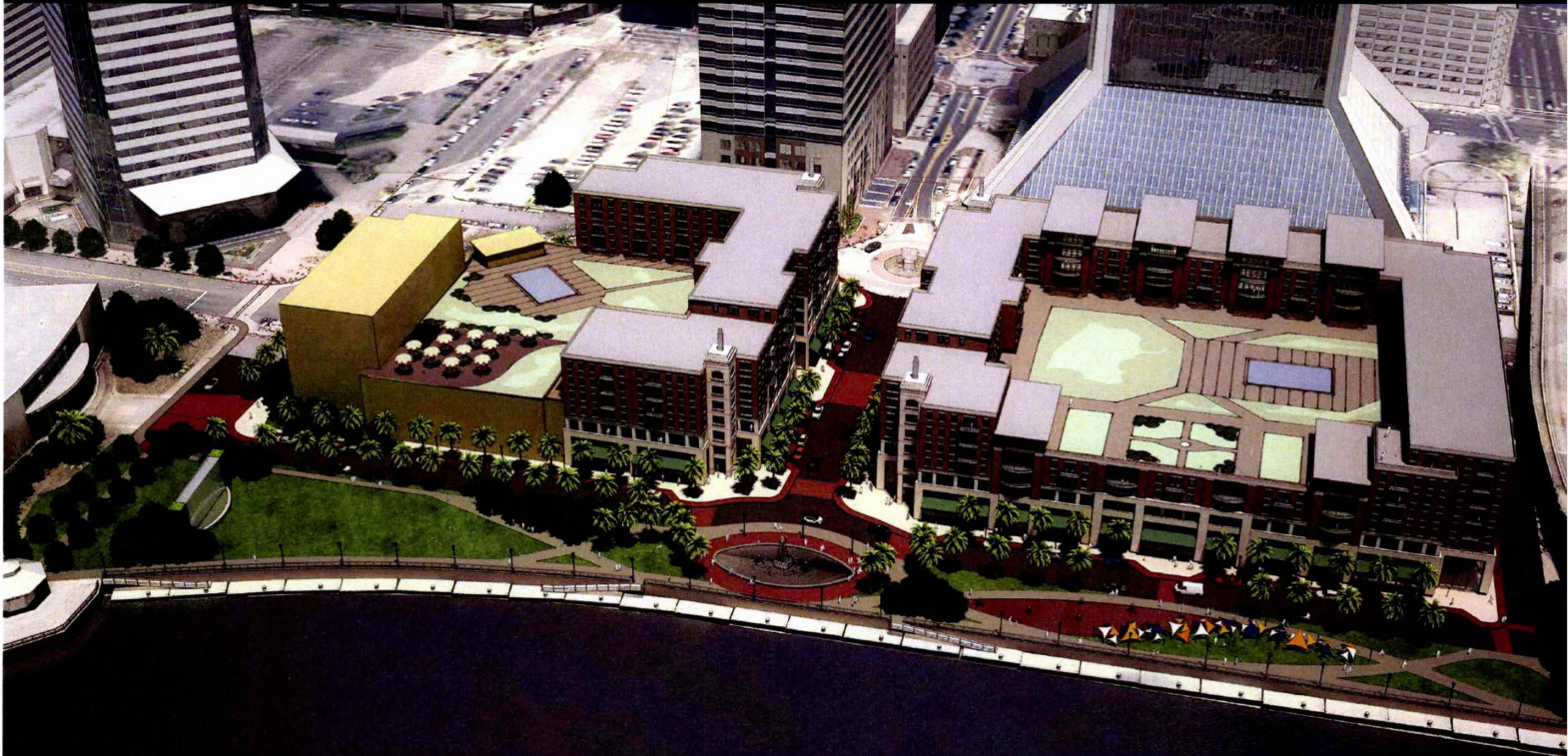
The overall benefits include culinary diversity, economic stimulation, culinary innovation, and the creation of vibrant food destinations. Thus, a concentration of diverse food and beverage offerings can create a thriving and dynamic dining scene.

By comparison, the two block Shoppes of Avondale, which is 7.75 acres, has 3380 residential addresses within a 25-minute walk while Riverfront Plaza, which is 8 acres including the development parcels, has 4346 residential addresses within a 25-minute walk. The Shoppes of Avondale has 13 sit down restaurants in addition to ice cream, chocolate, and macron shops. *Source USPS and DVI*

Additionally, many of the more popular East Coast urban parks have 4 or more food and beverage locations including Bryant Park, The Yards in DC, Lake Eola Park in Orlando and the St. Pete Pier.

Exhibit A

Private Developer Proposal 2015



JACKSONVILLE LANDING
CONCEPT PERSPECTIVE

8 · 18 · 14



Legend

- | | | |
|---|--|-----------------------------------|
| 1. Mixed-Use Development | 5. 2-Way Riverfront Road with One Side Parallel Parking | 9. Water Fountain / Focal Feature |
| 2. Amenities Deck with Pool | 6. Water Wall / Projection Screen for Movies and or Images / Artwork | 10. Spray Pad Plaza |
| 3. Hotel | 7. Open Lawn for Event Seating and Activities (Lawn Bowling, Frisbee and Picnicking) | 11. Shade Sails / Seating |
| 4. Paver Street to Match Independent Drive Roundabout | 8. Potential Green Infrastructure / Raingardens | |

JACKSONVILLE LANDING

SITE PLAN

8-18-14



JACKSONVILLE LANDING 2.0

CONCEPT PERSPECTIVE

8-18-14

Urban Design Associates 2015

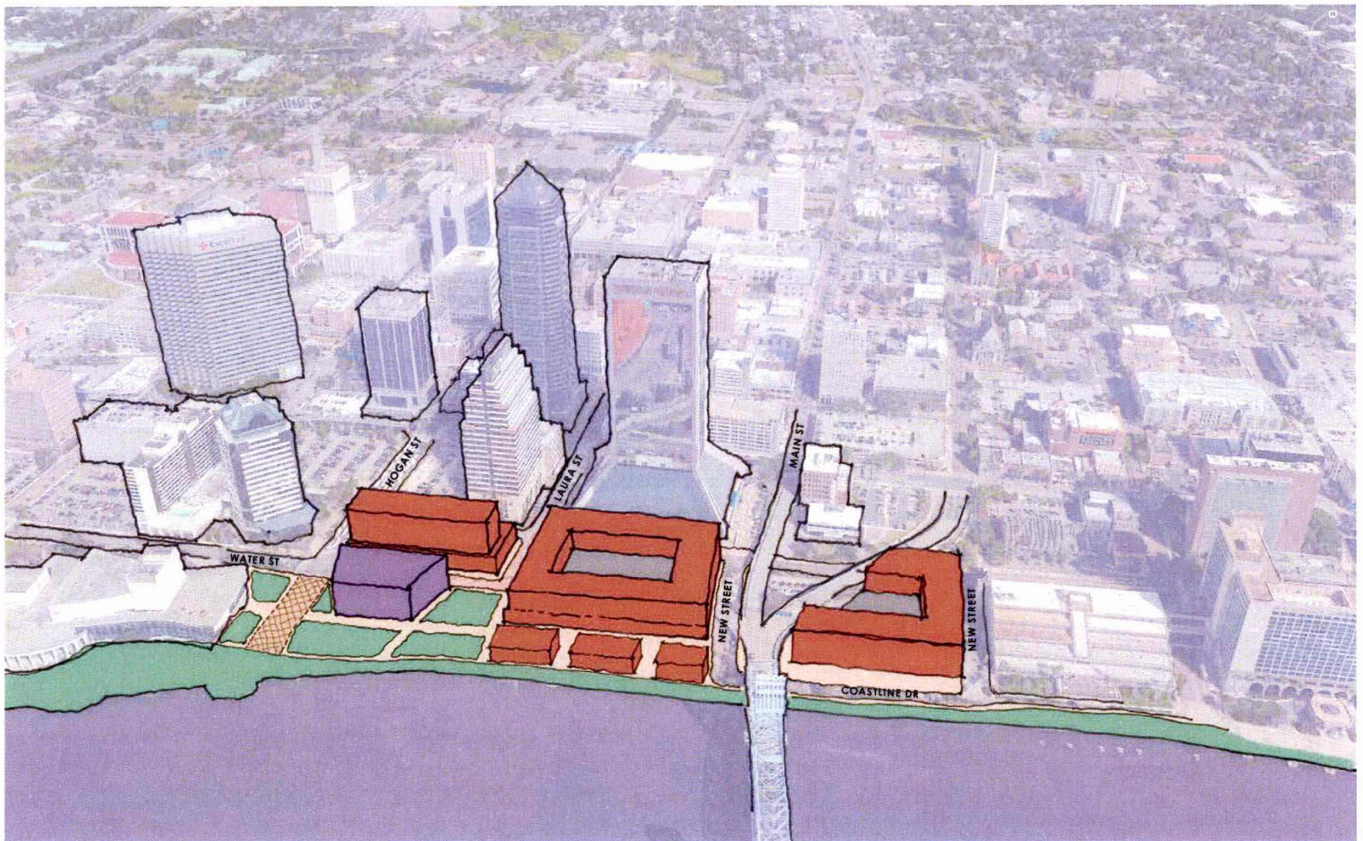


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Proposed Blocks

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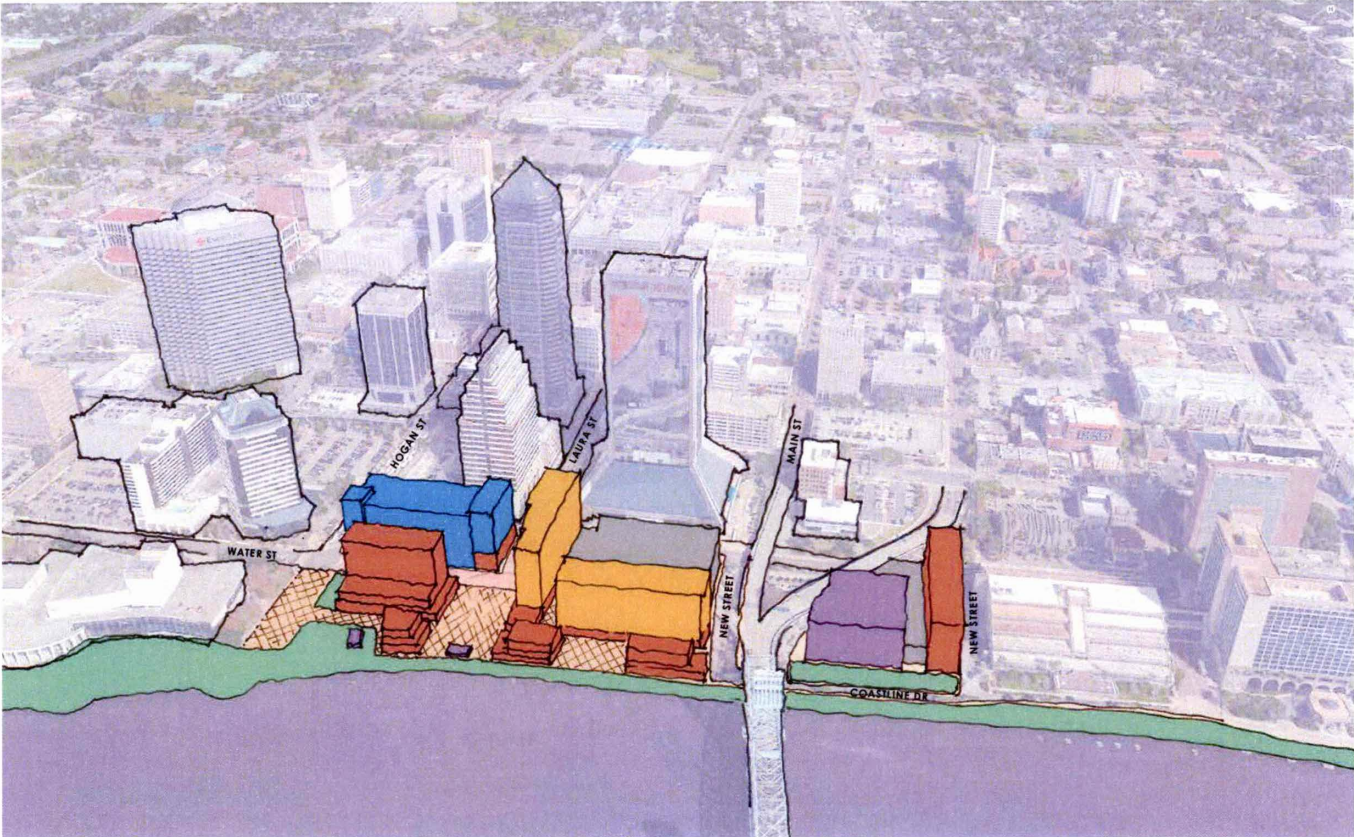
15 JULY 2015



Design Scheme 1

JACKSONVILLE LANDING | JACKSONVILLE, FLORIDA

15 JULY 2015



Design Scheme 2
JACKSONVILLE LANDING | JACKSONVILLE, FLORIDA

15 JULY 2015

Food and Beverage
two story retail space for restaurants and bars - grand stair feature connects second floor space with plaza level

Cultural
3 story cultural space for museum - this area developed in a later phase and in conjunction with road re-alignment

Arrival Plaza
remove existing street extension and create a drop off/arrival plaza that serves the Times-Union center, cultural use, office and meeting facility

Meeting Facility
Small meeting space on second level with lobby on arrival plaza

West Park
wider area of river front park allow for open green spaces that can double as entertainment lawn - shade canopy tying into arrival plaza

Loft Office
6 levels of loft office space above retail and meeting space with views to river - large signage opportunity

Residential
12 story tower with rooftop amenity space for views to river

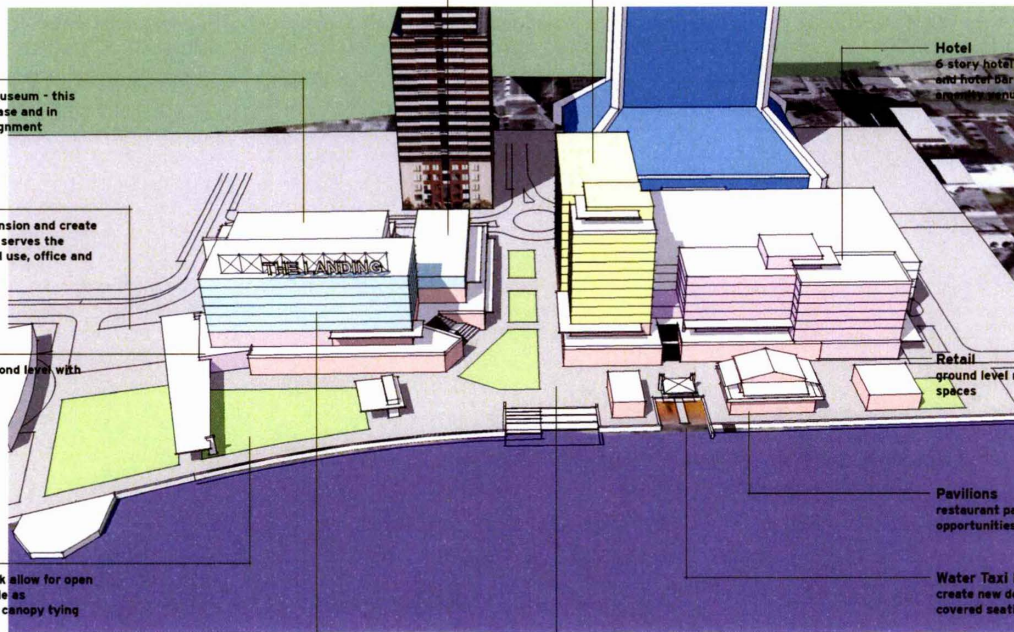
Hotel
6 story hotel over retail with meeting space and hotel bar on second level - rooftop amenity space

Retail
ground level retail fronting park and plaza spaces

Pavilions
restaurant pavilions within park creating opportunities for river edge patios

Water Taxi Landing
create new docking area for water taxi with covered seating for waiting passengers

Central Plaza
pedestrian only space along the view corridor from laura street with open paving and potential water feature - plaza steps down to waters edge to allow for true connection to the water



Jacksonville Landing

Wakefield Beasley and Associates | Urban Design Associates

Massing Concept B

View 1

Loft Office
 6 levels of loft office space above retail and meeting space with views to river - large signage opportunity

Entertainment Lawn
 stage facility and open lawn for outdoor concerts - stage oriented away from residential

Food and Beverage
 2 story retail space for restaurants and bars - grand stair feature connects second floor space with plaza level

Central Plaza
 plaza space with open paving and potential water feature - plaza steps down to waters edge

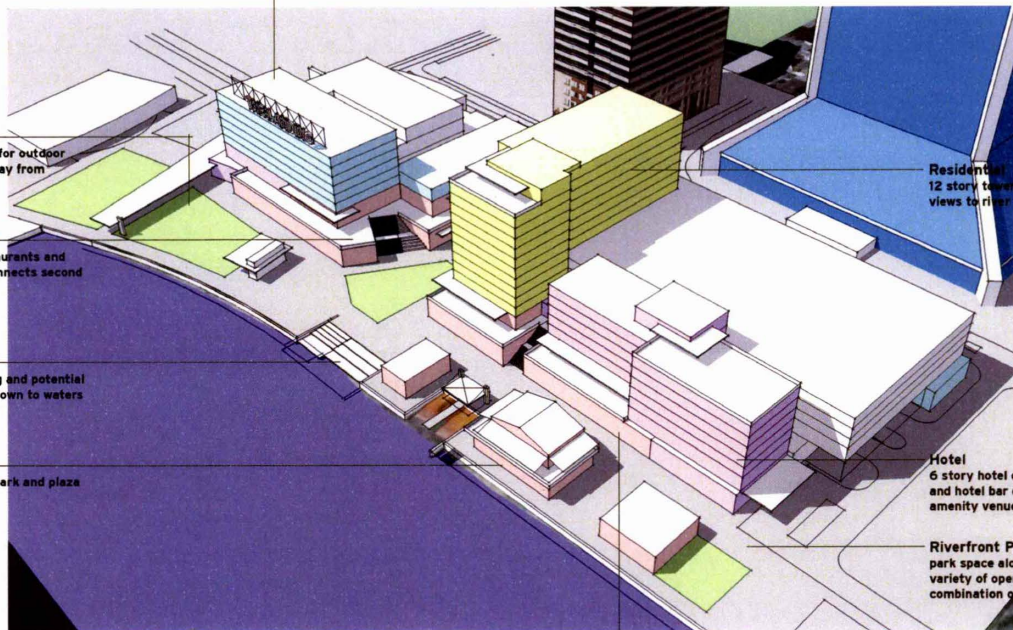
Pavilions
 restaurant pavilions within park and plaza spaces

Residential
 12 story tower oriented to provide maximum views to river - rooftop amenity space

Hotel
 6 story hotel over retail with meeting space and hotel bar on second level - rooftop amenity venue

Riverfront Park
 park space along river frontage can have a variety of open space areas and include a combination of soft and hardscape

Retail
 ground level retail fronting park and plaza spaces



Jacksonville Landing

Wakefield Beasley and Associates | Urban Design Associates

Massing Concept B

View 2

Private Developer Riverfront Development Concept w/ Landing Site 2021



H. MINIMUM DEVELOPMENT PAD DIMENSIONS

The study below looks at various minimum development pad sizes for adjacent private development. It should be noted that street modification will facilitate potential reconfiguration of these pads but the analysis made clear that a minimum of 4.5 acres could be devoted to the public space while retaining development potential for two sites on the rear. The residential configuration shown is not favored due to its large footprint and the adjacent riverfront site on the opposite side of Main Street Bridge is better suited for that use.

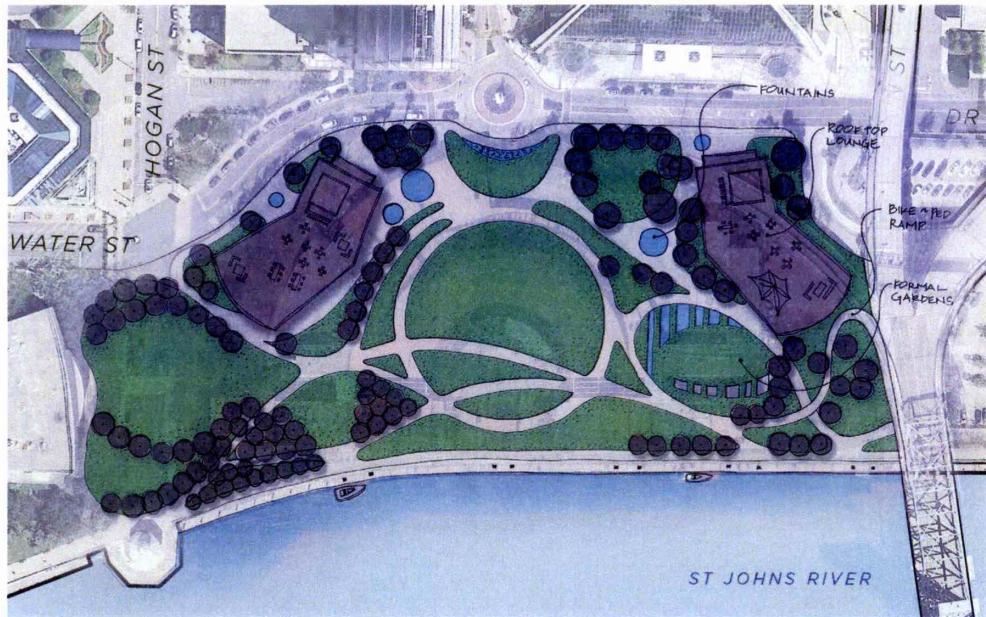
EXISTING CONDITION



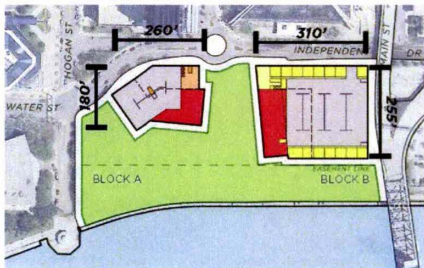
- Existing site area - 6.8 acres.
- Potential development sites at northeast and northwest corners of site.
- Former footprint of Jacksonville Landing - 143,000 SF (3.3 acres)
- 1 Continue Laura Street corridor to bisect the site.
- 2 Existing Easement (new development not to occur within or beyond)
- 3 Ramp connecting Independent Drive to Main Street Bridge (to be demolished)
- 4 Driveway to Jacksonville Landing lot (to be demolished)



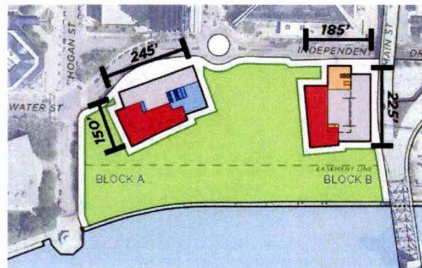
POTENTIAL OPEN SPACE CHARACTER



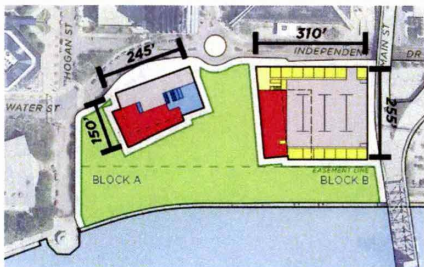
POTENTIAL CONFIGURATIONS



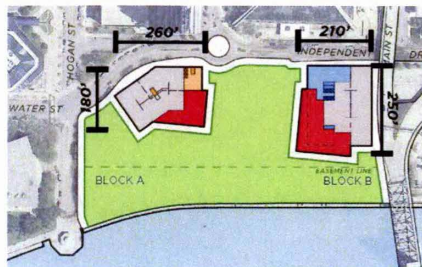
HOTEL (BLOCK A) + RESIDENTIAL (BLOCK B) =
3.7 ACRES OPEN SPACE



OFFICE (BLOCK A) + HOTEL (BLOCK B) =
4.6 ACRES OPEN SPACE



OFFICE (BLOCK A) + RESIDENTIAL (BLOCK B) =
3.6 ACRES OPEN SPACE



HOTEL (BLOCK A) + OFFICE (BLOCK B) =
4.5 ACRES OPEN SPACE

- Presented are several possible configurations for a development incorporating combinations of office, residential, hotel, and retail land uses that maximize the open space available along the center and riverside portions of the site.
- In all options, the site has been bisected into Block A and Block B to continue the Laura Street corridor.
- Each land use option has been optimized to provide a maximum program in a minimum footprint.
- Locating Residential on Block A in a 5+2 configuration results in an inefficient layout that does not yield an acceptable number of units.
- For additional configurations refer to the land use options later in this document, and add the open space totals for different Block A and Block B configurations.



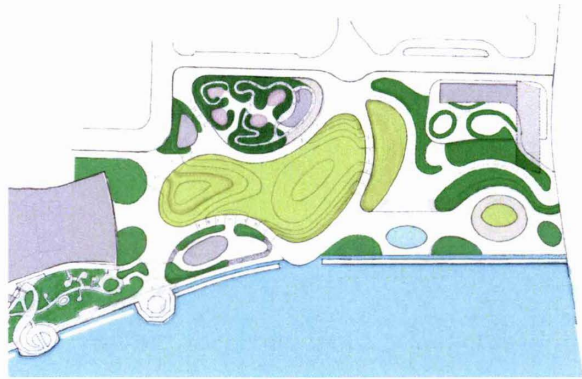
Riverfront Plaza Conceptual Plan Options

Perkins & Will 2022

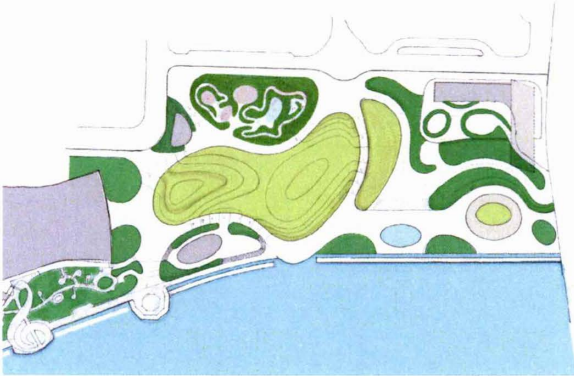
Option A- Refined Competition



Option B-Hybrid



Option C- Flip



Option D- Connected Play





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**MICHAEL T. FACKLER
GENERAL COUNSEL
CITY OF JACKSONVILLE**

MEMORANDUM

To: Council Member Ronald B. Salem, Pharm. D.

From: Michael T. Fackler, General Counsel *MF*
Jason R. Teal, Deputy General Counsel *JRT*

Re: Analysis of Florida House Bill 2024-1365, Prohibition of Unauthorized Public Camping

Date: July 29, 2024

On March 20, 2024, Gov. DeSantis signed into law House Bill 1365, which becomes effective on October 1, 2024. HB 1365 creates a new section 125.0231, F.S., which requires a county or municipality to prohibit any person from regularly engaging in public camping or sleeping on any public property, public building (including on its grounds), or on any public right-of-way under the county or municipality's jurisdiction. The statute does not directly prohibit a person from public camping or sleeping, but it does so indirectly by subjecting a county or municipality to a lawsuit if the county or municipality allows a person to camp or sleep in public, including an award of attorney's fees and costs if the lawsuit is successful. Separately, and solely at the discretion of a county, HB 1365 also authorizes a county, by majority vote of its governing body, the option of designating a property owned by the county or by a municipality within the county to be used for public camping or sleeping for up to one year.

Public camping or sleeping is defined as,

1. lodging or residing overnight in a temporary outdoor habitation used as dwelling or living space and evidenced by the erection of a tent or other temporary shelter, the presence of bedding or pillows, or the storage of personal belonging, or

2. lodging or residing in an outdoor space without a tent or other temporary structure.

However, sleeping in a legally parked vehicle and authorized recreational camping are both exempt from the prohibition.

Before any public property owned by a municipality can be designated for public camping use, the municipality must first concur with the designation by majority vote of the municipality's governing body. Additionally, the designated property must be certified by the Department of Children and Families (DCF) when the county certifies to DCF that the following criteria are met:

There are not sufficient beds available in homeless shelters for the total homeless population in the county;

The designated property is not contiguous to property designated as residential in the county's or municipality's Comprehensive Plan;

The designated property would not "adversely and materially" affect the property values or "safety and security" of other properties in the county, or "negatively affect the safety of children";

The county has developed a plan to address safety and security of the property and persons residing thereon, sanitation (must include at least clean and operable bathrooms and running water), access to mental and behavioral health services (substance abuse and mental health treatment); prohibition of illegal substance and alcohol use, including enforcement.

If a county designates a public property for homeless camping, the bill requires a county to publish the minimum standards and procedures on the county's and municipality's (if applicable) website within 30 days after certification of designation. It also authorizes DCF to inspect such designated property at any time and provide notice to the county recommending closure of designated property if requirements for maintaining the property are not being met.

Finally, the bill creates a civil cause of action for injunctive relief to prevent public camping or sleeping. It authorizes any resident of the county, the owner of a business located in the county, or the Florida Attorney General to sue the county or the municipality for a violation of the statute. If successful, the petitioner may recover reasonable fees and costs. Prior to filing the lawsuit, the bill requires the applicant to provide written notice of the violation to the county or municipality at least five (5) business days to cure the violation. This provision is not effective until January 1, 2025.

The ban on public camping and sleeping does not apply during declared emergencies, in certain situations.

A copy of HB 1365 is attached to this memorandum.