

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Meeting Minutes

Thursday, January 23, 2025

2:00 PM

Council Chamber,
1st Floor, City Hall

Transportation, Energy & Utilities Committee

Will Lahnen, Chair

Ju'Coby Pittman, Vice Chair - Excused

Matt Carlucci

Tyrone Clark-Murray - Excused

Reggie Gaffney, Jr. - Excused

Mike Gay

Jimmy Peluso

Legislative Assistant: Vanessa Galan

Council Auditor's Office: Edward Linsky

Council Research: Nayeli Jimenez

Office of General Counsel: Carla Lopera

Administration: Bill Delaney

Planning Dept.: Laurie Santana

Meeting Convened: 2:00 PM

Meeting Adjourned: 2:09 PM

Present: 4 - Chair Will Lahnen, Matt Carlucci, Mike Gay and Jimmy Peluso

Excused: 3 - Vice Chair Ju'Coby Pittman, Tyrona Clark-Murray and Reggie Gaffney Jr.

Vanessa Galan – Legislative Services Division; Ed Linsky- Council Auditor’s Office; Nayeli Jimenez – Council Research Division; Carla Lopera – Office of General Counsel; Bill Delaney - Mayor’s Office, and Laurie Santana- Planning Department.

Chairman Lahnen convened the meeting, and the attendees introduced themselves for the record. Chair Lahnen invited Council Member Matt Carlucci to say a few words about former City Chief Administrative Officer Sam Mousa who recently passed away. Mr. Carlucci spoke about Mr. Mousa’s legacy and his impactful service to the city, he stated Mr. Mousa was an “indispensable man in the city.” Mr. Carlucci praised Mr. Mousa’s dedication, invaluable institutional knowledge, and contributions to the city stating that “Jacksonville lost a great friend in Sam Mousa.” A moment of silence was held to honor Sam Mousa. Following the moment of silence, Chair Lahnen stated that there were no presentations and reviewed the agenda. Chair Lahnen stated that there were no cards submitted for public comment.

Item/File No.

Title History

1. [2024-0930](#) ORD-MC re Appts to the Governing Body of JEA; Amend Sec 21.03 (Composition; Compensation; Officers; Meetings), Article 21 (JEA), City Charter, to Allow a Limited Exception to the Requirement that Members Appointed to the Governing Body of JEA be Residents & Electors of the City to Prov that 1 Member Aptd by the Mayor & Conf by Council & 1 Member Nominated by the Council President & Conf by Council May Reside Outside the City but Must Either Reside Within the JEA Svc Territory or Maintain a Substantial Economic Business Interest Within the JEA Svc Territory as Determined by the City Council; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Salem)
11/26/24 CO Introduced: R, TEU
12/2/24 R Read 2nd & Rerefer
12/3/24 TEU Read 2nd & Rerefer
12/10/24 CO PH Read 2nd & Rerefer
1/14/25 CO PH Only
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24
Public Hearing Pursuant to Sec 21.13, City Charter & CR 3.601 - 1/14/25

DEFER

2. [2024-0950](#) ORD-MC Amend Sec 744.110 (Street Excavations; Work in R/Ws; Permit; Violations, Civil Penalties, Enforcement & Abatement), Ch 744 (Street Construction Regulations), Ord Code, to Clarify Surety Requirements & Amt Depending on the Type of Work Being Performed in the City's R/Ws, to Clarify the Requirements for Driveway Improvements in the City's R/Ws & to Require Community Outreach & Notification for Certain Projs Occurring in the City's R/Ws & to Require a Construction, Engineering & Inspection Inspector for Certain Projs; Prov for Codification Instructions (Mason) (Introduced by CM Gay)
- 11/26/24 CO Introduced: NCSPHS, R, TEU
12/2/24 NCSPHS Read 2nd & Rerefer
12/2/24 R Read 2nd & Rerefer
12/3/24 TEU Read 2nd & Rerefer
12/10/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

DEFER

Chair Lahnen stated that this item was deferred but asked if Council Member Gay could elaborate on the next steps for this bill.

Council Member Gay provided an update on this bill and explained that a lot of questions were raised in the NCSPHS Committee earlier and thus the bill was deferred. He stated that a substitute had been presented but required further review. He stated that he is going to work on a spreadsheet that provides a comparative analysis of the changes. He noted plans to send out notices to have a meeting on it.

3. [2024-0983](#) ORD-MC Estab Normandy II Community Dev District (Normandy II CDD), Pursuant to Sec 190.005, F.S., & Ch 92, Ord Code, Including the Grant of Special Powers; Naming the Normandy II CDD; Describing the External Boundaries of the Normandy II CDD; Naming the Initial Normandy II CDD Brd of Supervisors; Amend Sec 92.22 (Existing Community Development Districts), Ch 92 (Uniform Community Development Districts), Ord Code, to Include the Normandy II CDD; Prov for Conflict & Severability (MacGillis) (Introduced by the TEU Committee Pursuant to Sec 92.09, Ord Code) (PD Apv)
- 12/10/24 CO Introduced: NCSPHS, R, TEU
1/6/25 NCSPHS Read 2nd & Rerefer
1/6/25 R Read 2nd & Rerefer
1/7/25 TEU Read 2nd & Rerefer
1/14/25 CO PH Read 2nd & Rerefer
1/21/25 NCSPHS Amend/Approve 7-0
1/21/25 R Amend/Approve 7-0
1/23/25 TEU Amend/Approve 4-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 & Sec 190.005, F.S. & Sec 92.11 Ord Code - 1/14/25

AMEND/APPROVE

Aye: 4 - Lahnen, Carlucci, Gay and Peluso

Excused: 3 - Pittman, Clark-Murray and Gaffney Jr.

The amendment was approved unanimously via a voice vote. Ed Linsky, Council Auditor's Office explained the amendment, which corrected the bill to reflect the appropriate bill number which will be added to the municipal code.

AMENDMENT

1. Pg. 4, line 19: insert bill number
2. Correct scrivener's errors

• **The proposed CDD is approximately 527.56 acres and is anticipated to consist of 1,470 single-family residential units located south of Normandy Boulevard and east of McClelland Road in Council District 12**

4. [2024-0984](#) ORD Approp \$2,500,000.00 from the Mobility Fee - Zone 9 Proj to the Moncrief Rd Beautification (34th - 45th St) Proj to Fund Design & Construction Costs Related to the Proj; Amend the 25-29 5-Yr CIP Appvd by Ord 2024-505-E to Reflect this Approp of Funds to the Proj; Prov for Oversight by the Engineering & Construction Mgmt Div of the Dept of Public Works (B.T. 25-022) (Dillard) (Req of Mayor)
12/10/24 CO Introduced: NCSPHS, F, TEU
1/6/25 NCSPHS Read 2nd & Rerefer
1/7/25 F Read 2nd & Rerefer
1/7/25 TEU Read 2nd & Rerefer
1/14/25 CO PH Read 2nd & Rerefer
1/21/25 NCSPHS Approve 7-0
1/23/25 F Approve 6-0
1/23/25 TEU Approve 4-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

APPROVE

Aye: 4 - Lahnen, Carlucci, Gay and Peluso

Excused: 3 - Pittman, Clark-Murray and Gaffney Jr.

The amendment was approved unanimously via a voice vote. Chair Lahnen noted that this legislation was already heard at two other committees that many of the Council Members are on.

• **Additional funds are being appropriated to the Project to accommodate for additional traffic improvements (roundabout and lane repurposing) based on recommendations from a revised traffic study**

5. [2024-0985](#) ORD Approp \$50,000.00 in Grant Funds from the State of FL, Dept of State, Div of Historical Resources to Prov Funding for the Purpose of Protecting & Restoring Sunset Memorial Cemetery’s African American Heritage & Historical Significance; Prov for Oversight by the Dept of Public Works, Mowing & Landscape Mgmt Div (B.T. 25-028) (Wilson) (Req of Mayor) (Co-Sponsor CM Pittman)
12/10/24 CO Introduced: NCSPHS, F, TEU
1/6/25 NCSPHS Read 2nd & Rerefer
1/7/25 F Read 2nd & Rerefer
1/7/25 TEU Read 2nd & Rerefer
1/14/25 CO PH Read 2nd & Rerefer
1/21/25 NCSPHS Amend/Approve 6-0
1/23/25 F Amend/Approve 6-0
1/23/25 TEU Amend/Approve 4-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

AMEND/APPROVE

Aye: 4 - Lahnen, Carlucci, Gay and Peluso

Excused: 3 - Pittman, Clark-Murray and Gaffney Jr.

The amendment was approved unanimously via a voice vote. Ed Linsky explained the amendment stating that it attached a revised Budget Transfer (BT) to change the account code to a project for grant monitoring purposes.

AMENDMENT

Attach revised Exhibit 1 (BT) to place funds in a Project for grant reporting and monitoring purposes

- **Sunset Memorial Cemetery is located along Moncrief Rd. in Council District 10**
- **Grant funding will be used to repair/replace entrance gate, repair masonry structures and remove vegetation**
- **Grant period ends 6/30/25 and no City match is required**

6. [2024-0994](#) ORD Apv, & Auth the Mayor, or Her Desig, & Corp Sec to Execute & Deliver: (1) an Amended & Restated Landfill Gas Rights Agrmt btwn the City & Trail Ridge Energy, LLC (Producer); (2) a 1st Amdt to the Lease Agrmt btwn the City & Producer; (3) an Easement Agrmt btwn the City & Producer; & (4) a 1st Amdt to 3 Party Contract Among the City, Producer, & Trail Ridge Landfill, Inc., a Waste Mgmt Co; All for the Purpose of Prov for the Expansion of the Existing Cooperative Landfill Gas Recovery Installation at the Trail Ridge Landfill; Prov for Add'l Auth to Grant Propty Access & Use Rights to 3rd Parties as Necessary (Sawyer) (Introduced by CM White)
12/10/24 CO Introduced: NCSPHS, F, TEU
1/6/25 NCSPHS Read 2nd & Rerefer
1/7/25 F Read 2nd & Rerefer
1/7/25 TEU Read 2nd & Rerefer
1/14/25 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

DEFER

7. [2025-0001](#) ORD Adopting a Preliminary Residential Solid Waste Rate Ord Pursuant to Ch 715, Ord Code; Stating the General Description of Svcs; Prov for Svc Cost; Prov for Assessment Rate; Repealing Max Assessment Rate; Setting a Public Hearing for the Annual Rate Ord; Directing Preparation of the Assessment Roll, Publication of Notice, & Mailing of Notices (Reingold) (Introduced by CM Carlucci) (GAB CPAC Apv)
1/14/25 CO Introduced: NCSPHS, R, F, TEU
1/21/25 NCSPHS Read 2nd & Rerefer
1/21/25 R Read 2nd & Rerefer
1/23/25 F Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

READ 2ND & REREFER

8. [2025-0002](#) ORD-MC Creating Secs 382.504 (Council Approval of Solid Waste Assessment Reductions), 382.505 (City's Obligation to Fund Solid Waste Assessment Reductions) & 382.506 (Effective Date), Pt 5 (Solid Waste Service Fee), Ch 382 (Waste Collection & Disposal Service by Contractors & City), Ord Code, to Etab Reductions for Solid Waste Assessments; Req Coordination with the City of Atlantic Beach, the City of Neptune Beach, the City of Jax Beach & the Town of Baldwin; Prov for Codification Instructions (Reingold) (Introduced by CM Carlucci) (GAB CPAC Apv)
1/14/25 CO Introduced: NCSPHS, R, F, TEU
1/21/25 NCSPHS Read 2nd & Rerefer
1/21/25 R Read 2nd & Rerefer
1/23/25 F Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

READ 2ND & REREFER

9. [2025-0016](#) ORD Renaming a Public Park Pursuant to Sec 122.105 (Public Buildings, Public Facilities & Public Parks Naming & Renaming Procedures), Ord Code; Renaming “Losco Regional Park” Located at 10931 Hood Rd S, Jax, FL 32257, to Be Known as the “Richard H. ‘Dick’ Kravitz Regional Park” in Recognition of the Service & Accomplishments of Dick Kravitz to the City & the Mandarin Community (Dist. 6-Boylan) (Staffopoulos) (Introduced by CMs Boylan & Carlucci)
1/14/25 CO Introduced: NCSPHS, TEU
1/21/25 NCSPHS Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
TEU PH Per Sec. 122.105 - 2/19/25
Public Hearing Pursuant to Sec. 122.105, Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25

READ 2ND & REREFER

10. [2025-0023](#) ORD-MC Estab Coastal Ridge Community Dev District (Coastal Ridge CDD), Pursuant to Sec 190.005, F.S., & Ch 92, Ord Code; Naming the Coastal Ridge CDD; Describing the External Boundaries of the Coastal Ridge CDD; Naming the Initial Coastal Ridge CDD Board Of Supervisors; Including the Grant of Special Powers; Including the Grant to Include Certain Future Expansion Parcels Within 10 Yrs; Amend Sec 92.22 (Existing Community Development Districts), Ch 92 (Uniform Community Development Districts), Ord Code, to Include the Coastal Ridge CDD; Prov Codification Instructions; Prov for Conflict & Severability (MacGillis) (Introduced by the TEU Committee Pursuant to Sec 92.09, Ord Code) (PD Apv)
1/14/25 CO Introduced: NCSPHS, R, TEU
1/21/25 NCSPHS Read 2nd & Rerefer
1/21/25 R Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 & Sec 190.005, F.S. & Sec 92.11 Ord Code - 2/25/25

READ 2ND & REREFER

11. [2025-0028](#) ORD Auth the Mayor, or Her Desig, & the Corp Sec to Execute an Agmt with Fernandina Mulch & Stone, LLC d/b/a Liberty Landscape Supply (Liberty Landscape) for the Design & Installation of Landscaping & Irrigation in the Roundabout Located at the Intersection of Spring Park Rd & Spring Glen Rd in Council Dist 5; Invoking the Exemption in Sec 126.108 (g) (Exemptions From Competitive Solicitation), Subpt A (General Regulations), Pt 1 (General Regulations; Ethics & Transparency in Public Contracting), Ch 126 (Procurement Code), Ord Code, to Allow for a Direct Contract with Liberty Landscape; Prov for Oversight by the Dept of Public Works (Staffopoulos) (Introduced by CM J. Carlucci)
1/14/25 CO Introduced: NCSPHS, R, F, TEU
1/21/25 NCSPHS Amend/Rerefer 6-0
1/21/25 R Amend/Rerefer 7-0
1/23/25 F Amend/Rerefer 5-0
1/23/25 TEU Amend/Rerefer 4-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

AMEND/REREFER

Aye: 4 - Lahnen, Carlucci, Gay and Peluso

Excused: 3 - Pittman, Clark-Murray and Gaffney Jr.

The NCSPHS amendment was approved unanimously via a voice vote. Ed Linsky explained the amendment stating that the amendment includes an appropriation for \$25,750 from Council District 5 parks improvement account which was approved through legislation earlier in the year and the remaining necessary funds of \$20,000 will come from tree trimming and beautification account. A motion to re-refer as amended was approved unanimously.

NCSPHS AMENDMENT

- 1. Include appropriation of \$25,750 (from funding previously appropriated by Ord. 2024-876-E for Council District 5 park improvements)**
- 2. Add language indicating \$20,000 from funding previously appropriated by Ord. 2024-879-E for county-wide tree trimming and median beautification will be used for this project**
- 3. Attach BT as a new exhibit**

12. [2025-0029](#) ORD Approp \$1,500,000.00 (\$1,250,000.00 in Grant Funds from the Build America Bureau within the U.S. DOT, Through the Innovative & Asset Concession Grant Program, & \$250,000.00 in Matching Funds in the Form of in Kind Services) for the LaVilla Transit Innovation & Equity Proj; Auth the Addition of 1 FT Position, & 1,040 Annual PT Hours within the Transportation Planning Div; Prov for City Oversight by the Transportation Planning Div of the Planning & Development Dept (B.T. 25-034) (R.C. 25-048) (Sawyer) (Req of Mayor)
1/14/25 CO Introduced: NCSPHS, F, TEU
1/21/25 NCSPHS Read 2nd & Rerefer
1/23/25 F Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

READ 2ND & REREFER

13. [2025-0030](#) ORD-MC re the Mayor's Reorg of the Executive Branch Pursuant to Pt 2 (Executive Reorganization), Ch 21 (Executive Branch, Generally), Ord Code; Recitals; Repealing in their Entirety Pt 5 (Development Services Division) & Pt 6 (Building Inspection Division), Ch 30 (Planning & Development Department), Pt 6 (Solid Waste Division), Ch 32 (Public Works Department) & Pt 4 (Environmental Quality Division), Ch 34 (Neighborhoods Department) Ord Code; Estab a New Pt 7 (Solid Waste Division) & a New Pt 8 (Environmental Quality Division), Ch 23 (Office of Administrative Services), Ord Code; Amend Sec 30.801 (Establishment; Responsibilities), Pt 8 (Transportation Planning Division), Ch 30 (Planning & Development Department), Ord Code, to Add Add'l Responsibilities; Estab a New Pt 10 (Development Services Division) & a New Pt 11 (Building Inspection Division), Ch 32 (Public Works Department), Ord Code, Shifting Responsibilities to Public Works; Amend Sec 94.106 (Duties), Ch 94 (Tree Commission), Ord Code, Shifting Duties to Public Works; Amend Sec 327.104 (Administration), Ch 327 (Sustainable Building Program), Ord Code Shifting Responsibilities to Public Works; Amend Sec 380.102 (Definitions), Ch 380 (Solid Waste Management, Ord Code, Redefining the Director; Amend Ch 654 (Code of Subdivision Regulations), Ord Code, Shifting Duties to Public Works; Amend Sec 711.427 (Registration & Permit for Placing, Maintaining, or Collocating Communications Facilities in City R/Ws Associated with Collocation of Small Wireless Facilities or Small Wireless Sole Purpose New Utility Poles), Subpt C (General Permit Conditions for Collocation of Small Wireless Facilities & Small Wireless Sole Purpose New Utility Poles), Pt 4 (Communications Facilities in City R/Ws), Ch 711 (City R/Ws), Ord Code Shifting Responsibilities to Public Works; Amend Ch 745 (Addressing & Street Naming Regulations), Ord Code, Shifting Responsibilities to Public Works Auth Positions; Apv the Updated 1Cloud Center List; Prov for an Organizational Chart; Prov for Transition; Prov that the Authority, Privileges, Rights, Duties, Obligations or Relationships of the City's Constitutional Officers or Independent Agencies Will Not Be Diminished or Enhanced by this Ord; Auth the Council Auditor's & General Counsel's Office to Make Technical Amends; Prov for Severability; Prov for Codification Instructions (Reingold) (Req of Mayor)
- 1/14/25 CO Introduced: NCSPHS, R, F, TEU, LUZ
1/21/25 NCSPHS Read 2nd & Rerefer
1/21/25 R Read 2nd & Rerefer
1/23/25 F Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
1/23/25 LUZ Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

READ 2ND & REREFER

14. [2025-0031](#) ORD-MC Amend Sec 124.108 (Maps, Plats, Manuals, Books & Real Estate Records), Pt 1 (Distribution & Sale of Documents), Ch 124 (Public Records), Ord Code, Removing the Fees Collected for Maps, Plats, Manuals, Books, & Real Estate Records from the List of Fees Subject for Review in the Annual Review of Fees as Described in Sec 106.112 (Annual Review of Fees), Pt 1 (General Provisions), Ch 106 (Budget & Accounting Code), Ord Code; Providing for Codification Instructions (Sawyer) (Req of Mayor)
1/14/25 CO Introduced: R, F, TEU
1/21/25 R Read 2nd & Rerefer
1/23/25 F Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

READ 2ND & REREFER

15. [2025-0032](#) ORD Apv & Auth the Mayor, or Her Desig, & Corp Sec to Execute & Deliver, for & on Behalf of the City “the Real Estate Purchase Agrmt” btwn the City & JTA, for the Purpose of Acquiring 1.02± Acres of Real Property Consisting of 0 Leila St (R.E. # 088968-0000), & Portions of 725 Leila St (R.E. # 088985-0050) & 0 Riverside Ave (R.E. # 088969-0100); Apv & Auth the Mayor & Corp Sec to Execute & Deliver, for & on Behalf of the City, the “Parking Agrmt” btwn City & JTA; Closing & Abandoning &/or Disclaiming an Opened & Improved Portion of Magnolia St as Recorded in Deed Book “AJ”, Pgs 722-724, & in the Plat of Brooklyn, All of the Current Public Records of Duval County, FL, at the Request of the City’s Engineering & Construction Mgmt Div of the Dept of Public Works, Subject to the Reservation of an All-Utilities Facilities, & Access Easement in Favor of the City & JEA; Prov for Appvl Subject to Conds; Prov for Oversight of the Acquisition of the Property & the R/W Closure by the Real Estate Div & Oversight of the Parking Agrmt & the Mgmt of the Property After Acquisition by the Engineering & Construction Mgmt Div of the Dept of Public Works (Dist. 7-Peluso) (Wilson) (Req of Mayor)
1/14/25 CO Introduced: F, TEU
1/23/25 F Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
TEU PH Pursuant to Sec 336.10, F.S. - 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

READ 2ND & REREFER

Chair Lahnen asked committee members if they had any comments.

Council Member Peluso proposed inviting representatives from the University of North Florida (UNF) to present findings from their rental project study. He suggested that the presentation could provide an overview of rental prices around Jacksonville. He noted that the TEU Committee meetings are “less robust” compared to others, while acknowledging that the topic may not directly align with transportation, energy, or utilities.

Chair Lahnen expressed support for the proposal, highlighting the committee’s efficient use of time. He stated that he had already reviewed some highlights of the UNF study and believed it would be valuable to hear a detailed presentation. The Chair suggested a 15-minute time slot for the presentation and assigned Council Member Peluso to coordinate with UNF to schedule the presentation.

Chair Lahnen adjourned the meeting.

NOTE: The next regular meeting will be held Tuesday, February 4, 2025.

*******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.

Minutes: Nayeli Jimenez- Council Research Division
njimenez1@coj.net 904-255-5140
Posted: 01/24/2025 12:00 PM