

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, March 4, 2025

2:00 PM

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

Transportation, Energy & Utilities Committee

Will Lahnen, Chair

Ju'Coby Pittman, Vice Chair

Matt Carlucci

Tyrona Clark-Murray

Reggie Gaffney, Jr.

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: 2:20 PM

Present: 7 - Chair Will Lahnen, Vice Chair Ju'Coby Pittman, Matt Carlucci, Tyrona Clark-Murray, Reggie Gaffney Jr., Mike Gay and Jimmy Peluso

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. The Chair reviewed the agenda order.

Public Comment

John Nooney spoke on various legislative matters and property acquisition concerns.

Item/File No. Title History

- [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) (Co-Sponsor CM Johnson)
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
3/3/25 NCSPHS Substitute/Approve 7-0
3/3/25 R Substitute/Approve 7-0
3/4/25 TEU Substitute/Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

SUBSTITUTE/APPROVE

Aye: 7 - Lahnen, Pittman, Carlucci, Clark-Murray, Gaffney Jr., Gay and Peluso

The Rules substitute was approved unanimously via a voice vote. Mr. Linsky stated that Council Member Gay introduced legislation to change the bonding requirements, increasing the minimum bond amount from \$5,000 to \$10,000 while keeping the original requirement that large projects have a bond equal to 100% of construction costs. The bill also included additional notice requirements as well as engineering and construction inspection provisions. As part of the NCSPHS amendment, the industry proposed changes to reduce the maximum bond for large projects to \$50,000, remove the construction and engineering inspection requirements, and modify the notice provisions. The Rules substitute further added a provision stating that if a surety bond were drawn upon, it would have to be “shored up” through the year.

Council Member Clark-Murray asked whether the bill would use the term “shored up” as stated by Mr. Linsky, or if it would instead say “replenish.” Mr. Linsky confirmed that the correct term in the bill would be “replenished.”

Chair Lahnen noted that there were no other speakers in the queue and asked if anyone from the industry wished to speak. He stated that it was his understanding that a consensus had been reached.

Carlo Fassi, TECO Peoples Gas, External Affairs, stated that he had nothing else to add but thanked Council Member Gay, his colleagues, and everyone on the dais for working toward this conclusion. He noted that TECO had committed to permitting reform as early as last summer and was pleased with the outcome of this process.

Carla Lopera, Office of General Counsel, clarified the procedural steps, stating that the committee should first take a voice vote on the Rules substitute. If it passed, the bill as substituted would then be moved for a ballot vote.

Chair Lahnen thanked Ms. Lopera for the clarification and proceeded with a voice vote on the rules substitute. The substitute passed unanimously. A motion and second were made to approve the bill as substituted.

Council Member Mike Gay thanked those who participated in the process, including industry representatives and council members. He acknowledged that before taking office, he had personally spent nearly two years trying to get a road repaved after it was damaged by a contractor, describing the frustration of not being able to reach anyone for help or accountability. He stated that this legislation would ensure that residents are notified about projects, have access to information about ongoing work, and receive assurance that any necessary restoration will be completed. He concluded by stating that this was a positive step for the community and thanked everyone for their support.

Chair Lahnen thanked Council Member Gay for identifying the issue and working with all relevant parties to reach a consensus.

RULES SUBSTITUTE

- 1. Requires surety be provided to the City of \$10,000 for projects impacting single residential driveways**
- 2. Requires surety be provided to the City of \$50,000 for all other projects**
- 3. Requires surety drawn upon to be replenished back to the applicable amount(s)**
- 4. Modifies notice requirement details and limits applicability to only projects lasting longer than 2 days**
- 5. Provides for exemption to notice requirements for providers of communication services**
- 6. Eliminates Construction, Engineering and Inspection requirement**
- 7. Provides for City and independent agency exemption to Section 744.110**

• **These changes are set to become effective immediately**

3. [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) (JHPC Apv) (Co-Sponsors CMs Salem, Amaro, & White)
1/14/25 CO Introduced: NCSPHS, TEU
1/21/25 NCSPHS Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
3/3/25 NCSPHS Amend/Approve 7-1 (Peluso)
3/4/25 TEU Amend/Approve 6-1 (Peluso)
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

AMEND/APPROVE

Aye: 6 - Lahnen, Pittman, Carlucci, Clark-Murray, Gaffney Jr. and Gay

Nay: 1 - Peluso

The amendment was approved unanimously via a voice vote. Ed Linsky, Council Auditor's Office, explained the amendment.

Council Member Peluso reiterated his opposition to the bill. He stated that he opposed the measure in a previous meeting and remains against it. Mr. Peluso expressed concern that the individual being honored is still living, noting that it is uncommon for the city to name a public facility after someone who has not passed away. He referenced a prior effort to name a street after a well-known community member who had passed away, stating that he did not see the same level of support for that initiative as he sees for this renaming. He pointed out that the City typically waits several years after an individual's passing before dedicating a public space in their name, except in cases where the person is a widely recognized figure. He concluded by stating that he was not ready to support the bill at this time.

AMENDMENT

Attach Planning & Development Department Historic Preservation Section report as new exhibit

4. [2025-0095](#) ORD Amend the JTA FY 23-24 Budget; Amend Ord 2023-504-E (the COJ Budget Ord) by Amend Rev Schedule O (Estimated Operating Revenues) & Rev Schedule P (Operating Expenditures) to Approp Add'l Revenues to Offset Increased Operating Expenses Exceeding the Appvd JTA Budget for FY 23-24 (Staffopoulos) (Req of JTA)
2/11/25 CO Introduced: F, TEU
2/19/25 F Read 2nd & Rerefer
2/19/25 TEU Read 2nd & Rerefer
2/25/25 CO PH Read 2nd & Rerefer
3/4/25 F Approve 7-1 (Diamond)
3/4/25 TEU Approve 6-0-1 (Gaffney Jr.)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25

APPROVE

Aye: 6 - Lahnen, Pittman, Carlucci, Clark-Murray, Gay and Peluso

Abstain: 1 - Gaffney Jr.

Mr. Linsky stated that there was a Scrivener's error on page two of the bill and that the correct number should be \$6,742,955.

Chair Lahnen acknowledged Mr. Linsky's correction and clarified for the committee that this issue was brought to attention just before the meeting and was not discussed in the Finance Committee. He noted that no amendment was required to correct the error.

Council Member Reggie Gaffney, Jr. stated that he would be abstaining from the vote due to a conflict of interest, as his father, Reggie Gaffney, Sr., holds a contract with JTA for transit services.

Council Member Matt Carlucci raised a concern regarding traffic congestion near Hemming Park (James Weldon Johnson Park). Mr. Carlucci explained that a JTA vehicle, often a Suburban or Tahoe, frequently blocks the right-hand lane on Hogan Street near the Bay Street corridor. He suggested that JTA consider allocating funding from its operating or capital outlay budget to address this issue. He acknowledged that the area is a Skyway station stop but stated that the ongoing blockage creates a "bottleneck" affecting traffic flow. He asked JTA to take his concern back to their board for review.

Council Member Clark-Murray stated that she initially had concerns regarding the numbers in the bill, as they did not appear to match the amount they are requesting. However, after speaking at length with Mr. Phillip Peterson, Council Auditors Office, she received clarification on the discrepancies. She also acknowledged Mr. Linsky's correction regarding the discrepancy on page two. She concluded by stating that her concerns had been addressed and explained.

Council Member Peluso directed a question to JTA CFO Raj Srinath, asking whether any of the funds were allocated toward the Bay Street Innovation Corridor or the U2C project programs.

Mr. Srinath, stated that no funds from this budget amendment were allocated to the U2C program. He explained that this amendment pertains to closing out Fiscal Year 2024 budget, while the current Fiscal Year is 2025.

Chair Lahnen clarified that this legislation serves only to reconcile final actuals from the previous fiscal year with the original budgeted amounts. He thanked Mr. Srinath for meeting with him earlier to review the details.

JTA is amending their FY 2023/24 budget by appropriating \$6,742,955 in additional grant revenues from within the Bus Division for the following:

- **Bus:** to cover overages in fringe benefits (\$1,561,733) and increased transfers to the Connexion Division (\$4,909,585) and Ferry Division (\$271,637).
- **Connexion:** the increased transfer from the Bus Division is to primarily cover overages for the contracted paratransit services.
- **Ferry:** the increased transfer from the Bus Division is to cover shortages in revenues due to the ferry being out of service for three weeks and overages in expenses primarily for insurance and other miscellaneous expenses.

5. [2025-0096](#) ORD Apv the Final Costs of Underground Utility Installation Improvements for the Richmond Shadowlawn Neighborhood Assessment Prog, Auth by Ord 2021-550-E; Adopting the Non-Ad Valorem Assessment Roll, Pursuant to the Uniform Method for Collecting Non-Ad Valorem Special Assessments as Authd by Sec 197.3632, F.S.; Directing the Final Assessments be Recorded in the Improvement Lien Book; Prov for Payment of Final Assessments & Liens; Directing the Tax Collector to Prov Notice of Assessment (Teal) (Introduced by CM Peluso)
- 2/11/25 CO Introduced: NCSPHS, F, TEU
2/18/25 NCSPHS Read 2nd & Rerefer
2/19/25 F Read 2nd & Rerefer
2/19/25 TEU Read 2nd & Rerefer
2/25/25 CO PH Read 2nd & Rerefer/Addnt'l 3/11/25
3/3/25 NCSPHS Approve 8-0
3/4/25 F Approve 7-1 (Diamond)
3/4/25 TEU Approve 7-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25
Public Hearing Pursuant to Sec 197.3632(4), F.S.- 3/11/25

APPROVE

Aye: 7 - Lahnen, Pittman, Carlucci, Clark-Murray, Gaffney Jr., Gay and Peluso

Council Member Clark-Murray asked if a representative from JEA was present to address questions regarding the bill.

Don Tuten, JEA, introduced himself and stated that he, along with Lisa Jennings, could answer any specific questions regarding the bill. He offered to provide a broad overview if necessary.

Ms. Clark-Murray stated that an overview was not necessary and raised a specific concern about the process for securing resident consent. She acknowledged the community's efforts and congratulated them on moving forward with the project but wanted clarification on whether every household has to consent or if a majority approval was sufficient. She expressed concern that some residents might later claim they were unaware of the project or oppose the resulting tax assessment. She asked for details about how residents were notified and involved in the decision-making process.

Mr. Tuten explained that the project required over 66% community approval before moving forward. In 2018, the community approached JEA and organized through a block captain who worked for three years to obtain signatures. Mr. Tuten noted that Lisa Jennings was the subject matter expert on this project and could provide more details about households that did not sign up.

Chair Lahnen recognized Council Member Peluso, as the bill sponsor, to provide additional context.

Council Member Peluso confirmed that this project was a community-led effort. He stated that households that did not wish to participate were given opportunities to opt out. While some households initially did not vote in favor of the project, they have since accepted it and understand both the assessment and the project's benefits. Mr. Peluso emphasized that he had not received any opposition from residents. He reiterated that the community took the lead on the project and that, so far, there have been no major objections.

Ms. Clark-Murray asked if they could provide the exact number of residents who voted in favor versus those who did not.

Mr. Tuten stated that Lisa Jennings did not have the exact numbers on hand due to multiple residents passing away during the approval process between 2018 and 2021.

Lisa Jennings, JEA confirmed that the required minimum approval percentage was met for the initial City Council approval that allowed the project to proceed. She stated that construction had already been completed and clarified the financial details: The initial estimated cost was \$15,924 per household, the final assessment came in approximately \$2,000 lower than the original estimate.

Mr. Linsky provided further clarification and stated the exact approval numbers from the 2021 bill (2021-0550): 43 out of 61 households approved the project, this resulted in a total approval percentage of 70.5%, he stated that the specific list of approved and non-approved addresses was included in the 2021 bill as an exhibit.

- **The special assessment can be paid in a lump sum payment of \$14,040.74 or a 20-year annual assessment on the property tax bill of \$1,053.25**
- **Thirteen property owners opted to defer the cost of undergrounding from the right-of-way to the dwelling. The cost of these services will be included in their annual assessment.**

6. [2025-0135](#) ORD Approp \$4,000,000 from Gen Fund Operating - Fund Bal to the UF Health & Financial Technology Graduate Education Ctr Activity - Land Acquisition Cost Acct to Prov Funding for the City's Acquisition of a 2.85± Acre Improved Parcel of Real Property Located at 801 W. Bay St, Jax, FL 32204 (R.E. # 074487-0010) in Council Dist 7 with the Intent that the Funds Approp Herein will be Replenished Thru an Approp of Funds in the FY 25-26 Budget from the JEA Contribution Made Annually Pursuant to Sec 21.07 of the Jax City Charter; Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver a Real Estate Purchase Agrmt btwn the City & 801 Bay St LLC in a Not-to-Exceed Amt of \$4,000,000, & All Closing & Other Docs Relating Thereto, & to Otherwise Take All Necessary Action to Effectuate the Purposes of this Ord to Purchase the Subject Property; Prov for Oversight of the Acquisition by the Real Estate Div of the Dept of Public Works & Prov for Oversight of the Property Thereafter by DIA (Staffopoulos) (Introduced by CM Salem)
2/25/25 CO Introduced: NCSPHS, F, TEU
3/3/25 NCSPHS Read 2nd & Rerefer
3/4/25 F Read 2nd & Rerefer
3/4/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

READ 2ND & REREFER

7. [2025-0136](#) ORD-MC Estab Braddock Lakes Community Dev Dist (Braddock Lakes CDD), Pursuant to Sec 190.005, F.S., & Ch 92, Ord Code; Naming the Braddock Lakes CDD; Describing the External Boundaries of the Braddock Lakes CDD; Naming the Initial Braddock Lakes CDD Brd 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 Braddock Lakes CDD; Prov Codification Instructions; Prov for Conflict & Severability (MacGillis) (Introduced by the TEU Committee Pursuant to Sec 92.09, Ord Code)
2/25/25 CO Introduced: NCSPHS, R, TEU
3/3/25 NCSPHS Read 2nd & Rerefer
3/3/25 R Read 2nd & Rerefer
3/4/25 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 - 4/8/25

READ 2ND & REREFER

8. [2025-0137](#) ORD-MC Estab Bridle Creek Community Dev Dist (Bridle Creek CDD), Pursuant to Sec 190.005, F.S., & Ch 92, Ord Code; Naming the Bridle Creek CDD; Describing the External Boundaries of the Bridle Creek CDD; Naming the Initial Bridle Creek CDD Brd 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 Bridle Creek CDD; Prov Codification Instructions; Prov for Conflict & Severability (MacGillis) (Introduced by the TEU Committee Pursuant to Sec 92.09, Ord Code)
2/25/25 CO Introduced: NCSPHS, R, TEU
3/3/25 NCSPHS Read 2nd & Rerefer
3/3/25 R Read 2nd & Rerefer
3/4/25 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 - 4/8/25

READ 2ND & REREFER

9. [2025-0141](#) ORD Approp \$600,000.00 from the Mobility Plan Proj-Zone 04 Acct to the Dunn Ave at Braddock Rd Signal Improvements - Engineering & Design Acct to Prov Funding for Signalization Design of the Braddock Rd & Dunn Ave Intersection; Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute the Locally-Funded Grant Agrmt btwn FDOT & the City; 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. 25-050) (Wilson) (Req of Mayor)
2/25/25 CO Introduced: NCSPHS, F, TEU
3/3/25 NCSPHS Read 2nd & Rerefer
3/4/25 F Read 2nd & Rerefer
3/4/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

READ 2ND & REREFER

10. [2025-0145](#) ORD Approp \$250,000.00 in Wildfire Defense Grant Prog Funding from the Forest Service of the US Dept of Agriculture (USDA) for Development of a Community Wildfire Protection Plan; Purpose of Approp; Prov for Oversight by the Office of Resilience of the Planning & Dev Dept (B.T. 25-051) (Sawyer) (Req of Mayor)
2/25/25 CO Introduced: NCSPHS, F, TEU
3/3/25 NCSPHS Read 2nd & Rerefer
3/4/25 F Read 2nd & Rerefer
3/4/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

READ 2ND & REREFER

11. [2025-0146](#) ORD-MC Pertaining to Drainage System Rehabilitation Projs; Amend Sec 754.102 (Definitions), Pt 1 (Establishment of Utility, Rates, & Enforcement), Ch 754 (Stormwater Management Utility Code), Ord Code, to Delete the Requirement for City Council Authorization of Drainage System Rehabilitation Projs Exceeding \$100,000 in Value; Prov Codification Instructions (Staffopoulos) (Introduced by CM Peluso)
2/25/25 CO Introduced: NCSPHS, R, F, TEU
3/3/25 NCSPHS Read 2nd & Rerefer
3/3/25 R Read 2nd & Rerefer
3/4/25 F Read 2nd & Rerefer
3/4/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

READ 2ND & REREFER

Chair Lahnen stated that he will not be in attendance for the next meeting and that former TEU Chair, Councilwoman Pittman, will chair the Committee. Chair Lahnen adjourned the meeting.

NOTE: The next regular meeting will be held Tuesday, March 18, 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
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