

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, October 21, 2025

9:30 AM

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

Transportation, Energy & Utilities Committee

Will Lahnen, Chair

Ju'Coby Pittman, Vice Chair - Excused Late Arrival

Rahman Johnson

Ken Amaro

Matt Carlucci

Reggie Gaffney, Jr.

Tyrona Clark-Murray - Excused Late Arrival

Legislative Assistant: Rebecca Bolton

Council Auditor's Office: Edward Linsky

Council Research: Brandon Russell

Office of General Counsel: Carla Schell

Administration: Bill Delaney

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: 10:24 AM

Present: 7 - Will Lahnen, Ju'Coby Pittman, Rahman Johnson, Matt Carlucci, Reggie Gaffney Jr., Tyrona Clark-Murray and Ken Amaro

Attendance:
CM White - 2025-448

Item/File No.	Title History
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|-------------------------------------|---|
| 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 Amd/Apv) (PC 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
9/9/25 CO PH Only
10/20/25 NCSPHS Amend/Approve 6-1 (Boylan)
10/21/25 TEU Amend/Approve 7-0
10/21/25 LUZ PH Amend/Approve 7-0
LUZ PH: 8/5/25 & 9/16/25, 10/7/25, 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25 & 9/9/25 |
|-------------------------------------|---|

AMEND/APPROVE

Aye: 7 - Lahnen, Pittman, Johnson, Carlucci, Gaffney Jr., Clark-Murray and Amaro

The Neighborhoods amendment was moved and seconded. Edward Linsky from the Council Auditor's Office explained the amendment.

CM M. Carlucci stated he planned to introduce another amendment, but was supportive of the Neighborhoods amendment.

CM Johnson asked whether Public Works and Planning supported the amendment. They stated they were supportive. Chair Lahnen expressed his support for the amendment. CM White briefly explained the bill's origin and the amendment. He indicated that the amendment came after a publicly noticed meeting between NAIOP and the City.

CM M. Carlucci asked what problem the amendment solves. Chris Hagan stated that this bill addresses projects that never come to fruition by reducing the burden of landscaping requirements. CM M. Carlucci asked if there is a particular location for one of the projects. Mr. Hagan said he could not but a member of NAIOP came to the Neighborhoods meeting and provided examples. CM M. Carlucci asked whether the amendment reinstates landscaping requirements. Mr. Hagan affirmed that the amendment does keep landscaping requirements in place.

CM Pittman asked whether there was consideration for lighting, noting that many industrial buildings in her district are in areas with little to no lighting. Mr. Hagan stated there was not.

The amendment was approved unanimously.

CM M. Carlucci proposed an amendment, which was seconded. CM Johnson called a point of information to request an explanation of the amendment. Dylan Reingold from the Office of General Counsel explained the amendment, which would further clarify the Neighborhoods amendment by ensuring that either industrial or commercial qualifying projects do not include residential components. He then asked CM M. Carlucci to clarify whether he intended the amendment to apply to industrial and commercial developments generally or only to qualifying projects. CM M. Carlucci stated he was not as familiar with his amendment as he would like. He explained that he was concerned that there would be no landscaping requirements for commercial or residential buildings in industrial areas. He added that there has been significant work over the years to establish landscaping standards. He stated he did not want a sunset provision in the bill either. He requested someone to explain what was at risk for commercial and residential properties. He stated he could not support the bill otherwise. He noted developments in the Baymeadows area that are visually appealing due to the landscaping requirements.

CM Pittman asked for the rationale behind the legislation. CM White explained the origin of the bill again, as well as the Neighborhoods amendment that passed the day before.

CM Clark-Murray asked if the bill applies to buildings that become residential structures. Mr. Linsky explained that there are five types of landscaping — industrial, commercial, recreational, multi-family development, and single-family development —and that this bill would only impact the industrial and commercial categories. CM Clark-Murray asked what would happen if a developer converted a building to residential use, would the provisions of the bill apply to that building. Mr. Reingold stated that the provisions would not apply in that example. Chair Lahnen asked Mr. Reingold whether he was referring to provisions of the bill as amended by the Neighborhoods amendment or to the proposed M. Carlucci amendment. Mr. Reingold stated he was referring to provisions of the bill as amended by

Neighborhoods.

CM M. Carlucci asked whether, if a property were retrofitted to a commercial retail development, the reduced landscaping requirements of the bill would apply. Mr. Linsky affirmed that it was correct if it was a qualifying project per the Neighborhoods amendment. CM M. Carlucci said he was supportive of the bill when it contained only industrial; he asked when commercial development was added. CM White could not remember precisely when commercial development was added, but noted that the bill passed through the committee process unanimously with commercial development added. CM M. Carlucci asked if CM White took issue with removing commercial redevelopment. CM White indicated he was opposed to that, citing the negotiations leading up to this point. CM M. Carlucci noted that commercial retail development was what inspired these and other requirements in the first place. Chair Lahnen expressed his opposition to the amendment, citing the work that went into reaching the compromise.

Mr. Hagan again explained the bill's timeline to this point. CM M. Carlucci asked when commercial redevelopment was added. Mr. Hagan said it was added in the August 5 LUZ Committee Meeting. CM M. Carlucci appreciated the work put in, but still had reservations about the bill because of the addition of commercial properties. He asked if these were commercial properties in industrial zones or all commercial properties. Mr. Hagan stated it applied to commercial properties generally. CM M. Carlucci asked whether it applied to buildings built before the current landscaping regulations. Erin Abney, Chief of Current Planning, stated that it would technically apply to all properties but that developments occurring after current landscaping standards should already be compliant.

CM Clark-Murray asked for a restatement of the M. Carlucci amendment. Mr. Reingold provided that restatement. CM Amaro stated that the M. Carlucci amendment was moot and unnecessary. Mr. Linsky asked Mr. Reingold if the three-year sunset provision applied to the language of the M. Carlucci amendment or to all changes in the bill. Mr. Reingold stated it would apply to the relaxation of the zoning code.

CM M. Carlucci moved to withdraw his amendment.

CM M. Carlucci moved an amendment to strike commercial redevelopment from the bill, which was seconded.

CM White stated that the bill does not eliminate the requirements but instead reduces them.

CM Gaffney, Jr., asked if it eliminates or reduces requirements. Ms. Abney stated that it reduces the amount the developers have to contribute toward landscaping from up to 20 percent to 10 percent.

The amendment failed 1-6 (M. Carlucci approved; Lahnen, Pittman, Johnson, Amaro, Gaffney, Jr., and Clark Murray opposed)

The bill was moved as amended. CM M. Carlucci stated he would support the bill and urged NAIOP to maintain landscaping standards as best as possible.

CM Gaffney, Jr., shared the same sentiments as CM M. Carlucci.

NCSPHS AMENDMENT

1. Increases applicable period from one year to two years, for purposes of determining if cumulative renovations meet the threshold of an industrial or commercial Qualified Project
 2. Increases the percentage of project costs from 5% to 10% that must be applied to meeting the landscaping requirements for industrial and commercial Qualified Projects
 3. Further defines industrial and commercial developments
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- Amends Section 656.604 (Number of Off-Street Parking Spaces Required) to require industrial, wholesale, warehouse, storage and similar use facilities have one space per 5,000 square feet of gross floor area (previously one space per 2,000 square feet)
 - Amends Section 656.1209 (Applicability) to provide for additional exemptions and requirements for industrial and commercial developments, including increasing the renovation threshold to 60% of the assessed value and expansion threshold to 60% increase in square footage (previously 50% for both)
 - Approved by Planning Commission on 9/4/25
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2. [2025-0731](#) ORD re Ch 745 (Addressing & Street Naming Regulations), Ord Code; Renaming a Roadway Currently Identified as “Shipyards Place” to “Tower Court” in Council Dist 7; Directing the Chief of the LSD to Forward a Copy of this Ord, Once Enacted, to the Public Works Dept, Dev Svcs & Traffic Engineering Divs, for Processing & Coordination with 911 Emerg, the JFRD, the USPS, & Other Affected Agencies & Orgs (Pollock) (Introduced by CM Peluso)
9/23/25 CO Introduced: NCSPHS, TEU, F
10/6/25 NCSPHS Read 2nd & Rerefer
10/7/25 TEU Read 2nd & Rerefer
10/7/25 F Read 2nd & Rerefer
10/14/25 CO Read 2nd & Rerefer
10/20/25 NCSPHS Amend/Approve 7-0
10/21/25 TEU PH Amend/Approve 7-0
10/21/25 F Amend/Approve 6-0
TEU PH Pursuant to Ch 745 Ord Code - 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25

PH AMEND/APPROVE

Aye: 7 - Lahnen, Pittman, Johnson, Carlucci, Gaffney Jr., Clark-Murray and Amaro

Chair Lahnen opened the public hearing. Having no speakers, he closed the public hearing.

The amendment was moved and seconded. Mr. Linsky explained the amendment. The amendment was approved unanimously.

AMENDMENT

Clarify that the second affected property owner is the City and that consent was provided by the DIA CEO

3. [2025-0735](#) ORD Closing & Abandoning &/or Disclaiming an Opened & Improved Portion of Jake Rd R/W as Recorded in Official Records Bk 2813, Pg 716, of the Current Public Records of Duval County, FL, & an Unopened & Unimproved Portion of an Unnamed Drainage R/W as Recorded in Official Records Bk 2813, Pg 717, of the Current Public Records of Duval County, FL, Located in Council Dist 2, at the Req of Donaldson Investments, LLC, Subject Unto Reservation to City of a Non Exclusive All Utilities, Facilities, & Access Easement on, Over, Under, Through, & Across the Closure Areas; Prov for Appvl Subj to Conds (Wilson) (Req of Mayor)
9/23/25 CO Introduced: TEU
10/7/25 TEU Read 2nd & Rerefer
10/14/25 CO Read 2nd & Rerefer
10/21/25 TEU PH Approve 7-0
TEU PH Pursuant to Sec 336.10, F.S. - 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25

PH APPROVE

Aye: 7 - Lahnen, Pittman, Johnson, Carlucci, Gaffney Jr., Clark-Murray and Amaro

Chair Lahnen opened the public hearing. Having no speakers, he closed the public hearing.

• Closure requested to install a security fence and consolidate properties for a retirement homestead

4. [2025-0736](#) ORD Closing & Abandoning &/or Disclaiming an Opened & Improved Portion of Interstate Center Court R/W as Recorded in Official Records Bk 5575, Pg 2124, of the Current Public Records of Duval County, FL, Located in Council Dist 8, at the Req of Rickjaymar Properties LLC; Prov for Appvl Subj to Conds (Wilson) (Req of Mayor)
9/23/25 CO Introduced: TEU
10/7/25 TEU Read 2nd & Rerefer
10/14/25 CO Read 2nd & Rerefer
10/21/25 TEU PH Approve 7-0
TEU PH Pursuant to Sec 336.10, F.S. - 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25

PH APPROVE

Aye: 7 - Lahnen, Pittman, Johnson, Carlucci, Gaffney Jr., Clark-Murray and Amaro

Chair Lahnen opened the public hearing. Having no speakers, he closed the public hearing.

• **Closure requested to make private fenced entrance to commercial property**

5. [2025-0737](#) ORD Closing & Abandoning &/or Disclaiming an Unopened & Unimproved Portion of Ross Blvd R/W & an Abutting Unopened & Unimproved Portion of an Unnamed R/W, as Recorded in Plat Bk 5, Pg 65, in the Plat of Garden City, of the Current Public Records of Duval County, FL, Located in Council Dist 8, at the Req of Coastland Group, LLC; Prov for Appvl Subj to Conds (Wilson) (Req of Mayor)
9/23/25 CO Introduced: TEU
10/7/25 TEU Read 2nd & Rerefer
10/14/25 CO Read 2nd & Rerefer
10/21/25 TEU PH Approve 7-0
TEU PH Pursuant to Sec 336.10, F.S. - 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25

PH APPROVE

Aye: 7 - Lahnen, Pittman, Johnson, Carlucci, Gaffney Jr., Clark-Murray and Amaro

Chair Lahnen opened the public hearing. Having no speakers, he closed the public hearing.

• **Closure requested in preparation for a future commercial development**

6. [2025-0738](#) ORD, Upon an Acknowledgement of Due Authorization & the Making of Findings, Apv the Issuance by the Capital Projects Finance Authority of Its Utility System Rev Bonds (First Coast Regional Utilities Project), in 1 or More Series, in an Aggregate Principal Amt Not to Exceed \$172,000,000, the Proceeds from the Sale of which will Be Used Principally to Finance & Refinance the Cost of Acquisition of Certain Utility System Improvements to Provide Svcs to “301 Villages” to Be Owned & Operated by First Coast Utilities, Inc.; Limited Appvls; Determining Credit Not Being Pledged; Acknowledging Receipt of the Indemnification Recipient of the Borrower; Apv & Auth the Execution & Delivery of an Interlocal Agrmt btwn the City & the Authority; Rescinding Ord 2025-193-E (Bryant, Miller, Olive, P.A.) (Req of the Capital Projects Finance Authority)
9/23/25 CO Introduced: NCSPHS, TEU, F
10/6/25 NCSPHS Read 2nd & Rerefer
10/7/25 TEU Read 2nd & Rerefer
10/7/25 F Read 2nd & Rerefer
10/14/25 CO Read 2nd & Rerefer
10/20/25 NCSPHS Approve 7-0
10/21/25 TEU Approve 7-0
10/21/25 F Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25

APPROVE

Aye: 7 - Lahnen, Pittman, Johnson, Carlucci, Gaffney Jr., Clark-Murray and Amaro

Chair Lahnen clarified that the dollar amount mentioned in the bill did not reflect the City taking on any new debt. He added that it was within the Council's jurisdiction to approve this project.

CM Clark-Murray asked for more information on the bill. Mr. Linsky stated that a representative will be present at the Finance Committee meeting. CM Clark-Murray asked how many private utility companies exist in the City and whether more legislation is needed to protect the communities they serve in the event they fail or do not serve customers properly.

Mr. Linsky clarified that the entity providing the bond is in South Florida, but because the project is in Jacksonville, it is before the Council. He stated that the City is indemnified and protected with regard to the project.

Scrivener's

Pg. 1, line 21, strike "RECIPIENT" and insert "CERTIFICATE"

- **Increases authorized issuance of bonds from \$47.5 million (2025-193-E) to \$172 million for the purpose of financing additional portions of the Project**

7. [2025-0766](#) ORD Auth Add'l Part-Time Hrs for the Proj Funded by the EPA Climate Pollution Reduction Grant from the U.S. EPA & Appropd by 2023-839-E; Amend 2025-504-E, the FY 25-26 Budget Ord, to Replace Schedule B1a in Order to Auth an Increase in Part Time Hrs for the Grant Proj (R.C. 25-163) (Dillard) (Req of Mayor)
10/14/25 CO Introduced: NCSPHS, TEU, F
10/20/25 NCSPHS Read 2nd & Rerefer
10/21/25 TEU Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25

READ 2ND & REREFER

8. [2025-0767](#) ORD Approp \$292,610.25 in Grant Funds from the FDEP to Prov Funding for the Dev of the City Adaptation Plan; Prov for Oversight by the Office of Resiliency of the Planning & Dev Dept (B.T. 26-009) (Dillard) (Req of Mayor)
10/14/25 CO Introduced: NCSPHS, TEU, F
10/20/25 NCSPHS Read 2nd & Rerefer
10/21/25 TEU Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25

READ 2ND & REREFER

9. [2025-0768](#) ORD Approp \$100,000.00 in Grant Funds from the FDEP to Prov Funding for the Household Hazardous Waste Facility Proj; Amend the 26-30 5-Yr CIP Appvd by Ord 2025-505-E to Reflect This Approp of Funds; Prov for Oversight by the Dept of Public Works, Engineering & Construction Mgmt Div (B.T. 26-010) (Dillard) (Req of Mayor)
10/14/25 CO Introduced: NCSPHS, TEU, F
10/20/25 NCSPHS Read 2nd & Rerefer
10/21/25 TEU Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25

READ 2ND & REREFER

10. [2025-0769](#) ORD Approp \$171,364.00 in Supplemental Grant Funds from the FDOT to Prov Reimb to the City for the Funding of Construction & Construction Oversight of the Pedestrian Safety Improvements on Park St & Margaret St from Riverside Ave to the I-95 Ramps; Amend the 26-30 5-Yr CIP Appvd by Ord 2025-505-E to Reflect This Approp of Funds; Prov for Oversight by the Engineering & Construction Mgmt Div of the Public Works Dept (B.T. 26-007) (Dillard) (Req of Mayor)
10/14/25 CO Introduced: NCSPHS, TEU, F
10/20/25 NCSPHS Read 2nd & Rerefer
10/21/25 TEU Read 2nd & Rerefer
10/21/25 F Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25

READ 2ND & REREFER

11. [2025-0782](#) ORD Honoring the Legacy & Brave Svc of Firefighter Henry Bradley to the City; Naming the City-Owned Bldg Located at 12 Catherine St, Jax, FL, in Council Dist 7, Pursuant to Sec 122.105 (Public Buildings, Public Facilities & Public Parks Naming & Renaming Procedures), Ord Code, to Be Known as the “Henry Bradley Firefighters Museum”; Waiving the Timeline Estabd in Sec 122.105 (Public Buildings, Public Facilities & Public Park Naming & Renaming Procedures), Ord Code, Pertaining to the Report & Recommendation from the Historic Preservation Sec of the Community Planning Div of the PDD & the JHPC for Naming of a City-Owned Bldg; Renaming a Roadway Currently Identified as “Catherine Street” to “Henry Bradley Place” in Council Dist 7 Pursuant to Sec 745.105 (Public Street Name Changes), Ord Code; Directing the LSD to Forward This Ord, Once Enacted, to the Public Works Dept, Dev Svcs & Traffic Engineering Divs, for Processing, Implementation, & Coordination with 911 Emerg, the JFRD, the USPS, & Other Affected Agencies & Orgs Pertaining to the Road Renaming (Pollock) (Introduced by CMs Johnson & Peluso)
10/14/25 CO Introduced: NCSPHS, R, TEU
10/20/25 NCSPHS Read 2nd & Rerefer
10/20/25 R Read 2nd & Rerefer
10/21/25 TEU Read 2nd & Rerefer
TEU PH Pursuant to Ch 745 Ord Code - 11/4/25
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 10/28/25 & 11/12/25

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, November 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.

Public Comment:

Chrissy Kinne expressed opposition to 2025-0448. She rebutted the claims made that reducing landscaping burdens assist small business owners. She claimed it would have limited benefits for small businesses, and claimed there may be other factors hindering small businesses.

Cornell Oliver spoke about 2025-0448 and stated that it served the goals of special interest groups. He requested focusing on citizen issues and recommended expanding the number of representatives on the Council.

Minutes: Brandon Russell, Council Research
brussell@coj.net, (904) 255-5137
Posted: 10/24/25, 3:30 PM