

# City of Jacksonville

*117 W. Duval Street  
Jacksonville, FL 32202*



## Meeting Minutes - Amended

**Monday, March 31, 2025**

**2:00 PM**

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

### **Rules Committee**

*Nick Howland, Chair*

*Terrance Freeman, Vice Chair*

*Michael Boylan - Excused Early Departure 5:00 PM*

*Matt Carlucci*

*Mike Gay*

*Rahman Johnson*

*Chris Miller*

*Legislative Assistant: Vanessa Galan*

*Council Auditor's Office: Trista Carraher*

*Council Research: Nayeli Jimenez*

*Office of General Counsel: Carla Lopera*

*Administration: Garrett Dennis*

**Meeting Convened: 2:02 PM****Meeting Adjourned: 5:15 PM**

**Present:** 7 - Chair Nick Howland, Vice Chair Terrance Freeman, Michael Boylan, Matt Carlucci, Mike Gay, Rahman Johnson and Chris Miller

**Attendance:****CM J. Carlucci - 2025-102, 2025-159****CM Diamond - Visiting****CM Gaffney, Jr. - 2025-159****CM Lahnen - 2025-191**

<b>Item/File No.</b>	<b>Title History</b>
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- |           |                                  |  |
|-----------|----------------------------------|--|
| <b>1.</b> | <a href="#"><u>2024-0627</u></a> | ORD-MC Concerning the Mayor's Transfer Authority; Amend Secs 106.304 (Mayor's Transfer Power) & 106.308 (Capital Improvement Transfers, Appropriation Amendments & Change Orders), Subpt A (General Provisions), Pt 3 (Appropriations), Ch 106 (Budget & Accounting Code), Ord Code, to Limit the Mayor's Transfer Authority to \$100,000 Among the Capital Improvement Projs Listed in the CIP Appvd by the Council & to \$100,000 During Any FY into or Out of Any Agency, Nondept or Dept Existing Line Item; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Diamond)<br>8/13/24 CO Introduced: R, F<br>8/19/24 R Read 2nd & Rerefer<br>8/20/24 F Read 2nd & Rerefer<br>8/27/24 CO PH Read 2nd & Rerefer<br>Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24 |
|-----------|----------------------------------|--|

**DEFER**

2.     [2024-0869](#)     ORD-MC Amend Secs 656.305 (Low Density Residential Category) & 656.306 (Medium Density Residential Category), Subpt B (Residential Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Provide for Duplexes, Tri-plexes & Quad-plexes as Permitted Uses in Certain Districts & Dev Areas; & Amend Secs 656.604 (Number of Off-Street Parking Spaces) & 656.607 (Design Standards for Off-Street, On-Street Parking & Loading Facilities), 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 Provide Parking Standards for Duplexes, Tri-plexes & Quad-plexes; Waiving the Requirement of Sec 656.129 (Advisory Recommendation on Amendment to Zoning Code or Rezoning of Land), Subpt C (Procedures for Rezoning & Amendments to the Zoning Code), Pt 1 (General Provisions), Ch 656 (Zoning Code), Ord Code, That the PC Review & Prov an Advisory Recommendation to the City Council re This Legislation; Prov for Codification Instructions (Reingold) (Introduced by CM Diamond) (GAB CPAC Deny) (SE CPAC Deny) (PD Amd/Apv)  
11/12/24 CO Introduced: R, LUZ  
11/18/24 R Read 2nd & Rerefer  
11/19/24 LUZ Read 2nd & Rerefer  
11/26/24 CO Read 2nd & Rerefer  
12/10/24 CO PH Amend (FL)/Rerefer 17-2 (Carlucci, Pittman)  
1/14/25 CO PH Cont'd 4/8/25  
4/1/25 LUZ PH Cont'd 4/15/25  
4/1/25 LUZ Withdraw 7-0  
LUZ PH - 1/7/25, 4/1/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25, 4/8/25

**DEFER**

3.     [2024-0966](#)     ORD Apv an Agrmt for Settlement of Fines Imposed by the Municipal Code Enforcement Brd/Special Magistrate btwn the City & Live Oak Ancient City Living, LLC, a Delaware LLC, & Directing the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver the Agrmt on Behalf of the City or Auth the Agrmt to Become Effective without the Mayor's Signature; Auth the Execution of All Docs Relating to the Agrmt & Auth Tech Changes as Herein Defined; Prov for Oversight of the Agrmt by the Municipal Code Compliance Div of the Neighborhoods Dept; Req Emergency Passage Upon Intro (Staffopoulos) (Introduced by CM Carrico)  
11/26/24 CO Introduced: NCSPHS, R, F  
12/2/24 NCSPHS Read 2nd & Rerefer  
12/2/24 R Read 2nd & Rerefer  
12/3/24 F 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**

4.     [2025-0011](#)     ORD-MC Amend Sec 108.102 (Scope of Central Services; Limitations), Pt 1 (General Provisions), Ch 108 (Central Services), Ord Code to Clarify the Utilization of Central Svcs of the Consolidated Govt as Required Under Sec 24.04 of the Charter; Prov for Severability; Prov for Codification Instructions (Reingold) (Req of Mayor)  
1/14/25 CO Introduced: R, F  
1/21/25 R Read 2nd & Rerefer  
1/23/25 F Read 2nd & Rerefer  
1/28/25 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

**DEFER**

5.     [2025-0102](#)     ORD-MC Concerning Landscape & Tree Protection Regulations; Amend Sec 656.1206 (Permit Procedure & Criteria for Tree Removal, Relocation & Replacement of Protected Trees) & 656.1208 (Enforcement of this Subpart B; Violations & Penalties; Stopping Work, Correction of Violation, Settlement & Reduction of Fines Pursuant to Policy Criteria; Procedures), Subpt B (Tree Protection), Pt 12 (Landscape & Tree Protection Regulations), Ch 656 (Zoning Code), Ord Code, to Address Calculation of Tree Mitigation Contributions to the Tree Protection & Related Expenses Trust Fund & Minimum Caliper-Inch Requirements for Replacement Trees in Keeping with Provisions of Article 25 of the City Charter, & to Prov for an Automatic Increase in Contribution Calculations when the Combined Total of Unallocated Funds within the Tree Protection & Related Expenses Trust Funds is Below \$5,000,000, or After 9/30/30, whichever Occurs Sooner; Prov for Codification Instructions (MacGillis) (Introduced by CM J. Carlucci) (PD Deny) (PC Apv) (Co-Sponsor CM Carlucci)
- 2/11/25 CO Introduced: NCSPHS, R, F, LUZ  
2/18/25 NCSPHS Read 2nd & Rerefer  
2/18/25 R Read 2nd & Rerefer  
2/19/25 F Read 2nd & Rerefer  
2/19/25 LUZ Read 2nd & Rerefer  
2/25/25 CO Read 2nd & Rerefer  
3/11/25 CO PH Only  
3/31/25 NCSPHS Substitute/Approve 7-0  
3/31/25 R Substitute/Approve 7-0  
4/1/25 F Substitute/Approve 8-0  
4/1/25 LUZ PH Substitute/Approve 7-0  
LUZ PH - 3/18/25, 4/1/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

**SUBSTITUTE/APPROVE**

**Aye:**           7 -   Howland, Freeman, Boylan, Carlucci, Gay, Johnson and Miller



Ms. Carraher explained the NCSPHS substitute. Council Member Joe Carlucci stated the bill was highly collaborative, resulting from multiple meetings with all key stakeholders, with broad agreement across the board.

Council Member Matt Carlucci asked for clarification on whether the bill encouraged planting larger trees.

Council Member Joe Carlucci responded that the bill does not mandate or encourage larger trees. It revises the minimum caliper requirement for replanting trees on developed properties from four inches to two inches. He explained that the current four-inch requirement is expensive, difficult to obtain, and harder to plant. Stakeholders, including those in the tree advocacy community, reported that two-inch trees are just as healthy, often with a higher survival rate and easier availability. He clarified that developers may still plant four-inch trees, but two inches will now be the minimum.

Council Member Matt Carlucci asked which groups were consulted.

Council Member Joe Carlucci listed several collaborators: Curtis Hart (Chair of the Tree Commission), Scenic Jacksonville, Susan Grandin, Tracy Arpen, and Public Works. He reiterated that it was a collaborative process.

Council Member Matt Carlucci praised the effort and stated that he would be in support. He added that two-inch trees likely grow better and are easier to plant. He commended Council Member Joe Carlucci for working with stakeholder groups before moving forward and requested to be added as a co-sponsor.

Council Member Gay requested to hear from the Planning Department regarding their position on the substitute.

Erin Abney, Chief of Current Planning, responded that with the proposed substitute, all of the department's concerns had been addressed.

Council Member Miller asked Council Member Joe Carlucci if there were any outstanding issues raised by groups or individuals that had not yet been addressed.

Council Member Joe Carlucci said there were no outstanding issues to his knowledge. He had a follow-up conversation with Susan Grandin and Nancy Powell after the Neighborhoods Committee meeting regarding the final wording of the substitute. He stated he would offer a final amendment at LUZ to add a five-year sunset provision for the affordable housing component of the bill, subject to Council approval.

Council Member Matt Carlucci returned to the subject of tree species, expressing concern about the City's continued use of palm trees, which he stated do not provide canopy or shade. He said palm trees serve as accents but do little for tree cover. He noted his previous advocacy had led to the Downtown Investment Authority ceasing their use in downtown Jacksonville. He urged continued caution in planting palms and emphasized the need for shade-providing species.

Dr. Johnson expressed support for the substitute. He reserved further comments for LUZ but thanked Council Member Joe Carlucci for his work and asked about feedback from the development community.

Council Member Joe Carlucci confirmed that the development community had been involved and supported the bill. He noted that developers had suggested the change from four inches to two inches and that the affordable housing provision was supported by the relevant niche developers.

Chair Howland posed a legal question to the Office of General Counsel. He recalled his time on the Environmental Protection Board and the establishment of the Tree Trust Fund he asked whether the proposed changes stayed within the legal limits of what the trust fund allows.

Shannon MacGillis, Office of General Counsel, responded that there are two separate trust funds. The proposed bill does not affect Article 25 of the Charter or its associated trust fund. The bill only affects provisions contained in the ordinance code, not the Charter, and does not interfere with fee collection or

the legal framework under Article 25. The substitute passed unanimously via a voice vote.

Council Member Miller requested that clarification be entered into the record for those who may not have attended the earlier NCSPHS Committee meeting. He stated that the bill would be sent to the Tree Commission for feedback and emphasized that the Tree Commission members would be involved in ongoing decisions regarding new hires, equipment, and implementation details.

Council Member Joe Carlucci confirmed that the Tree Commission was directly involved. He said the Chair of the Tree Commission, Curtis Hart, had spoken in support and that the group would be invited to submit letters or statements. He added that individual members of the Tree Commission had provided recommendations.

## **NCSPHS SUBSTITUTE**

### **As substituted:**

#### **1. Amends Sec. 111.760 (Tree Protection and Related Expenses Trust Fund) to:**

- a. Allow Ordinance Code funds to be used for the salary and benefits of City landscape architects, arborists, and urban foresters who work exclusively on funded projects (Ordinance or Charter funding), with such positions being reviewed for necessity by the Tree Commission prior to forwarding a recommendation memo to the Mayor and City Council**
- b. Allow Ordinance Code funds to be used for equipment necessary for the above listed positions to perform assigned duties related to tree planting projects and activities that utilize Ordinance or Charter funding, with equipment expenditures over \$75,000 being reviewed for necessity by the Tree Commission prior to forwarding a recommendation memo to the Mayor and City Council**

#### **2. Amends Sec. 656.1206 (Permit procedure and criteria for tree removal, relocation and replacement of protected trees) to:**

- a. Reduce the minimum size requirement for trees used to replace removed exceptional specimen trees or protected live oaks from 4 inch caliper to 2 inch caliper**
- b. Allow for the grouping of smaller caliper-inch trees upon certification from the City Arborist or Urban Forester satisfactory to the Chief that each tree within the less-than ten foot spacing has a reasonably good chance of survival**
- c. Provide for a waiver of Ordinance Code tree mitigation fees as an incentive for the development or redevelopment of affordable housing and/or workforce housing**

#### **3. Amends Sec. 656.1208 (Enforcement of this Subpart B; violations and penalties; stopping work, correction of violation, settlement and reduction of fines pursuant to Policy criteria; procedures) to strike the requirement that replacement trees for illegally removed trees must be at least 4 caliper inches**

6.     [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  
3/11/25 CO Read 2nd & Rerefer  
3/31/25 NCSPHS Approve 7-0  
3/31/25 R Approve 6-0  
4/1/25 TEU Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 & Sec 190.005, F.S. & Sec 92.11 Ord Code - 4/8/25

**APPROVE**

**Aye:**           6 -   Howland, Freeman, Carlucci, Gay, Johnson and Miller

**Excused:**    1 -   Boylan

- **The proposed CDD is approximately 278.27 acres and is anticipated to consist of 432 residential units located west of Braddock Rd. and east of New Kings Rd. in Council District 8**

7.     [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  
3/11/25 CO Read 2nd & Rerefer  
3/31/25 NCSPHS Approve 7-0  
3/31/25 R Approve 6-0  
4/1/25 TEU Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 & Sec 190.005, F.S. & Sec 92.11 Ord Code - 4/8/25

**APPROVE**

**Aye:**           6 -   Howland, Freeman, Carlucci, Gay, Johnson and Miller

**Excused:**    1 -   Boylan

- **The proposed CDD is approximately 427.81 acres and is anticipated to consist of 1,222 residential units located north of Normandy Blvd. and west of Taye' Brown Regional Park in Council District 12**

8.     [2025-0138](#)     ORD-MC re Unauthorized Aliens in Duval County; Requiring a Report by the Mayor, or Her Desig, Pertaining to: (1) Federal Grants, (2) Diversity, Equity & Inclusion Practices & Policies, & (3) Housing of Unauthorized Aliens; Amend Sec 77.111 (Contracts; Contract Administration; Carryover), Ch 77 (Kids Hope Alliance), Ord Code, to Require a Provision Prohibiting the Use of City Funds for the Provision of Svcs to Unauthorized Aliens to Be Included in All Provider, Small Provider, Inter-Agency & Related Contracts; Amend Sec 118.201 (Release of Appropriations), Pt 2 (Disbursement of City Grants), Ch 118 (City Grants), Ord Code, to Prov that Any Appropriations Made Pursuant to Ch 118 Shall Be Released & Disbursed with a Condition that Any Recipient Shall Be Prohibited from Using Such Funds for the Provision of Svcs to Unauthorized Aliens; Amend Sec 118.609 (Restrictions for Use of Cultural Service Grants), Subpt A (Cultural Service Grant Program), Pt 6 (Cultural Service Grants & Art in Public Places), Ch 118 (City Grants), Ord Code, to Prohibit Use of Cultural Svc Grant Funds for the Provision of Svcs to Unauthorized Aliens; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Diamond)  
2/25/25 CO Introduced: NCSPHS, R, F  
3/3/25 NCSPHS Read 2nd & Rerefer  
3/3/25 R Read 2nd & Rerefer  
3/4/25 F Read 2nd & Rerefer  
3/11/25 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

**DEFER**

9.     [2025-0157](#)     RESO Conf the Mayor's Appt of Elaine Brown, a Duval County Resident, to the JTA, Replacing Megan Hayward, Pursuant to Ch 349 (Jacksonville Transportation Authority), F.S., for a Partial Term to Exp 5/31/25, Followed by a 1st Full Term to Exp on 5/31/29 (Wilson) (Req of Mayor) (Co-Sponsors CMs Pittman & Johnson)  
2/25/25 CO Introduced: R  
3/3/25 R Read 2nd & Rerefer  
3/11/25 CO Read 2nd & Rerefer  
3/31/25 R Approve 7-0

**APPROVE**

**Aye:**           7 -   Howland, Freeman, Boylan, Carlucci, Gay, Johnson and Miller

Ms. Elaine Brown highlighted her 16 years of public service and longstanding commitment to Jacksonville and the Beaches communities. She described her past work on the Downtown Development Authority (now the Downtown Investment Authority), particularly her leadership in multimodal transportation planning. Ms. Brown emphasized her experience as a former City Council Member and Council President, her prior service as liaison to the Jacksonville Transportation Authority, and her role in various transportation-related committees over the years. She expressed her desire to continue contributing to Jacksonville's progress through service on the JTA Board.

Chair Lahnen clarified that the prior deferral of this bill was to allow time for concerns raised by a board member, Ms. Hayward, to be addressed by the JTA Board at its March 27 meeting. He noted that the Board was satisfied with the responses and stated that while new concerns were raised, they would not delay the process. He emphasized his support for Ms. Brown's appointment.

Dr. Johnson expressed support for Ms. Brown, praising her long-standing leadership and service, including her role on the League of Cities Board. She noted that the questions raised about the JTA board arose after Ms. Brown's nomination. Dr. Johnson stated her support as the Council's JTA liaison and co-sponsor of the legislation.

Council Member Carlucci praised Ms. Brown's extensive background in transportation and her commitment to Jacksonville. He recalled her earlier involvement in planning a transportation hub and acknowledged the impact of her leadership during their time together on the Council. He voiced strong support for her appointment.

Council Member Diamond described Ms. Brown as a respected leader. He emphasized her independence and ability to ask tough questions—qualities he believes are essential for JTA board service. He expressed full confidence in her appointment.

Council Member Miller affirmed his respect and support for Ms. Brown, calling her highly qualified and committed. However, he expressed concern about the process, particularly the removal of the sitting board member, Ms. Hayward before the completion of her term without a separate vote or formal consideration of her removal. He urged the Council to consider procedural changes for future appointments and stated that Ms. Hayward wished to continue serving.

Dr. Johnson responded to Council Member Miller's remarks, reiterating that the mayor has the authority to make appointments and the Council's role is to confirm. He requested clarification from the Office of General Counsel on this matter.

Ms. Lopera confirmed that the appointment is within the mayor's authority and that Council confirms appointments but does not vote on removals. She also stated that any procedural change would require legislative action and noted the JTA board is created under state statute, which may further complicate such changes.

Dr. Johnson further clarified that while the situation may be unprecedented, the current appointment process aligns with existing rules. He noted that questions about governance and continuity, especially in leadership roles, warrant future discussion but do not alter the current procedure.

Chair Lahnen commended Ms. Brown for her service and expressing confidence in her ability to serve with integrity and independence on the JTA board. He thanked her for her continued willingness to serve the city.

## **APPOINTMENT**

10.     [2025-0159](#)     ORD-MC Amend Sec 656.313 (Community/General Commercial Category), Subpt C (Commercial Use Categories & Zoning Districts) & Sec 656.320 (Purposes & Intent), Subpt D (Industrial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Prohibit Mobile Food Trucks From Preparing &/or Selling Food or Beverages on Any Propty in Commercial or Industrial Zoning Categories Which Sells Gasoline or Other Flammable Petroleum Products; Prov for Codification Instructions (Hartung) (Introduced by CM J. Carlucci) (PD & PC Apv)  
2/25/25 CO Introduced: R, LUZ  
3/3/25 R Read 2nd & Rerefer  
3/4/25 LUZ Read 2nd & Rerefer  
3/11/25 CO Read 2nd & Rerefer  
3/25/25 CO PH Addnt'l 4/8/25  
3/31/25 R Amend/Approve 5-1(Johnson)  
4/1/25 LUZ PH Amend/Approve 4-3 (Johnson, Diamond, Gaffney, Jr.)  
LUZ PH - 4/1/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25 & 4/8/25

**AMEND/APPROVE**

**Aye:**           5 -   Howland, Freeman, Carlucci, Gay and Miller  
**Nay:**           1 -   Johnson  
**Excused:**    1 -   Boylan



Council Member Joe Carlucci introduced the bill, explaining it originated from constituent concerns about a food trailer operating at a gas station. After researching inspection requirements and deploying code compliance, the trailer was found non-compliant, lacking fire inspection. Chief Powers was consulted and expressed safety concerns over mobile food units near flammable fuel sources. State statutes preempt the city from regulating food trucks specifically. However, zoning remains within the local authority. The bill proposes prohibiting mobile food vendors from operating at gas stations or similar fuel dispensing locations. A noticed meeting was held with Council Member Johnson, food truck operators, and code compliance; three food truck operators confirmed the bill would not impact them.

Council Member Miller asked Chief Powers whether the concern is based on distance from gas pumps or simply presence on the same property. Chief Powers clarified the concern is the food unit's propane tanks potentially exploding, not the gas station igniting the truck. He referenced national incidents and shared videos with Council Members Carlucci and Johnson showing the danger of propane explosions within 200–300 feet.

Council Member Miller acknowledged he had misunderstood the safety concern, thinking the danger came from the gas pumps to the food truck. Chief Powers confirmed the risk comes from the propane on the food trucks themselves.

Council Member Boylan offered a floor amendment to clarify that the bill's restrictions apply only to mobile food vendors "which employ an open flame to prepare food." His intent was to exempt snow cone or cold food vendors not using heating elements or combustible fuels. It was moved and seconded. Council Member Matt Carlucci expressed opposition to the amendment, stating enforcement would be difficult for law enforcement or inspectors. He shared anecdotal experience about the sensitivity of mobile vendor regulations and the political challenges involved. He believed a blanket restriction was easier to enforce and safer.

Chief Powers reiterated concern over enforcement, particularly who would determine whether a food truck uses open flame or not. However, he stated the fire department would enforce the Council's decision.

Dr. Johnson questioned Chief Powers about whether open flame was the department's main concern and whether data existed on incidents. Chief Powers confirmed open flame was the concern, but no specific national data was available.

Council Member Joe Carlucci acknowledged the amendment was not intended to restrict vendors like snow cone trucks. He referred to Ms. Staffopoulos, who had suggested a more precise definition to clarify enforcement and intent.

Ms. Staffopoulos recommended revising the amendment to read: "which employ an open flame, propane, combustible fuel, or other heating element to prepare food" language consistent with Chapter 250 of the municipal code regarding mobile food vendors.

Council Member Boylan accepted the change and formally restated the amendment with the updated language. The amendment to the amendment was moved and seconded.

Chair Howland raised a question about whether snow cone trucks using generators near petroleum tanks could be dangerous. Council Member Boylan clarified that in the specific instance concerning his constituent, the truck is connected to shore power, not using generators.

Chief Powers confirmed shore power was not a concern.

Dr. Johnson noted if the logic is that any powered object near a fuel source is dangerous, then even a car could be risky. He also reminded the committee that food trucks using grills or flames are required to have hoods, mitigating some risk.

The amendment to the amendment passed.

Council Member Gay raised concerns regarding NFPA regulations and whether certain areas of fueling stations are truly classified as high-flashpoint zones. He asked Chief Powers if the bill might inadvertently restrict operations in areas not deemed Class I Division I hazardous locations.

Chief Powers clarified that the concern was not the proximity to the fuel pumps themselves, but rather the potential for a food truck explosion, especially involving propane or other flammable cooking sources, to extend flames several hundred feet. He stated that such an event could subsequently ignite fuel at the gas station, resulting in a catastrophic fire.

Council Member Gay followed up, asking whether the restriction applied solely to the gas station property or also to adjacent parcels. Council Member Joe Carlucci confirmed it only applied to the gas station itself, not to adjacent lots. He emphasized that while the zoning code was limited, this bill was the strongest possible action within their legal constraints and should address a majority of safety concerns.

Council Member Gay then inquired about enforcement and whether it would pose additional costs or strain on departments. Council Member Joe Carlucci confirmed that Code Compliance would be responsible for enforcement and stated that there were no anticipated additional costs based on prior discussions with the department head.

Council Member Gaffney, Jr. shared two constituent calls he received over the weekend. One was from a convenience store owner who said losing food truck traffic could significantly impact his business. Another call came from a food truck operator who had been operating at the same gas station for eight years and feared losing everything. Council Member Gaffney, Jr. expressed concern about potential retaliation if these individuals voiced their opinions publicly, and he questioned the equity and long-term impact of forcing established vendors to relocate.

Council Member Joe Carlucci responded, acknowledging the difficulty of balancing safety and business impacts. He reiterated that the bill applies only to gas stations, not stand-alone convenience stores. He added that while displacing a business is regrettable, public safety particularly the threat of a propane explosion is a higher priority. Council Member Joe Carlucci stated he would bring an amendment in LUZ to allow time for businesses to transition if the bill passes.

Council Member Gaffney, Jr. proposed considering a "grandfather clause" to allow long-established vendors to continue operating where they are.

Dr. Johnson declared his strong opposition to the bill, saying it disproportionately impacts low-income and minority entrepreneurs and was not substantiated by adequate data on actual fire risk. He shared the story of a local food truck owner who built a successful business with community impact and argued that chain gas stations can operate kitchens, but independent food truck owners cannot. Dr. Johnson questioned why parks, also public spaces, weren't similarly regulated and suggested the city instead fund Consumer Affairs and JFRD to improve inspection and compliance rather than restricting zoning.

Council Member Miller echoed the call for data, asking Chief Powers if there were verified incidents of food truck fires near gas stations in Jacksonville. Chief Powers stated that he was unaware of any such incidents but referenced the principle of risk management, noting that rare but catastrophic events often lead to policy change. He also said that determining safe distances would require input from fire engineers, which had not yet been sought.

Council Member Freeman asked whether Council Member Joe Carlucci wanted to delay the bill based on raised concerns. Council Member Carlucci confirmed he was ready to proceed. Council Member Freeman asked OGC whether the city would be legally protected if the bill passed. Mr. Jason Teal responded affirmatively, saying the city was within its rights under zoning authority, and the bill had a valid public safety rationale.

Council Member Freeman acknowledged the challenge of balancing small business support with safety.

He cited statistics about the vital role small businesses play in employment and expressed interest in seeing further clarification before final Council vote.

Council Member Gay advocated for defining safe distances based on fire code, to prevent businesses from relocating only a few feet away from gas station boundaries without real reduction in risk. He stated he reserved the right to change his vote at full Council.

Council Member Joe Carlucci stressed that most of the trailers in question were already illegal due to their stationary nature, a point confirmed by Chief Powers, who added that inspection processes are designed to ensure mobility. Carlucci emphasized that this bill targeted only gas station zoning and had no effect on mobile vendors operating elsewhere.

Council Member Matt Carlucci asked if charcoal or wood grills were included. Council Member Joe Carlucci confirmed they would be, as open flames, under the amended bill. Council Member Matt Carlucci concluded by supporting the bill, calling it “risk management” and stating that it's been refreshing to discuss substantive issues.

Dr. Johnson followed up, stating again that the issue was not the bill's intent but the lack of equitable protection for all food vendors, not just those at gas stations. He emphasized that safety investments should go toward bolstering inspection capabilities, not zoning restrictions.

Council Member Miller concluded by reiterating the need for empirical data and suggesting the bill could still be improved through further analysis of risk frequency, local fire incidents, and safer alternatives to an outright zoning ban.

Council Members Freeman and Gay also stated they would support the bill moving forward, but might reassess their stance based on data and developments in the LUZ committee.

#### **AMENDMENT:**

**1. Pg. 2, line 9 and pg. 3, line 18: after “vehicles” insert “which employ an open flame, propane, combustible fuel, or other heating element to prepare food”**

11.     [2025-0188](#)     ORD-MC Relating to JEA & Article 21 (JEA), Charter of the City of Jacksonville; Amend Sec 21.07 (Fiscal & Budgetary Functions) of Article 21 (JEA), Charter of the City of Jacksonville; Prov for Codification Instructions; Apv an Amended & Restated Interagency Agrmt; Prov for Continued Oversight by the Finance Dept (Reingold) (Introduced by CM Boylan)  
3/11/25 CO Introduced: R, F, TEU  
3/17/25 R Read 2nd & Rerefer  
3/18/25 F Read 2nd & Rerefer  
3/18/25 TEU Read 2nd & Rerefer  
3/25/25 CO PH Read 2nd & Rerefer/Addnt'l 4/22/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25  
Public Hearing Pursuant to Sec 21.13, City Charter - 4/22/25

#### **DEFER**

12.     [2025-0190](#)     ORD Approp \$10,000,000 from Gen Fund Operating Reserves to the UF Health Capital Improvements - Other Construction Costs Acct to Prov Funding for the Contribution to Shands Jacksonville Medical Center, Inc. to Support the Construction of the UF Health Jacksonville Leon L. Haley, Jr., MD, Emergency Department & Trauma Center (the “Haley Center”), as Authd by Ord 2023-147-E; Amend the 25-29 5-Yr CIP Appvd by Ord 2024-505-E to Reflect this Approp of Funds to the UF Health Capital Improvements Proj for the Haley Center; Prov for Oversight by the Public Works Dept (Staffopoulos) (Introduced by CM Freeman)  
3/11/25 CO Introduced: NCSPHS, R, F  
3/17/25 NCSPHS Read 2nd & Rerefer  
3/17/25 R Read 2nd & Rerefer  
3/18/25 F Read 2nd & Rerefer  
3/25/25 CO PH Read 2nd & Rerefer  
3/31/25 NCSPHS Amend/Approve 6-0  
3/31/25 R Amend/Approve 6-0  
4/1/25 F Amend/Approve 8-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25

**AMEND/APPROVE**

**Aye:**             6 -     Howland, Freeman, Carlucci, Gay, Johnson and Miller

**Excused:**     1 -     Boylan

Ms. Carraher explained the amendment. The amendment passed unanimously via a voice vote. Chair Howland clarified that this legislation is intended to re-appropriate \$10 million previously allocated for UF Health but never fully distributed across one or two budget cycles. Council Member Freeman confirmed this understanding. He explained that the funds were initially approved but not fulfilled as intended and that this bill acts as a financial safety net to ensure the appropriation is now honored. He stated if the administration includes funding for UF Health in the upcoming budget, this allocation, sourced from JEA dollars, may ultimately not be needed.

**AMENDMENT****Attach Revised Exhibit 2 (CIP Sheet) to correct prior year funding**

- \$140,000,000 was previously appropriated to UF Health for capital improvements over the six-year period ending 9/30/24
- \$38,000,000 was appropriated in the FY 24/25 CIP for UF Health capital improvements with an additional \$96,000,000 planned over the following four years, for a total of \$134,000,000 over a five-year period
- The \$10,000,000 being appropriated through this bill is in addition to the \$134,000,000 and will be used for capital improvements for the Leon L. Haley, Jr. MD Emergency Department and Trauma Center and will be provided on a reimbursement basis after \$80,000,000 in third-party funding has been exhausted
- It is the intent that the funds appropriated through this bill will be replenished through an appropriation of funds in fiscal year 25/26 from the annual JEA contribution

13.     [2025-0191](#)     ORD-MC re the Public Service Grant Council; Amend Sec 118.104 (Definitions), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Amend the Definition of Grants Administrator; Amend Sec 118.803 (Chief of Grants & Contract Compliance; Responsibilities), Amend Sec 118.804 (Categories of Most Vulnerable Persons & Needs), Amend Sec 118.805 (Eligibility to Apply for Public Service Grants), Amend Sec 118.806 (Application Requirements), & Amend Sec 118.809 (Amendments to Public Service Grant Budgets by Recipients; Approval by Grants Administrator), Pt 8 (Public Service Grants), Ch 118 (City Grants), Ord Code, to Update a Position Title to Be Consistent with the Amended Definition of Grants Administrator, Include the Full Names of Orgs Listed as Resources Re Most Vulnerable Persons & Needs, Limit Requesting Agencies to 1 Appl Per Category of Most Vulnerable Persons & Needs, Clarify Prog Partner Information Requested in the Appl Requirements, & Auth the PSG Council to Apv Budget Changes to the Recipient PSG Agrmt in Excess of 10%; Prov for Codification Instructions (Smith) (Introduced by CM Lahnen)  
3/11/25 CO Introduced: R, F  
3/17/25 R Read 2nd & Rerefer  
3/18/25 F Read 2nd & Rerefer  
3/25/25 CO PH Read 2nd & Rerefer  
3/31/25 R Amend/Approve 6-1 (Johnson)  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25

**AMEND/APPROVE**

**Aye:**           6 -   Howland, Freeman, Boylan, Carlucci, Gay and Miller

**Nay:**           1 -   Johnson



Council Member Lahnen explained the bill and stated that he was joined by Ms. Maribel Hernandez and the PSG Council Chair.

Chair Howland asked Ms. Hernandez whether the proposed rule changes would limit organizations from receiving multiple awards in the same category. He referenced a recent case where one organization won in several categories.

Maribel Hernandez, Chief of Grants and Contract Compliance confirmed the proposed changes would limit organizations to one application per category to prevent duplicative awards. Currently, there is no such restriction if the programs are different.

Chair Howland expressed support for the fairness of the change, noting concerns over perceived favoritism toward organizations with more connections or resources.

Council Member Miller thanked the PSG team and OGC for their collaboration. He proposed a floor amendment to reduce the cap for each grant award from \$150,000 to \$100,000 per category. He stated that reducing the cap would have allowed 19 more organizations to be funded last year, based on PSG Council's data. He stated that he believes this change would stretch taxpayer dollars further and prevent large organizations with dedicated grant writers from dominating funds.

The Miller Floor Amendment was moved and seconded.

Council Member Boylan requested Ms. Hernandez's opinion on the amendment and whether nonprofits had been consulted.

Ms. Hernandez stated that the amendment had not been discussed with nonprofits or the full PSG Council. She expressed concerns that some programs need the full \$150,000 to be viable, and that reducing the cap could require programmatic changes or service reductions. She Also noted that it would increase her office's workload due to site visits and audits for more grantees.

Council Member Boylan appreciated the explanation, while understanding the intent, he believed it was premature to act on the amendment without PSG Council's input. He indicated he would not support the amendment, but suggested PSG Council evaluate it as a future change.

Dr. Johnson asked if nonprofit representatives were in attendance, and they were not. He then asked the administration's position on the amendment.

Garrett Dennis stated the administration supports the bill as written.

Dr. Johnson appreciated Council Member Miller's intent but stressed that it's more important to fully fund strong organizations rather than fund more in number with reduced impact. He expressed opposition to the amendment.

Council Member Lahnen emphasized that the current proposal enables more agencies to be funded (9 more agencies). He stated that there would be another opportunity soon to consider additional changes and that any unintended consequences from the amendment should be thoroughly evaluated.

Council Member Miller restated that his amendment stemmed from seeing many quality organizations fail to get funding. Noted that two organizations received 22% of all PSG funds last year, largely due to full-time grant writing staff. He stressed that the change is about equity and ensuring smaller nonprofits have access.

Council Member Carlucci reflected on his past liaison role to PSG and efforts to increase total funding. He advocated for greater investment in human capital. Expressed opposition to cutting back and did not support the amendment.

Chair Howland stated that he initially was hesitant due to potential inefficiencies from spreading funds thinner but, ultimately supported the amendment, citing financial headwinds and a need to stretch public dollars. He supported reducing the cap to allow more nonprofits to benefit.

Council Member Lahnen offered the option of deferring to allow PSG Council to meet and return with a recommendation.

Council Member Lahnen stated that, in response to concerns about the PSG Council having time to fully discuss the proposed amendment, one option could be to defer the bill, allowing the Council to meet and potentially return with emergency legislation in time to implement changes for the upcoming grant cycle. He asked Ms. Hernandez when the next PSG Council meeting would occur so that feedback from the full Council, not just from her and the Chair, could be considered.

Dr. Joy Hervey responded that the next meeting of the PSG Council would be held out-of-cycle on April 22. She added that the current legislation before the committee would already increase the number of organizations that could be funded. She explained that two versions of funding models had been analyzed—one that would increase the number of funded organizations by nine and an alternative that would increase that number by 19. She emphasized that a mini-grant program was also in development to support additional smaller organizations. Additionally, she referenced provision number three in the bill, which would introduce program partnerships as a scoring incentive—encouraging agencies to work together and thereby stretching the City's funding further.

Council Member Freeman thanked Dr. Hervey for the overview and inquired how the proposed mini-grants would differ from the existing micro-grants in Section Four.

Dr. Hervey responded that the mini-grant program was a separate and new initiative. It would provide grants up to \$15,000 and include capacity-building training. The intent was to target organizations that currently do not qualify for regular PSG funding due to administrative limitations, thereby building sector-wide capacity. She clarified that this concept was different from the multi-year micro-grant model.

Council Member Freeman clarified that the micro-grant program he had authored was not intended to be multi-year and was zero-based annually. He said it was created to serve the purpose Dr. Hervey had outlined and expressed concern about possibly duplicating or altering Section Four without proper communication. He added that his office had not been contacted about changes to a program he had fought hard to create. He stated that he would like to speak with the PSG Council before voting on future related legislation and emphasized the importance of historical context and transparency.

Council Member Freeman continued, stating that although the amendment may not resolve every issue of unmet funding need, he supported it due to the current process concerns and lack of prior communication about legislative changes. He stressed that his original intent in creating the fourth category was to support nonprofits unable to compete with larger, better-funded organizations. Given the recent developments, he said he felt compelled to support the Council Member Miller's amendment as a form of "guardrail" for the process.

Council Member Boylan stated he did not support the amendment. He acknowledged Council Member Freeman's concerns but felt that the bill already included provisions such as the partnership incentive that would increase participation. He believed the amendment imposed a top-down limitation that could result in unintended consequences and that the PSG Council should be given the opportunity to consider the proposal before any formal changes were made.

Dr. Johnson expressed confusion and asked Council Member Freeman to clarify his stance. He reiterated that he was open-minded but was struggling to understand how capping awards at \$100,000 served as a meaningful guardrail.

Council Member Freeman responded that while Dr. Johnson was focusing on the number \$100,000, he was focused on the concept of process integrity. He said that having a guardrail—any form of limit was important given how the process had evolved without adequate communication. He repeated that he was disturbed by learning of changes that may alter programs he had worked hard to establish, without prior discussion.

Dr. Johnson continued, still unsure how the cap would effectively protect taxpayer dollars or support

Council Member Freeman's stated goals.

Council Member Freeman responded that from a mathematical standpoint, reducing the maximum award from \$150,000 to \$100,000 would free up more funding for additional nonprofits. He stated plainly that it was a basic equation that would enable more groups to be funded.

Chair Howland agreed, stating his rationale was that if overall PSG funding were to be reduced in future budget cycles, a lower per-organization cap would allow the City to support a broader array of nonprofits within tighter budgetary constraints. He expressed support for the amendment.

Council Member Lahnen offered two clarifying points. First, he noted that Section D—referenced earlier by Council Member Freeman—was not impacted by the current bill and hadn't been the focus of recent changes. Second, he emphasized that the City Council remained the ultimate guardrail, as it controlled the overall PSG budget. Whether the per-organization cap was \$100,000 or \$150,000, the total funding amount was still determined during the budget process. He thanked the committee for their discussion.

The amendment passed 4–3 (Carlucci, Johnson, and Boylan) via a hand vote.

#### **AMENDMENT**

##### **Reduce maximum grant award from \$150,000 to \$100,000 per category**

- **Amends Code Sec. 118.104 (Definitions) to revise the definition of Grant Administrator to mean the Chief of Grants and Contract Compliance or designee**
- **Amends Part 8 (Public Service Grants) of Ch. 118 (City Grants) to:**
  - **Update the names of the organizations that may provide recommendations, studies and reports to the PSG Council regarding the categories of Most Vulnerable Persons and Needs while removing JCCI and including the Florida Dept. of Health**
  - **Limit the number of grant applications that can be submitted by an organization to one application per category of Most Vulnerable Persons and Needs**
  - **Revise PSG application contents to include information on the roles and responsibilities of, and funding provided by, an applicant's funding partners**
  - **Specify that budget changes exceeding 10% shall be subject to the approval of the PSG Council**

14. [2025-0193](#) ORD Apv the Issuance by the Capital Projects Finance Authority of Its Utility System Revenue Bonds (First Coast Regional Utilities Project), in 1 or More Series, in an Aggregate Principal Amt Not to Exceed \$47,500,000, the Proceeds from the Sale of Which Will Be Used Principally to Finance & Refinance the Cost of Acquisition of Certain Utility System Improvements to Prov 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 (Bryant, Miller, Olive, P.A. & Sawyer) (Req of the Capital Projects Finance Authority)  
3/11/25 CO Introduced: NCSPHS, R, F, TEU  
3/17/25 NCSPHS Read 2nd & Rerefer  
3/17/25 R Read 2nd & Rerefer  
3/18/25 F Read 2nd & Rerefer  
3/18/25 TEU Read 2nd & Rerefer  
3/25/25 CO PH Read 2nd & Rerefer  
3/31/25 NCSPHS Approve 7-0  
3/31/25 R Approve 6-0  
4/1/25 F Approve 8-0  
4/1/25 TEU Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25

#### **APPROVE**

**Aye:** 6 - Howland, Freeman, Carlucci, Gay, Johnson and Miller

**Excused:** 1 - Boylan

Chair Howland stated that the bill authorizes \$47.5 million in bonds, emphasizing the need to confirm that the City of Jacksonville is not incurring any obligation or indebtedness. Paul Harden confirmed that the city bears no financial responsibility. The bonds are part of a state infrastructure program requiring an interlocal agreement. His client, who owns 10,000 acres at I-10 and US-301, is seeking to independently develop water and sewer infrastructure in an area currently unserved by JEA. The client will borrow approximately \$50 million through a bonding agency to fund construction of a water and sewer plant. JEA, which initially had plans to build the infrastructure, has since withdrawn and has no objections.

#### **Scrivener’s**

1. Pg. 1, line 21: strike “RECIPIENT” and insert “CERTIFICATE”
2. Pg. 1, line 31: strike period after “Utilities”
3. Pg. 3, line 5: insert “Internal Revenue” before “Code”
4. Pg. 4, line 9: strike “I” and insert “i”

15.     [2025-0203](#)     RESO Conf the Mayor's Appt of Tricia Ridgway-Kapustka, a Duval County Resident, to the Renew Arlington CRA Advisory Brd, Replacing Cantrece Jones, as a Category 4 Marketing, Public Relations, or Advertising Profession Rep Pursuant to Sec 53.102 (Membership; Appointment & Removal; Terms of Office), Pt 1 (Renew Arlington CRA Advisory Board), Ch 53 (CRA Advisory Boards), Ord Code, for a 1st Full Term to Exp on 12/31/27 (Wilson) (Req of Mayor) (Co-Sponsors CMs Amaro & Miller)  
3/11/25 CO Introduced: R  
3/17/25 R Read 2nd & Rerefer  
3/25/25 CO Read 2nd & Rerefer

**DEFER**

16.     [2025-0204](#)     RESO Conf the Mayor's Appt of Suzanne Jenkins, a Duval County Resident, as an Alternate Member to the Planning Commission, Filling a Seat Formerly Held by Nicole Padgett, Pursuant to Sec 30.201 (Establishment; Membership), Pt 2 (Planning Commission), Ch 30 (Planning & Development Department), Ord Code, for a 1st Full Term to Exp on 9/30/27 (Wilson) (Req of Mayor) (Co-Sponsors CMs Clark-Murray, Amaro, Carlucci & Peluso)  
3/11/25 CO Introduced: R  
3/17/25 R Read 2nd & Rerefer  
3/25/25 CO Read 2nd & Rerefer  
3/31/25 R Amend/Approve 7-0

**AMEND/APPROVE**

**Aye:**             7 -     Howland, Freeman, Boylan, Carlucci, Gay, Johnson and Miller

Trista Carraher, Council Auditor's Office, explained the amendment. The amendment passed unanimously via a voice vote.

Suzanne Jenkins stated that she was approached by the Mayor's Office regarding the possibility of serving on a board. After discussions, she expressed interest in the Planning Commission due to her past experience as both a citizen activist and former Council Member, having served on the Land Use and Zoning Committee for most of her tenure. She emphasized her passion for the city's growth, redevelopment, and sustainability, and expressed her desire to contribute meaningfully.

Council Member Carlucci expressed strong support for the appointment, commending Ms. Jenkins' knowledge and service during her time on the Council. He highlighted her experience in land use matters and her long-standing commitment to the community, calling her a significant asset to the Planning Commission.

Dr. Johnson also offered his support, noting his past work alongside Ms. Jenkins.

Chair Lahnen thanked Ms. Jenkins for her willingness to serve and commended her qualifications and experience, stating she would be a strong addition to the Planning Commission.

**APPOINTMENT****AMENDMENT****Correct term to partial term ending 10/1/27**

17.     [2025-0205](#)     RESO Conf the Mayor's Appt of Dorothy Gillette, a Duval County Resident, to the Planning Commission, Representing Duval County At-Large, Filling a Seat Formerly Held by Charles Garrison, Pursuant to Sec 30.201 (Establishment; Membership), Pt 2 (Planning Commission), Ch 30 (Planning & Development Department), Ord Code, for a Partial Term to Exp on 10/1/27 (Wilson) (Req of Mayor) (Co-Sponsor CMs Gay & Carlucci)  
3/11/25 CO Introduced: R  
3/17/25 R Read 2nd & Rerefer  
3/25/25 CO Read 2nd & Rerefer  
3/31/25 R Approve 7-0

**APPROVE**

**Aye:**           7 -   Howland, Freeman, Boylan, Carlucci, Gay, Johnson and Miller

Dorothy Gillette expressed her appreciation for the opportunity to serve. She shared that she was approached by the Mayor's Office regarding the Planning Commission and was eager to bring her extensive community experience to the role. Ms. Gillette emphasized her deep roots in Jacksonville, noting her family's presence in the area since 1816, and her firsthand knowledge of various communities across the city. She shared her intention to ensure that underrepresented voices are heard in the planning process.

Council Member Gay thanked Ms. Gillette for her willingness to serve and noted her proximity to his district. He expressed support and requested to be added as a co-sponsor.

Council Member Diamond praised Ms. Gillette's legacy and that of her family. He stated that she would bring thoughtful scrutiny to the Planning Commission and not act as a "rubber stamp."

Council Member Miller also expressed support, thanking Ms. Gillette for her continued service and her efforts to advocate for community voices that are often underrepresented. He noted her proactive engagement, including discussions on CPACs and helping orient planning staff to city neighborhoods.

Chair Lahnen commended Ms. Gillette's passion for Jacksonville. He asked for clarification regarding her involvement in three lawsuits against the City related to zoning decisions and whether any were still active.

General Counsel Carla Lopera stated that she did not have the information at hand to verify the status of any litigation involving the applicant.

Chair Lahnen concluded that the Committee would proceed with a vote, with final confirmation to take place at Tuesday's Council meeting, pending legal verification. He thanked Ms. Gillette for her dedication and service.

**APPOINTMENT**

18.     [2025-0206](#)     ORD Approp \$7,980,286 (Recaptured in FY 23-24 to the General Fund/General Service District) of Gen Fund/General Service District Fund Balance to Cure the Negative Cash Balances in Subfunds & Prov \$3,000,000 to UNF for Esports Prog Arena & \$2,000,000 Each for Renovation of 2 Fire Stations & \$692,823 for the Construction of a Firefighter PPE Wash Facility, Pursuant to Sec 11.7 of Ord 2023-504-E; Amend the 25-29 5-Yr CIP Appvd by Ord 2024-505-E to Reflect this Approp of Funds for Fire Station Renovations & Wash Facility; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process), Pt 1 16 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract with UNF for the Esports Prog Arena; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City an Agrmt btwn the City & UNF for the Esports Prog Arena; Prov for Carryover of Funds to FY 25-26; Prov for Oversight of UNF Agrmt by the Grants & Contract Compliance Div of the Finance Dept (Reingold) (Req of Mayor) (Co-Sponsors CMs Lahnen, Johnson, White, Freeman & Arias)  
3/11/25 CO Introduced: NCSPHS, R, F  
3/17/25 NCSPHS Read 2nd & Rerefer  
3/17/25 R Read 2nd & Rerefer  
3/18/25 F Read 2nd & Rerefer  
3/25/25 CO PH Read 2nd & Rerefer  
3/31/25 NCSPHS Amend/Approve 5-1 (Salem)  
3/31/25 R Amend/Approve 7-0  
4/1/25 F Amend/Approve 7-0-1 (Pittman)  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25

**AMEND/APPROVE**

**Aye:**             7 -     Howland, Freeman, Boylan, Carlucci, Gay, Johnson and Miller



Ms. Carraher explained the amendment. The amendment passed unanimously via a voice vote. Chair Lahnen explained the bill and clarified the legislation was not his own but brought forward by the administration, though he supports it. He explained the bill includes an investment in a new eSports and STEM-focused facility at the University of North Florida (UNF), which he described as a tool for STEM recruitment and economic development. UNF currently has approximately 18,000 students and aims to grow to 25,000 by mid-2028, with about 70% of graduates remaining in the Northeast Florida labor market. He also mentioned the bill includes approximately \$4–5 million for Jacksonville Fire and Rescue Department (JFRD) infrastructure, which he also fully supports.

Dr. Johnson spoke in favor, noting his academic background and prior conversations with Dr. Lamb regarding the project nearly a year ago. He highlighted that the eSports initiative is more than video gaming—it incorporates communications, business development, and technology fields, enabling students to pursue careers in game development and related industries. He praised UNF's continued impact on the city.

Council Member Carlucci voiced support but noted limited familiarity with eSports. He emphasized the bill's potential to strengthen technical education and expressed some frustration with past communication from UNF, despite being an alumnus. He nonetheless supported the funding, noting other schools have received similar support.

Council Member Miller expressed concerns about bundling unrelated items, in this case, UNF's initiative and JFRD projects into a single bill. He noted a recurring pattern of pairing projects with JFRD items to ensure passage. However, he acknowledged both initiatives are valuable. He specifically praised the potential for the UNF eSports facility to attract students who may not have otherwise pursued higher education. He noted the broader economic and career opportunities the initiative offers, and he stated he would vote in favor.

Council Member Lahnen clarified that he had originally included the eSports enhancement in last year's budget but withdrew it due to the reserve funding situation. He emphasized that this funding now uses recapture dollars, not operating reserves, making it financially neutral.

Council Member Gay expressed his consistent support for youth and workforce development initiatives and said he would support the bill. He praised Council Member Lahnen's research and financial perspective, noting this investment would benefit Jacksonville.

Chair Howland shared his views about the bill, specifically criticizing the budgeting practice of using mid-year surplus funds for new projects. He stated that surplus dollars should generally be saved unless a project is critical. He acknowledged, however, that both components of the bill, the JFRD and UNF projects are strong. He invited Chief Powers to speak on the urgency of the JFRD projects.

Chief Powers, JFRD stated that the projects are urgent. With new tankers being added to stations, ISO standards require them to be housed indoors in heated areas. To make space, rescue units are currently outside, which is problematic due to the drugs and equipment they carry. The funding will allow secure indoor storage, making the upgrades necessary now.

Chair Howland asked Mr. Brian Verkamp, Vice President and Chief Information Officer, whether the UNF project needed to move forward now. Mr. Verkamp confirmed it did, noting that nearly two years of planning had gone into the project, construction was ready to begin, and they were targeting a January opening.

Chair Howland asked whether the \$3 million allocated to UNF could be counted as part of the Community Benefits Agreement (CBA) funding under the categories of workforce development or economic development. He asked if this would require an amendment.

Mary Staffopoulos, Office of General Counsel, stated that no amendment would be necessary unless the Council wanted to explicitly state the intent to count the funding toward CBA workforce development

goals. She noted the City had used similar language before with the Jaguars agreement and suggested they could do so again.

Chair Howland asked Mr. Verkamp to confirm that UNF contributes significantly to Jacksonville's regional workforce. Mr. Verkamp affirmed that 70% of graduates stay in Jacksonville, and all the funding would go toward workforce development. Chair Howland reiterated his interest in seeing the \$3 million counted toward the City's CBA commitment and invited any Council Members to propose an amendment to that effect.

Council Member Freeman raised a conflict concern. He recalled being barred from voting on CBA-related matters during the budget process due to his employer's business with the city. He asked OGC to confirm whether he remained in that same posture regarding this vote.

Ms. Staffopoulos responded that while she believed Freeman remained in the same posture, she would consult with Ms. Oberdorfer to confirm, as the CBA carveouts applied specifically to capital projects, which this UNF funding might not fall under.

Chair Howland passed the gavel to Vice Chair Freeman to introduce a floor amendment: stating it is the City's intent to recognize the \$3 million investment with UNF as credited toward the Workforce Development citywide portion of the Community Benefits Agreement (CBA). It was moved and seconded. Vice Chair Freeman passed the gavel back to Chair Howland.

Council Member Lahnen asked the auditors to clarify whether this appropriation could be used immediately. He expressed concern that if CBA funding could not be accessed until October 1, the status of the UNF project might be hindered.

Phillip Peterson, Council Auditor's Office, stated that now that the CBA has been fully executed, any appropriations approved by the Council for workforce development, affordable housing, or homelessness may count toward the \$40 million citywide obligation under the CBA. He confirmed this appropriation would not jeopardize the UNF funding.

Council Member Carlucci asked for clarification on the amendment language. He voiced concern about encumbering \$3 million under the CBA and removing it as available funding for other potential uses. He urged caution, stating the UNF funding should remain separate from the CBA obligation. He argued that tying the funding to the CBA could constrain future spending and hurt other potential community priorities.

Chair Howland clarified the amendment does not change the funding source, which remains recaptured dollars. The amendment simply reflects that the appropriation aligns with previously agreed-upon CBA priorities, namely, workforce development.

Dr. Johnson expressed opposition to the amendment. He cited his past experience during budget discussions where a similar attempt to credit Goodwill funding toward the CBA was rejected. He emphasized that including this \$3 million as CBA credit would subtract from other community-based organizations that could have otherwise benefited. He called the amendment disingenuous and said it would hurt trust in the Council's commitment to supporting underserved communities. Dr. Johnson asked Mr. Verkamp how many of their students are from Jacksonville. Mr. Verkamp responded that while he did not have the exact number, a high percentage of UNF students come from Jacksonville.

Council Member Freeman asked for clarification on whether private funding had been raised for the project. Mr. Verkamp confirmed that UNF is contributing \$2 million of its own funding to the \$5 million project and that this investment will help them pursue future scholarship fundraising.

Council Member Freeman confirmed he had no known conflict of interest with his employer regarding the construction of the eSports project. He stated, per a previous opinion by Ethics and General Counsel, he is permitted to participate and vote.

Council Member Boylan asked for clarification on the legal impact of the amendment. He noted that

prior references to similar language have been described as “aspirational.” Ms. Staffopoulos responded that the amendment does not tie the funds directly to the CBA but does express the City’s intent to count them toward the obligation.

Mr. Peterson confirmed that this language would allow the Council to count the \$3 million toward its total citywide CBA obligation but emphasized that this is for the overall \$40 million—not the annual \$4 million minimum, which begins with the 2024-2025 budget.

Council Member Boylan reiterated his opposition, expressing concern that this encumbers funding for the CBA prematurely and that it limits future flexibility.

Chair Howland responded that the amendment simply aligns the UNF investment with already agreed-upon CBA priorities specifically, workforce development. He argued this amendment ensures consistency with the City’s long-term strategic goals under the CBA.

Council Member Carlucci reiterated his opposition. He acknowledged the project’s merit and Council Member Lahnen’s work identifying the recapture funding but warned against tying such funds to the CBA. He cautioned that doing so could hurt other priorities or groups under the CBA and urged the Council to leave the CBA “alone” and unencumbered.

Dr. Johnson echoed Council Member Carlucci’s comments. He emphasized the importance of building trust and expanding community opportunities and said the CBA funding should serve as a baseline while any new funding should be supplemental, not credited against that baseline.

Chair Howland reiterated that the amendment is not about changing the funding source but aligning the investment with CBA goals. He emphasized that funding the UNF workforce development project is directly in line with the citywide goals previously set by the Council.

The floor amendment passed 4-3 (Carlucci, Boylan, Johnson). The amendments were rolled together into one. A motion/2nd were made on the bill as amended.

**RULES AMENDMENT**

- 1. Correct fiscal year of appropriation to 2024-2025**
- 2. Clarify the appropriation addresses negative cash balances as of 9/30/24**
- 3. Attach term sheet and budget for UNF appropriation as a new exhibit**
- 4. Clarify funding for the esports arena will also pay for operational costs of the esports program**
- 5. Attach Revised Exhibit 1 (BT) to include signed version of the BT**
- 6. Correct scrivener's errors**
- 7. Acknowledge contribution to the UNF esports project will count towards the City's Countywide Community Benefits Agreement obligation**

• **Appropriates \$7,980,286 from General Fund Operating Reserves, which represents the amount of funding that was recaptured to the General Fund for fiscal year 2023/24, to:**

- Cure the negative cash balances existing as of 9/30/24 in the Special Events Fund (\$106,825) and Cecil Field Commerce Center Fund (\$180,638)**
- Appropriate \$3,000,000 to the University of North Florida (UNF) for construction and operation of an esports program arena**
- Appropriate \$2,000,000 each for renovations to Fire Station 45 and 53**
- Appropriate \$692,823 for construction of a personal protective equipment wash facility for JFRD**

• **Authorizes carryover of funding through 9/30/26**

• **Waives the requirement in Code Sec. 118.107 that City funds appropriated to nonprofit organizations shall be subject to a competitive evaluated award process to allow a direct contract with UNF**

19.     [2025-0220](#)     ORD-MC Amend Sec 55.107 (DIA Board), Pt 1 (DIA), Ch 55 (DIA), Ord Code, to Modify the Quorum Requirements of the DIA Board; Prov for Codification Instructions (Reingold) (Introduced by CM Arias)  
                          3/25/25 CO Introduced: R  
                          3/31/25 R Read 2nd & Rerefer  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

**READ 2ND & REREFER**

20.     [2025-0222](#)     ORD Concerning Ord 2024-634-E to Address Requirements of Sec 121.104 (Review of Proposed Legislation), Pt 1 (Police & Fire Pension Fund Administration), Ch 121 (Police & Firefighters Pension Plan), Ord Code; Prov Direction to the LSD; Prov for Retroactive Applicability (Reingold) (Introduced by CM Howland)  
3/25/25 CO Introduced: NCSPHS, R  
3/31/25 NCSPHS Read 2nd & Rerefer  
3/31/25 R Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

#### **READ 2ND & REREFER**

21.     [2025-0223](#)     ORD-MC re the Homelessness Initiatives Commission; Amend Sec 86.104 (Functions, Powers & Duties), Ch 86 (Homelessness Initiatives Commission), Ord Code, to Extend the Deadline to Create an Initial Annual Action Plan; Req 1 Cycle Emerg Passage; Prov for Codification Instructions (MacGillis) (Introduced by CM Peluso)  
3/25/25 CO Introduced: NCSPHS, R  
3/31/25 NCSPHS Emergency/Approve 7-0  
3/31/25 R Emergency/Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

#### **EMERGENCY/APPROVE**

**Aye:**             6 -     Howland, Freeman, Carlucci, Gay, Johnson and Miller

**Excused:**     1 -     Boylan

Ms. Carraher explained the emergency. The emergency passed unanimously via a voice vote.

- **Extends the deadline for the Homelessness Initiatives Commission to present its annual action plan to Council from March 31, 2025 to December 31, 2025**
- **A one cycle emergency has been requested in order for Council to act upon the extension request as soon as possible**

22.     [2025-0224](#)     ORD-MC Repealing Sec 382.309 (Determination of Annual Rate of Compensation & Measure of Contract Compensation), Pt 3 (Selection of Waste Collection & Disposal Service Areas & Contractors), Ch 382 (Waste Collection & Disposal Service by Contractors & City), Ord Code; Prov Codification Instructions (Staffopoulos) (Introduced by CM Miller) (Co-Sponsor CM Clark-Murray)  
3/25/25 CO Introduced: R, F  
3/31/25 R Read 2nd & Rerefer  
4/1/25 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

**READ 2ND & REREFER**

23.     [2025-0226](#)     ORD Approp \$5,000 from a Gen Fund Operating Special Council Contingency Acct to the Gen Fund Operating Subsidies & Contributions to Private Org Acct to Prov Funding to Rakad Dance Camp Inc., for the Leadership Empowered Arts Prog (L.E.A.P.) as Described Herein; Prov for Carryover to FY 25-26; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract with Rakad Dance Camp Inc.; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City a Grant Agrmt btwn the COJ & Rakad Dance Camp Inc. for L.E.A.P.; Prov for Oversight by the Grants & Contract Compliance Div of the Finance Dept (Staffopoulos) (Introduced by CM Johnson)  
3/25/25 CO Introduced: NCSPHS, R, F  
3/31/25 NCSPHS Read 2nd & Rerefer  
3/31/25 R Read 2nd & Rerefer  
4/1/25 F Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

**READ 2ND & REREFER**

24.     [2025-0228](#)     RESO Conf the SOE' Appt of Justin Gicalone, a Duval County Resident, to the Duval County Election Advisory Panel as a Full-Time Employee of the SOE' Office, Replacing Robert Phillips, Pursuant to Sec 59.103 (Membership; Terms; Composition), Ch 59 (Duval County Election Advisory Panel), Ord Code, for a Term to Exp at Such Time as the SOE Shall Desig a Replacement (Wilson) (Req of SOE) (Co-Sponsor CM Lahnen)  
3/25/25 CO Introduced: R  
3/31/25 R Read 2nd & Rerefer

**READ 2ND & REREFER**

25.     [2025-0229](#)     RESO Conf the Reappt of Steve Glenn, as a Member of the Jacksonville Police & Fire Pension Fund Financial Investment & Advisory Committee, Pursuant to Sec 121.503 (Financial Investment & Advisory Committee; Membership, Appointment & Terms), Pt 5 (Financial Investment & Advisory Committee), Ch 121 (Police & Firefighters Pension Plan), Ord Code, for a 2nd Term Exp on 3/1/28 (Reingold) (Req of Jax Police & Fire Pension Fund Board of Trustees)  
3/25/25 CO Introduced: R  
3/31/25 R Read 2nd & Rerefer

**READ 2ND & REREFER**

26.     [2025-0233](#)     RESO Conf the Reappt of Tim Snyder, a Duval County Resident, as a Member of the Cultural Svc Grant Prog Committee, as 1 of the 3 Brd Members, Pursuant to Sec 118.605, Ord Code, for a 2nd Full Term Exp 12/31/27 (Hampsey) (Req of the Cultural Council of Greater Jax)  
3/25/25 CO Introduced: R  
3/31/25 R Read 2nd & Rerefer

**READ 2ND & REREFER**

27.     [2025-0234](#)     RESO Conf the Reappt of Kimberly Padgett Morrison, a Duval County Resident, as a Member of the Cultural Svc Grant Prog Committee, as 1 of the 7 Community Reps, Pursuant to Sec 118.605, Ord Code, for a 1st Full Term Exp 12/31/27 (Hampsey) (Req of the Cultural Council of Greater Jax)  
3/25/25 CO Introduced: R  
3/31/25 R Read 2nd & Rerefer

**READ 2ND & REREFER**

28.     [2025-0236](#)     ORD-MC Amend Sec 55.107 (Downtown Investment Authority Board), Pt 1 (Downtown Investment Authority), Ch 55 (Downtown Investment Authority), Ord Code, to Remove the Requirement that DIA Brd Members Reside in Duval County; Prov for Codification Instructions; Req 1 Cycle Emerg Passage (Lopera) (Introduced by CM Freeman)  
3/25/25 CO Introduced: R  
3/31/25 R Emergency/Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

### **EMERGENCY/APPROVE**

**Aye:**             6 -     Howland, Freeman, Carlucci, Gay, Johnson and Miller

**Excused:**     1 -     Boylan

Ms. Carraher explained the emergency. The emergency passed unanimously via a voice vote. Dr. Johnson expressed appreciation to Council Member Freeman for his integrity and leadership. He thanked Freeman for following through on his word for his vote on the bill, highlighting it as an example of responsible and principled leadership.

- **A one cycle emergency has been requested in order to effectuate this change as soon as possible**

#### **Public Comment**

Dr. Joy Gorham Hervey expressed her gratitude to Chair Lahnen and the members of the Public Service Grant Council, on which she serves as Chair. Dr. Hervey noted that the Council has spent hundreds of hours reviewing the ordinance and gathering feedback from nonprofit organizations and subject matter experts. She shared that the Council commissioned a study conducted by researchers at the University of North Florida and considered input from various work groups to develop the proposed legislation. She stated that this is the first of several changes to come and expressed hope that the Committee would support Ordinance 2025-191. She offered to answer any questions from the Committee.

Chair Howland stated that at the next Rules Committee meeting, members will hear from Ms. Colleen Hampsey and Mr. Garrett Dennis regarding boards and commissions. He encouraged colleagues to reach out to them in advance if there are any boards they wish to explore further, particularly those that may be considered outdated or in need of restructuring. He noted that he has already had conversations about several boards, with the possibility of action on a few of them during that meeting.

Dr. Johnson followed with two remarks. First, he clarified that Jason Teal was present because he authored some of the legislation being discussed while he was with the Office of General Counsel, and his insight remains valuable even in his current role as Council Secretary. Second, he publicly thanked Council Member Mike Gay for his work on the Northside Development Review Board. While he did not support the legislation, he acknowledged the effort and initiative it took to bring attention to the issue and expressed his commitment to working together to ensure the Planning Commission reflects the needs and diversity of the community.

**NOTE: The next regular meeting will be held Monday, April 14, 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.**

Nayeli Jimenez- Council Research Division

njimenez1@coj.net; 904-255-5140

Posted 04/07/2025 9:00 AM