

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Wednesday, September 3, 2025

9:30 AM

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

Transportation, Energy & Utilities Committee

Will Lahnen, Chair

Ju'Coby Pittman, Vice Chair

Rahman Johnson

Ken Amaro

Matt Carlucci

Reggie Gaffney, Jr.

Tyrone Clark-Murray - Excused

Legislative Assistant: Rebecca Bolton

Council Auditor's Office: Edward Linsky

Council Research: Nayeli Jimenez

Office of General Counsel: Carla Lopera

Administration: Bill Delaney

Planning Dept.: Laurie Santana

COUNCIL RULE 4.505 DISRUPTION OF MEETING

Any person who disrupts a regular meeting of the City Council, standing committees, special or select committees, sub-committees or any other public meeting presided over by a City Council Member may be forthwith barred, removed, or otherwise ejected, in the discretion of the presiding officer, from further attendance at that meeting. If necessary, due to the nature of the disruption, the audience may be cleared from the Council Chambers or meeting location in the discretion of the presiding officer.

Any person who refuses to leave the City Council Chamber may be subject to arrest.

Disruption of a meeting includes the following types of behaviors:

- 1) Any form of political campaigning or electioneering regarding a specific candidate or group of candidates in City elections;**
- 2) Impeding the orderly progress of the meeting by shouting, yelling, whistling, chanting, singing, dancing, clapping, foot stomping, snapping fingers, cheering, jeering, using artificial noise makers or musical instruments, waving signs of any size, or engaging in any other display of excessive noise, sounds, or movement;**
- 3) Displaying or waving signs of any sort, except where used to support the speaker's presentation at the podium, and only where the sign is 21 inches by 21 inches or smaller in size and cannot be displayed in a manner which unreasonably obstructs the view of the dais for any member of the audience, regardless of message;**
- 4) Audible noise from cellphones or other electronic devices;**
- 5) Consumption of alcohol or controlled substances;**
- 6) Making vulgar or offensive remarks or gestures, or using threatening language or gestures, including but not limited to pantomiming discharging a firearm, choking, or throat-cutting;**
- 7) Refusing to stop speaking when his or her time has expired or is otherwise directed by the presiding officer to do so due to disruptive behavior as described herein;**
- 8) Returning to the meeting after having been removed or ejected, or attempting to do so.**

Meeting Convened: 9:30 AM

Meeting Adjourned: 9:44 AM

Present: 6 - Will Lahnen, Ju'Coby Pittman, Rahman Johnson, Matt Carlucci, Reggie Gaffney Jr. and Ken Amaro

Excused: 1 - Tyrona Clark-Murray

Attendance:

Chairman Lahnen convened the meeting, and the attendees introduced themselves for the record. He stated that JTA plans to provide an update in October regarding the Emerald Trail.

Item/File No.	Title History
1. <u>2025-0448</u>	ORD-MC re Industrial & Commercial Developments; Amend Sec 656.604 (Number of Off-Street Parking Spaces Required), Subpt a (Off-Street Parking, On-Street Parking & Loading for Motor Vehicles), Pt 6 (Off-Street Parking, On-Street Parking & Loading Regulations), Ch 656 (Zoning Code), Ord Code, to Modify the Parking Requirements for Industrial, Wholesale, Warehouse, Storage & Similar Uses; Amend Sec 656.1209 (Applicability), Subpt C (Landscaping Requirements), Pt 12 (Landscape & Tree Protection Regulations), Ch 656 (Zoning Code), Ord Code, to Modify Landscaping Requirements for Industrial & Commercial Development; Prov for Codification Instructions (Reingold) (Introduced by CM White) (PD & PC Amd/Apv) 6/10/25 CO Introduced: NCSPHS, TEU, LUZ 6/16/25 NCSPHS Read 2nd & Rerefer 6/17/25 TEU Read 2nd & Rerefer 6/17/25 LUZ Read 2nd & Rerefer 6/24/25 CO PH Read 2nd & Rerefer 8/4/25 NCSPHS Approve 6-0 8/5/25 TEU Amend/Approve 5-0 8/5/25 LUZ PH Amend/Approve 7-0 8/12/25 CO Amend/Rerefer 18-0 LUZ PH: 8/5/25 & 9/16/25 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25 & 9/9/25

DEFER

2. [2025-0522](#) ORD Approp \$1,249,447.00 from the Bldg Inspection Fund (15104) Fund Bal to Provide Funding for the Installation of Electric Chargers for City Vehicles Used by the Bldg Inspection Div of the Dept of Public Work; Prov for Carryover of Funds into FY 25-26 (B.T. 25-095) (Dillard) (Req of Mayor)
7/22/25 CO Introduced: R, TEU, F
8/4/25 R Read 2nd & Rerefer
8/5/25 TEU Read 2nd & Rerefer
8/5/25 F Read 2nd & Rerefer
8/12/25 CO PH Read 2nd & Rerefer
9/2/25 R Approve 6-0-1 (Freeman)
9/3/25 TEU Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 8/12/25

APPROVE

Aye: 6 - Lahnen, Pittman, Johnson, Carlucci, Gaffney Jr. and Amaro

Excused: 1 - Clark-Murray

Chair Lahnen explained his reasoning for supporting this bill.

- **Electric chargers will be installed at various City locations around town**
- **Charging stations will be limited to use for Building Inspection vehicles**
- **Fleet Management recently acquired 18 electric vehicles for the Building Inspection Division**
- **There is currently not a plan to install separate meters at the chosen locations so leaving the occupant of the building responsible for the electric charges associated with charging the Building Inspection vehicles**

3. [2025-0603](#) ORD Closing & Abandoning &/or Disclaiming a 10-Foot-Wide Drainage Easement as Estabd in Official Records Bk 6650, Pg 1242, as Recorded in the Current Public Records of Duval County, FL, Located in Council Dist 5, at the Req of Millrose Properties Florida, LLC; Prov for Appvl Subj to Conds (Wilson) (Req of Mayor)
8/12/25 CO Introduced: TEU
8/19/25 TEU Read 2nd & Rerefer
8/26/25 CO PH Read 2nd & Rerefer
9/3/25 TEU PH Approve 6-0
TEU PH Pursuant to Sec 336.10, F.S. - 9/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25

PH APPROVE

Aye: 6 - Lahnen, Pittman, Johnson, Carlucci, Gaffney Jr. and Amaro

Excused: 1 - Clark-Murray

The public hearing was opened. There was no public comment. The public hearing was closed.

• **Closure requested in preparation for development of townhome community Emerald Isles**

4. [2025-0604](#) ORD Closing & Abandoning &/or Disclaiming an Unopened & Unimproved Portion of Fairchild St as Recorded in Plat Bk 14, Pg 29, Plat of Biltmore # 6, of the Current Public Records of Duval County, FL, Located in Council Dist 10, at the Req of EB Freight LLC; Prov for Appvl Subj to Conds (Wilson) (Req of Mayor)
8/12/25 CO Introduced: TEU
8/19/25 TEU Read 2nd & Rerefer
8/26/25 CO PH Read 2nd & Rerefer
9/3/25 TEU PH Approve 6-0
TEU PH Pursuant to Sec 336.10, F.S. - 9/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25

PH APPROVE

Aye: 6 - Lahnen, Pittman, Johnson, Carlucci, Gaffney Jr. and Amaro

Excused: 1 - Clark-Murray

The public hearing was opened. There was no public comment. The public hearing was closed.

• **Closure requested to expand area to store trucking equipment and fence off the closure area**

5. [2025-0605](#) ORD Closing & Abandoning &/or Disclaiming an Opened & Improved R/W, Western Ave, as Recorded in Plat Bk 6, Pg 16, Dahls Addition to Garden City, of the Current Public Records of Duval County, FL, Located in Council Dist 8, at the Req of David D. Hood & D.R. Horton, Inc.; Prov for Appvl Subj to Conds (Wilson) (Req of Mayor)
8/12/25 CO Introduced: TEU
8/19/25 TEU Read 2nd & Rerefer
8/26/25 CO PH Read 2nd & Rerefer
9/3/25 TEU PH Approve 6-0
TEU PH Pursuant to Sec 336.10, F.S. - 9/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25

PH APPROVE

Aye: 6 - Lahnen, Pittman, Johnson, Carlucci, Gaffney Jr. and Amaro

Excused: 1 - Clark-Murray

The public hearing was opened. There was no public comment. The public hearing was closed.

• Closure requested in preparation for Hansen Creek Phase II

6. [2025-0614](#) ORD Approp \$29,588,373 from the Old Middleburg 103rd - Branan Field - 01 - Other Construction Costs Acct to the R/W Acquisition Acct; Amend the 25-29 5-Yr CIP Appvd by Ord 2024-505-E to Reflect this Approp of Funds from the Other Construction Costs Acct to the R/W Acquisition Acct for the Proj Entitled “Old Middleburg 103rd - Branan Field - 01”; Declaring the Public Necessity for Acquiring Fee Simple Title, Temporary Construction Easements, & Permanent Drainage Easements, through Condemnation by Right of Eminent Domain to & Over Certain Real Property in Council Dists 12 & 14,...(Garrett) (Introduced by CM Johnson)
8/12/25 CO Introduced: R, TEU, F
8/18/25 R Read 2nd & Rerefer
8/19/25 TEU Read 2nd & Rerefer
8/19/25 F Read 2nd & Rerefer
8/26/25 CO PH Read 2nd & Rerefer
9/2/25 R Amend/Approve 8-0
9/3/25 TEU Amend/Approve 6-0
9/3/25 F Amend/Approve 8-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 8/26/25

AMEND/APPROVE

Aye: 6 - Lahnen, Pittman, Johnson, Carlucci, Gaffney Jr. and Amaro

Excused: 1 - Clark-Murray

Mr. Ed Linsky, Council Auditors Office, explained the amendment. The amendment passed via a voice vote. Council Member Johnson welcomed questions, thanked those who assisted with the legislation, and clarified the bill’s geographical coordinates in response to Council Member Amaro’s question.

AMENDMENT

1. Attach Revised Exhibit 2 (CIP) to correct prior years funding
2. Attach Revised Exhibit 3 (Parcel Listing) to correct identified parcels

- Authorizes the Chief of the Real Estate Division to negotiate and agree to the purchase of the necessary interests in real property for an identified 128 parcels
- Allows for offers up to 25% above appraised value and up to \$100,000 in business damages, exclusive of legal and professional fees
- In addition to the purchase price, the Chief of Real Estate is authorized to negotiate, settle, and authorize payment for attorneys' fees and costs legally due to the owner or tenant
- The Office of General Council is authorized to institute appropriate legal proceedings to acquire these properties by condemnation if negotiations are unsuccessful
- Waives settlement limitations in Sections 112.307 (Claims and suits brought against the City for monetary relief), 112.308 (Eminent domain), and 112.309 (Attorneys' fees) to allow for certain settlements in excess of \$50,000 without further Council approval

7. [2025-0638](#) ORD-MC Estab Kings Creek II Community Dev Dist (Kings Creek II CDD), Pursuant to Sec 190.005, F.S., & Ch 92, Ord Code; Naming the Kings Creek II CDD; Describing the External Boundaries of the Kings Creek II CDD; Naming the Initial Kings Creek II CDD Board of Supervisors; Including the Grant of Special Powers; Amend Sec 92.22 (Existing Community Development Districts), Ch 92 (Uniform Community Development Districts), Ord Code, to Include the Kings Creek II CDD; Prov Codification Instructions; Prov for Conflict & Severability (MacGillis) (Introduced by the TEU Committee Pursuant to Sec 92.09, Ord Code)
8/26/25 CO Introduced: R, TEU
9/2/25 R Read 2nd & Rerefer
9/3/25 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 - 10/14/25

READ 2ND & REREFER

8. [2025-0643](#) ORD Approp \$6,752,972.00 from the U.S. Environmental Protection Agency (EPA) for the Christobel Septic Tank Phase-Out Proj; Amend the 25-29 5-Yr CIP Appvd by Ord 2024-505-E to Reflect EPA Grant Funding for the Proj; Prov for Oversight by the Dept of Public Works, Engineering & Construction Mgmt Division (B.T. 25-112) (Dillard) (Req of Mayor) (Co-Sponsor CM Johnson)
8/26/25 CO Introduced: NCSPHS, TEU, F
9/2/25 NCSPHS Read 2nd & Rerefer
9/3/25 TEU Read 2nd & Rerefer
9/3/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/9/25

READ 2ND & REREFER

9. [2025-0644](#) ORD Closing & Abandoning &/or Disclaiming an Unopened & Unimproved Portion of the Capitola St R/W, as Recorded in Plat Bk 2, Pgs 59 & 60, in the Map of Grand Park Plat, of the Current Public Records of Duval County, FL, Located in Council Dist 10, at the Req of Transport Direct LLC, Subject Unto Reservation to City & JEA of a Non-Exclusive All-Utilities, Facilities, & Access Easement on, Over, Under, Through, & Across the Closure Area; Prov for Appvl Subj to Conds (Wilson) (Req of Mayor)
8/26/25 CO Introduced: TEU
9/3/25 TEU Read 2nd & Rerefer
TEU PH Pursuant to Sec 336.10, F.S. - 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/9/25

READ 2ND & REREFER

10. [2025-0650](#) ORD Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City a Chilled Water Svc Agrmt btwn JEA & City to Prov Chilled Water Svc to Various City Facilities in the Downtown Chilled Water Dist; Prov for Oversight by the PWD (Wilson) (Req of Mayor)
8/26/25 CO Introduced: NCSPHS, TEU, F
9/2/25 NCSPHS Read 2nd & Rerefer
9/3/25 TEU Read 2nd & Rerefer
9/3/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

READ 2ND & REREFER

11. [2025-0652](#) ORD re Ch 745 (Addressing & Street Naming Regulations), Ord Code; Renaming a Roadway Currently Identified as “Manning Cemetery Rd” to “Solomon Rd” in Council Dist 12; Directing the Chief of the LSD to Forward a Copy of This Ord, Once Enacted, to the PWD, Dev Svcs & Traffic Engineering Divs, for Processing & Coordination with 911 Emergency, the JFRD, the USPS, & Other Affected Agencies & Orgs (Pollock) (Introduced by CM White) (Co-Sponsor CM Miller)
8/26/25 CO Introduced: NCSPHS, TEU
9/2/25 NCSPHS Read 2nd & Rerefer
9/3/25 TEU Read 2nd & Rerefer
TEU PH Pursuant to Ch 745 Ord Code - 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

READ 2ND & REREFER

12. [2025-0655](#) ORD Approp \$2,474,030.29 from the Gen Fund Operating Fund - Interfund Transfer in Acct, Representing Returned Funding Related to Termination of the JIA CRA Pursuant to Ord 2023-496-E, to the Starratt Rd & Yellow Bluff Rd Intersection Improvement - Other Construction Costs Acct, to Prov Funds for Construction of Improvements at the Intersection of Starratt Rd & Yellow Bluff Rd; Amend the 25-29 5-Yr CIP Appvd by Ord 2024-505-E to Reflect This Approp of Funds to the New Proj Entitled "Starratt Rd & Yellow Bluff Rd Intersection Improvement"; Prov for Oversight by the PWD (Staffopoulos) (Introduced by CM Gay)
8/26/25 CO Introduced: NCSPHS, TEU, F
9/2/25 NCSPHS Read 2nd & Rerefer
9/3/25 TEU Read 2nd & Rerefer
9/3/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

READ 2ND & REREFER

13. [2025-0661](#) ORD Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, a Transfer & Maintenance Agrmt btwn the City & the FDOT, Prov for the Transfer of a 2.72± Acre Parcel of Real Propty (R.E. # 132045-0000) from FDOT to the City, for No Consideration, as an Addition to Henry L. Brown-Kooker Park, & Prov for City Responsibility for the Ownership, Operation, Maintenance & Repair of the Propty; Prov for City Oversight by the Parks, Recreation & Community Svcs Dept (Wilson) (Req of Mayor) (Co-Sponsor CM Amaro)
8/26/25 CO Introduced: NCSPHS, TEU, F
9/2/25 NCSPHS Read 2nd & Rerefer
9/3/25 TEU Read 2nd & Rerefer
9/3/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

READ 2ND & REREFER

14. [2025-0662](#) ORD Closing & Abandoning &/or Disclaiming an Unopened & Unimproved Portion of Vandeviere Ave, as Shown on the Plat of Chase Heights as Recorded in Plat Bk 10, Pg 41, of the Current Public Records of Duval County, FL, Located in Council Dist 9, at the Req of EB Freight LLC; Prov for Appvl Subj to Conds (Wilson) (Req of Mayor) (Co-Sponsor CM Amaro)
8/26/25 CO Introduced: TEU
9/3/25 TEU Read 2nd & Rerefer
TEU PH Pursuant to Sec 336.10, F.S. - 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

READ 2ND & REREFER

15. [2025-0663](#) ORD Amend the JAA FY 24-25 Budget; Amend Ord 2024-504-E (the City of Jacksonville Budget Ordinance) by Amend Revised Schedule G (JAA Operating Budget) to Approp Add'l Revenues to Pay the Costs for Emerg Repair of the JIA Hourly Garage & Revised Schedule H (JAA Capital Budget) to Approp Funds for the New Capital Project Entitled "Hourly Garage Rehabilitation"; Prov for Carryover; Waiving Sec 3.106 (Method of Introduction of Certain Legislation), Ch 3 (Legislation; Legislative Records), Ord Code, to Allow Draft Minutes of the 8/7/25, JAA Brd of Dirs Meeting to Accompany This Legislation in Lieu of an Appvd, Certified Copy (Staffopoulos) (Req of JAA)
8/26/25 CO Introduced: R, TEU, F
9/2/25 R Read 2nd & Rerefer
9/3/25 TEU Read 2nd & Rerefer
9/3/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

READ 2ND & REREFER

Public Comment

John Nooney spoke on various items on the agenda.
C. Oliver spoke about redistricting matters.

Chair Lahnen adjourned the meeting.

NOTE: The next regular meeting will be held Tuesday, September 16, 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 09/03/2025 5:00 PM