

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, December 5, 2023

2:00 PM

**Council Chamber
1st Floor, City Hall**

Transportation, Energy & Utilities Committee

Ju'Coby Pittman, Chair

Chris Miller, Vice Chair

Matt Carlucci

Tyrona Clark-Murray

Mike Gay

Nick Howland

Jimmy Peluso - Excused Absence

Legislative Assistant: Steven Libby

Council Auditor's Office: Edward Linsky

Council Research: Eamon Webb

Office of General Counsel: Carla Lopera

Administration: Bill Delaney, Council Liaison

Planning Dept.: Laurie Santana

Meeting Convened: 2:01 PM

Meeting Adjourned: 3:06 PM

Present: 6 - Chair Ju'Coby Pittman, Vice Chair Chris Miller, Council Member Matt Carlucci, Council Member Tyrona Clark-Murray, Council Member Mike Gay and Council Member Nick Howland

Excused: 1 - Council Member Jimmy Peluso

Attendance:

Presentation by Laurie Santana, Planning and Development Department, on Mobility Plan

Laurie Santana, Chief of Transportation Planning, gave a presentation on Mobility Fees.

She explained the statutory history behind concurrency, which is the principle that infrastructure needed for development must be in place at the time of development. The state ended concurrency for transportation in 2009, and Jacksonville enacted its first Mobility Plan in 2011 to replace transportation concurrency.

Mobility fees are an impact fee, paid for by developers to obtain their construction permits, to mitigate the transportation impact of new development.

The Mobility Plan is updated every five years and prioritizes projects that are eligible to receive mobility fees.

Mobility "zones" are the districts into which the City is divided, and the City is further categorized into urban priority, urban, suburban, and rural areas. The Mobility Plan models growth in the City, with the current plan projecting out to year 2045, and calculates a mobility fee based on the anticipated needed additional transportation capacity. Ms. Santana explained the inputs for the calculation as to how the fees are calculated. She showed figures explaining demonstrating how much money is being generated in specific zones.

CM Gay expressed concern and frustration about the potential for fees collected in a certain mobility zone to not be utilized within the same City Council district in which they were collected. He cited Yellow Bluff Road in District 2 as an example of transportation capacity not being able to keep up with development.

CM Clark-Murray asked about the distinction between concurrency fees and mobility fees, and Ms. Santana explained that schools are built using concurrency fees, needing to be in place at the time of additional development, but transportation does not need to be concurrent with development.

CM Pittman asked about the potential that development could deviate from the modeled growth under the Mobility Plan, and Ms. Santana stated that the City could fund transportation capacity using CIP funds in these scenarios.

CM Carlucci described older policies that related to development and transportation capacity, stating that funds collected through concurrency had to be used within a certain radius from the position of the development from which they were collected. Ms. Santana described that funds have to be used within a rational nexus from the development. CM Carlucci described previous fair share requirements, which disincentivized overdevelopment by requiring that the developer who raised capacity over a certain threshold pay a large fee. Ms. Santana explained that one purpose behind the mobility fee was to spread this cost across all developers rather than penalizing the specific developer who brought development over capacity.

CM Carlucci expressed frustration that CMs do not have any control over how these fees are spent, stating that it was better for elected officials rather than a computer model to assess the needs of their constituents. He suggested that a Special Committee could be formed to discuss this issue.

CM Gay stated that funds are not responsive enough to new development and that transportation capacity is not able to keep up with new development, citing the Yellow Bluff Road example.

Bill Delaney, Council Liaison of the administration, stated that the administration would welcome a noticed meeting on the subject but cautioned against the mentality that mobility fees collected in a certain area have to be used specifically in that area, pointing out that people from all across the City use transportation infrastructure in other districts.

Item/File No.	Title History
1. 2023-0441	ORD Approp \$2,392,309.57 in Reallocated Emergency Rental Assistance Prog (Round 2) Grant Funds from the U.S. Dept of Treasury to the Community Dev Fund Miscellaneous Grants & Aids Acct to Prov Emergency Rent & Utility Assistance to Eligible Households in Duval County Through 9/30/25, to be Administered by the Housing & Community Dev Div of the Neighborhoods Dept in Accord With the Emergency Rental Assistance Prog Estab by Sec 501, Div N, of the Consolidated Appropriations Act, 2021; Prov for Oversight (B.T. 23-102) (Staffopoulos) (Req of Mayor) (Co-Sponsor CM Clark-Murray) 7/25/23 CO Introduced: NCSPHS, F, TEU 7/31/23 NCSPHS Read 2nd & Rerefer 8/1/23 F Read 2nd & Rerefer 8/1/23 TEU Read 2nd & Rerefer 8/8/23 CO PH Read 2nd & Rerefer 12/4/23 NCSPHS Substitute/Approve 5-0 12/5/23 F Substitute/Approve 6-0 12/5/23 TEU Substitute/Approve 6-0 Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 8/8/23

SUBSTITUTE/APPROVE

Aye: 6 - Pittman, Miller, Carlucci, Clark-Murray, Gay and Howland

Excused: 1 - Peluso

As substituted:

- **The Neighborhoods Department will contract for the following projects:**
 - **\$1 million to Jacksonville Housing Authority (JHA) for construction of 5 new single-family units**
 - **\$1 million to Ability Housing for development and construction of a 90 unit apartment community off 103rd St.**
 - **\$392,309.57 to Jacksonville Community Land Trust for the construction of 2 new single-family units**

Edward Linsky of the Council Auditor's Office explained the NCSPHS substitute, which specified the focus on affordable housing, included a waiver of the Ordinance Code to allow for direct contracting, and included a term sheet.

The substitute was unanimously approved by the Committee.

2. [2023-0758](#) ORD Closing & Abandoning &/or Disclaiming an Opened & Unimproved Portion of the Craig Drive R/W, Estab in the Plat of Atlantic Blvd Estates Sec 8, as Recorded, at the Req of Holly King, Subj to Reservation Unto the City of an All Utilities, Facilities & Access Easement & Reservation Unto the City of a Drainage Easement; Prov for Appvl Subj to Conditions (Dist 2 - Gay) (Dillard) (Req of Mayor)
10/24/23 CO Introduced: TEU
11/7/23 TEU Read 2nd & Rerefer
11/14/23 CO PH Read 2nd & Rerefer
12/5/23 TEU PH Withdraw 6-0
TEU PH Pursuant to Sec 336.10, F.S. - 11/21/23, 12/5/23
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/14/23

PH WITHDRAW

Aye: 6 - Pittman, Miller, Carlucci, Clark-Murray, Gay and Howland

Excused: 1 - Peluso

Public Hearing:

Holly King spoke in opposition to the withdrawal and in support of the disclaiming of this portion of right-of-way, stating that had chosen the 12 foot amount to allow for enough footage of right-of-way to remain.

Carla Lopera of the Office of the General Counsel clarified that it was the recommendation of the administration to withdraw the bill.

Renee Hunter, Chief of Real Estate, stated enough footage of right-of-way would remain if the disclaiming of this portion of right-of-way were to be approved, but on site inspection, the remaining right-of-way could present safety and access issues for the several property owners who needed it given the vegetation that surrounds the right-of-way. She added that this situation was disputatious between those who supported the disclaiming and those who opposed it; it was the recommendation of the administration to leave the right-of-way as is.

Eric King spoke in opposition to the withdrawal and in support of the disclaiming of this portion of right-of-way, stating that the remaining portion of right-of-way would be wider than the main road in the area.

Jerome Jordan spoke in support of withdrawal and in opposition to the disclaiming of this portion of right-of-way, stating that it would narrow the right-of-way enough to prevent a safety hazard for those who needed the right-of-way for access. He added that it was not right for the City to disclaim this portion of right-of-way so that private owners could use it for parking when others needed it for access to their property.

CM Gay stated that he supported the withdrawal of the disclaiming of this portion of right-of-way after site inspection, saying that the remaining footage was not representative of how easy it would be to access the affected properties given the growth surrounding the right-of-way. He reiterated that this was a disputatious situation and that it would be best to leave the right-of-way as is.

CM Clark-Murray asked whether it would be possible for the applicant to be refunded the application fee if the bill were withdrawn. Ms. Lopera explained that the withdrawal would send the application back to the administration for denial, and Ms. Hunter stated that the administration planned on refunding the application fee.

CM Howland asked about the specifics of the safety concern presented by the possible disclaiming, and CM Gay stated that the Fire Department had difficulty accessing the affected properties in response to a fire on one of the affected properties.

3. [2023-0793](#) ORD Naming the City-Owned Bldg Located at 6360 Commerce St, Jax, FL 32211, in Council Dist 1, Pursuant to Sec 122.105 (Public Buildings, Public Facilities & Public Parks Naming & Renaming Procedures), Ord Code, To be Known As the “Rita F. Reagan Building” (Staffopoulos) (Introduced by CMs Salem & Amaro) (Co-Sponsor CM Carlucci)
11/14/23 CO Introduced: NCSPHS, TEU

11/20/23 NCSPHS Read 2nd & Rerefer
11/21/23 TEU Read 2nd & Rerefer
11/28/23 CO Read 2nd & Rerefer
TEU PH Per Sec. 122.105 - 1/3/24
Public Hearing Pursuant to Sec. 122.105, Ch 166, F.S. & C.R. 3.601 - 1/9/24
Public Hearing Add. Per Sec. 122.105 - 1/23/24

DEFER

4. [2023-0794](#) ORD Apv & Auth the Mayor, or Her Designee, & Corp Sec to Execute & Deliver to Brd of Trustees of the Florida Junior College at Jacksonville, a Body Politic, a Release of Restrictive Covenants for the Purpose of Releasing the City's Existing Right of Reverter in & to a Parcel of Real Property Located at 990 N. Main St, thereby Enabling the Grantee to Sell the Property to a 3rd Party Buyer in its Sole Discretion (R.E. # 074367-0000) (Wilson) (Introduced by CM Peluso)
11/14/23 CO Introduced: F, TEU
11/21/23 F Read 2nd & Rerefer
11/21/23 TEU Read 2nd & Rerefer
11/28/23 CO PH Read 2nd & Rerefer
12/5/23 F Approve 7-0
12/5/23 TEU Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/28/23

APPROVE

Aye: 6 - Pittman, Miller, Carlucci, Clark-Murray, Gay and Howland

Excused: 1 - Peluso

Scrivener's

Pg. 1, line 13, strike "990" and insert "940"

- Property was granted by the City to FSCJ in 1980 with restrictive covenants that FSCJ will restore, maintain and use the property for educational and college related purposes
- Property is currently utilized by JSO under a rent-free MOU with FSCJ
- This legislation would terminate the City's existing right of reverter to the property, enabling FSCJ to sell the property to a third party buyer free and clear of the City's reversionary interest
- The subject property is approximately 10% of the greater parcel's size that has a Property Appraiser assessed value of \$1.9 million

AUDITOR COMMENTS:

- By terminating the City's right of reverter, the City is relinquishing its right to the property and any proceeds that might generated from the sale of the property
- JSO may have to move to a different facility that could result in additional costs if they are unable to find another rent-free option

AUDITOR RECOMMENDED AMENDMENT

The City should receive a portion of the sales price through either an agreement with FSCJ or by exercising the right of reverter and selling directly to the third party buyer

5. [2023-0795](#) ORD re Ch 745 (Addressing & Street Naming Regulations) Ord Code; Estab an Honorary St Desig & Associated Rdwy Markers for "Historic Florida Ave" Re-named, in 1994, as "A. Philip Randolph Blvd" btwn Bay St & 1st St;" Estab an Honorary St Desig on A. Philip Randolph Blvd Extending from Beaver St to 1st St E in Council Dist 7 for "Historic Florida Ave"; Prov for the Installation of 2 Honorary Rdwy Markers to be Located in Appropriate Locations on the Desig Rd in Council Dist 7; Waiver of Sec 745.105 (i)(1)-(3) & (j)(3) which Requires that an Honoree Achieved Prominence, be Deceased for 5 Yrs, Live in the Community within 5 Miles of the St Being Desig for at Least 10 Yrs & be a Deceased Person; Directing Legislative Svcs Div to Forward this Ord to Planning & Dev Dept, Addressing Div for Processing, Implementation & Coordination with the Public Works Dept, Traffic Engineering & other Affected Agencies & Organizations (Pollock) (Introduced by CM Peluso) (Co-Sponsors CMs Clark-Murray, Carlucci & Johnson)
11/14/23 CO Introduced: R, TEU
11/20/23 R Read 2nd & Rerefer
11/21/23 TEU Read 2nd & Rerefer
11/28/23 CO PH Read 2nd & Rerefer
12/4/23 R Approve 5-0
12/5/23 TEU PH Approve 6-0
TEU PH Pursuant to Ch 745 Ord Code - 12/5/23
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 11/28/23

PH APPROVE

Aye: 6 - Pittman, Miller, Carlucci, Clark-Murray, Gay and Howland

Excused: 1 - Peluso

Scrivener's

- 1. Standardize presentation of historic "Florida Avenue" throughout legislation**
- 2. Correct grammar and punctuation**

- Waives Section 745.105 (i)(1)-(3) and (j)(3) because the renaming is not in honor of a deceased person**

Public Hearing:

There were no speakers to discuss the legislation, and the Public Hearing was closed.

CM Clark-Murray noted that most affected constituents were in support of this honorary roadway designation.

- 6. [2023-0797](#)** ORD Making Certain Findings; Apv the Application of Gaston Tree Debris Recycling, L.L.C. For Renewal of Its Certificate of Public Convenience & Necessity (CON) to Operate a Yard Trash Recycling Facility With a Modification to Allow for the Expansion of the Facility onto an Adjacent Parcel; Prov for Conds of Said Renewal (Dillard) (Introduced by CP Salem)
11/14/23 CO Introduced: NCSPHS, TEU
11/20/23 NCSPHS Read 2nd & Rerefer
11/21/23 TEU Read 2nd & Rerefer
11/28/23 CO Read 2nd & Rerefer
TEU PH Pursuant to Ch 380, Ord Code - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/9/24

DEFER

- 7. [2023-0834](#)** ORD Closing & Abandoning &/or Disclaiming an Unopened & Unimproved Portion of the Eden St R/W, Estab in the Plat of Biltmore # 05 Replat, as Recorded, at the Req of Tober Corporation; Prov for Appvl Subj to Conditions (Dist 10 - Pittman) (Dillard) (Req of Mayor)
11/28/23 CO Introduced: TEU
12/5/23 TEU Read 2nd & Rerefer
TEU PH Pursuant to Sec 336.10, F.S. - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

READ 2ND & REREFER

8. [2023-0835](#) ORD Closing & Abandoning &/or Disclaiming an Unopened & Unimproved Portion of the Moat St Alley R/W, Estab in the Plat of W Jacksonville, as Recorded, at the Req of Sar Inv LLC; Prov for Appvl Subj to Conditions (Dist 9 - Clark-Murray) (Dillard) (Req of Mayor)
11/28/23 CO Introduced: TEU
12/5/23 TEU Read 2nd & Rerefer
TEU PH Pursuant to Sec 336.10, F.S. - 1/3/24
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/12/23

READ 2ND & REREFER

9. [2023-0837](#) ORD Approp \$1,042,000.00 from the Countywide Bridges Proj to Fund 2 Named Projs, with \$792,000.00 to Fund Yellow Bluff Rd Bridge Repairs, & \$250,000.00 to Fund the New Berlin Guardrails Proj; Purpose of Approp; Amend the 24-28 5-Yr CIP Appvd by Ord 2023-505-E to Reflect this Approp of Funds (B.T. 24-027) (Wilson) (Req of Mayor)
11/28/23 CO Introduced: NCSPHS, F, TEU
12/4/23 NCSPHS Read 2nd & Rerefer
12/5/23 F Read 2nd & Rerefer
12/5/23 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 12/12/23

READ 2ND & REREFER

10. [2023-0838](#) ORD Approp \$50,000.00 in State Grant Funding from the State of FL, Dept of State, Div of Historical Resources to Fund a Survey of Historic Structures Within the Boundaries of the Locally Designated Springfield Historic Dist; Purpose Of Approp; Apv & Auth the Mayor, Or Her Designee, & the Corp Sec to Execute & Deliver a Grant Agrmt with the State of FL, Dept of State, for the Purpose of Prov the Grant Funds to the City; Prov for Oversight by the Planning & Dev Dept; Req 1-cycle Emergency Passage (B.T. 24-026) (Wilson) (Req of Mayor)
11/28/23 CO Introduced: NCSPHS, F, TEU
12/4/23 NCSPHS Emergency/Approve 5-0
12/5/23 F Emergency/Approve 7-0
12/5/23 TEU Emergency/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 12/12/23

EMERGENCY/APPROVE

Aye: 6 - Pittman, Miller, Carlucci, Clark-Murray, Gay and Howland

Excused: 1 - Peluso

- **The scope of work includes procuring professional historical preservation services, conducting archival research, and conducting field surveys**
- **No City match is required**
- **Grant period is July 1, 2023 – June 30, 2024**
- **The nature of the emergency is that the City must complete the survey before the end of the grant term**

Edward Linsky of the Council Auditor's Office explained the nature of the emergency, with the grant period ending in June. The emergency was unanimously approved by the Committee.

11. [2023-0839](#) ORD Approp a \$1,000,000 Grant from the EPA for Climate Pollution Reduction Activities that Include Estab of a Greenhouse Gas Inventory & the Creation & Implementation of a Climate Action Plan for the Jax Metropolitan Statistical Area; Prov for Carryover to FY 26-27; Prov for Oversight by the Planning & Dev Dept; Req 1-Cycle Emergency Passage (Staffopoulos) (Req of Mayor)
11/28/23 CO Introduced: NCSPHS, F, TEU
12/4/23 NCSPHS Emergency/Amend/Approve 5-0
12/5/23 F Emergency/Amend/Approve 7-0
12/5/23 TEU Emergency/Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 12/12/23

EMERGENCY/AMEND/APPROVE

Aye: 6 - Pittman, Miller, Carlucci, Clark-Murray, Gay and Howland

Excused: 1 - Peluso

AMENDMENT

1. **Attach Revised Exhibit 1 (BT) to correct account codes and amounts**
2. **Authorize part time hours and attach RC as new Exhibit**

- **City will be required to provide a Priority Climate Action Plan by March 1, 2024 and Comprehensive Climate Action Plan by September 5, 2025**
- **Grant period ends August 31, 2027**
- **No City match is required**
- **Additional related grant funding is anticipated to be available in the future**
- **The nature of the emergency is the limited time to complete phase one of the grant in order to qualify for second phase funding**

Edward Linsky of the Council Auditor's Office explained the nature of the emergency, with the first deliverable due in March. The emergency was unanimously approved by the Committee.

Mr. Linsky explained the amendment, which corrected account codes and authorized part time hours. The amendment was unanimously approved by the Committee.

12. [2023-0840](#) RESO Auth the Granting of a Non-Residential Solid Waste Collection & Transportation Franchise to Five Talent Services, LLC d/b/a Mobiledumps of Jacksonville Pursuant to Ch 380 (Solid Waste Management), Pt 6 (Nonresidential Solid Waste Collection & Transportation Franchise), Ord Code; Prov for Oversight by the Dept of Public Works, Solid Waste Div (Dillard) (Req of Mayor)
11/28/23 CO Introduced: NCSPHS, F, TEU
12/4/23 NCSPHS Read 2nd & Rerefer
12/5/23 F Read 2nd & Rerefer
12/5/23 TEU Read 2nd & Rerefer

READ 2ND & REREFER

Public Comment:

none

NOTE: The next regular meeting will be held Wednesday, January 3, 2024.

*******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:

Eamon Webb, EWebb@coj.net
(904) 255-5140
Posted 12/7/2023, 2:00 PM