

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, February 3, 2026

9:30 AM

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

Transportation, Energy & Utilities Committee

Will Lahnens, Chair

Ju'Coby Pittman, Vice Chair - Excused Late Arrival

Rahman Johnson

Ken Amaro

Matt Carlucci

Reggie Gaffney, Jr.

Tyrona Clark-Murray - Excused Late Arrival

Legislative Assistant: Rebecca Bolton

Council Auditor's Office: Edward Linsky

Council Research: Brandon Russell

Office of General Counsel: Carla Schell

Administration: Bill Delaney

COUNCIL RULE 4.505 DISRUPTION OF MEETING

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

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

Disruption of a meeting includes the following types of behaviors:

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

Meeting Convened: 9:30 AM Meeting Adjourned: 10:22 AM

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

Attendance:

JEA presentation on Water First Project

Robert Zammataro, COO of Water Systems for JEA, presented the Water First North Florida project. He said the project began with the enactment of SB 64 in June 2021, which sought to remove all wastewater plant effluent from the state's surface water. He said the initiative was estimated to cost \$2 billion and would have had a significant financial impact. He added that there is current legislation governing minimum flow levels (MFLs) for Ichetucknee and Santa Fe. He said both bodies of water are in recovery, which affects groundwater and water wells.

Mr. Zammataro said that North Florida is at a crossroads where we can no longer continue to pump groundwater indefinitely. He said that no individual community can solve this problem alone, as the impacts are regional. Recognizing these challenges, a partnership was established in April 2023 among regional utility organizations and water management districts, including the St. Johns River Water Management District, the Suwannee River Water Management District, JEA, GRU, the Clay County Utility Authority, and St. Johns County. He said that over the past two years, they have reviewed more than 1,000 projects and solutions to improve MFLs. He then played a video that explained the Water First project.

The video stated that solutions are needed to recharge the aquifer, restore flows, and ensure a sustainable water supply. The Water First project will use reclaimed water that will be highly treated at a water reclamation facility before being filtered into a wetland to further clean the water. The water will then be used to recharge the aquifers, restoring natural flows to springs and rivers. Infrastructure will be built to bring the water from the wetland to multiple recharge locations to provide the maximum environmental benefit. The project is intended to deliver 40 million gallons of water per day and to work in conjunction with conservation and other efforts to recharge the aquifer, supporting the hydrology of the Lower Santa Fe and Ichetucknee Rivers and springs. Similar projects, such as the Sweetwater Wetlands project in Alachua County and the Black Creek Water Resource Development project in Clay County, demonstrate how this approach can enhance aquifer recharge while meeting high-quality water standards. Other alternatives, such as desalination, were considered but proved too expensive, at two to three times the cost of reclaimed water.

Mr. Zammataro noted that many are unaware that pumping water from Jacksonville wells affects the region. He said that about 40 million gallons of water are currently flowing to the tide. He said that if that water were injected into the ground, it would not reach the aquifer because it would encounter a clay layer and then be diverted to either the springs or the river. He said the clay layer begins to disappear westward near Baker County. He said the goal was to move water west from Jacksonville, though the exact location has not been determined.

Mr. Zammataro presented a map showing the region where potential sites may be located and stated that they intend to pump about 40 million gallons per day into a natural recharge area. He said they would also look at building a 2,000-3,000-acre wetland park. He said that water would be pumped through the wetland and then discharged westward. He said there was a parcel near Cecil Field called the Peterson Tract that would be part of the City's parks and recreation trails. He said that ultimately the project will address the MFLs while also boosting tourism and economic development.

CM Clark-Murray asked if legislation would be needed for the Peterson Tract. Mr. Zammataro said JEA currently owns the property and that it is configured for the project. He said they were reviewing a nearby conservation property owned by the City and would return with legislation if they determined it

was needed. He said the Parks Department plans to build a trail connecting Normandy to the Rails to Trails system, which would be included in this project to ensure connectivity.

CM M. Carlucci asked where the reclaimed water came from. Mr. Zammataro said it was reclaimed from treatment plants, Buckman and Southwest. CM M. Carlucci then asked whether there was a resolution regarding the Rodman Reservoir. CM Amaro said the resolution was introduced as an emergency, which failed, and it will now proceed through the regular cycle. CM M. Carlucci raised concerns about salinity and then asked whether they had considered how the Rodman Reservoir affects freshwater flow during the project's development. Mr. Zammataro said their facilities handle surface water discharge that flows into the Saint Johns River. He said that the Basin Management Action Plan, created by the Florida Department of Environmental Protection and the water management districts, includes a review of constituents affected by their effluent. He said that flows are so low that they have no impact on salinity, a situation compounded by their proximity to the ocean.

CM Amaro asked what phase the project was in and how they plan to gain public trust that the drinking water is safe. Mr. Zammataro said the project was in the concept phase, and the water management district decided to accept it and move it into feasibility to have an engineering firm determine whether it could be accomplished. He said that to gain public trust, education is necessary and noted that they have been supplying safe drinking water for almost a century. He also said that environmental regulations on drinking water are stringent. He said that they are opening a facility on Southside Boulevard that will be a public education center

CM Pittman asked about the cost and whether other municipalities would share costs. Mr. Zammataro said the project was a partnership and that \$100,000-150,000 had been invested in the original study. He said the project is estimated to be around \$1 billion. He said that SB 64 would make them responsible for meeting the requirements alone, but the project allowed them to meet those requirements while sharing costs with their partners. He also said it had not yet been determined how much each partner would contribute, but noted that the Governor's budget included a \$35 million allocation and that one of the water management districts contributed \$125 million. He said the JEA Board approved a resolution committing \$400 million over the project's life, reducing the initial cost. He said the cost would become clearer once they had a full picture of the project scope. CM Pittman asked if there was any return on investment. Mr. Zammataro said the project was responding to a regulatory requirement, so return on investment could not be calculated. He added that if there was a return on investment, it would be continued economic growth and water sustainability ensured by the project.

Chair Lahnen asked how much water Duval County used per day. Mr. Zammataro said that the county uses about 125 million gallons of water per day, 80 million of which is returned through treatment facilities.

Item/File No.

Title History

1. [2026-0001](#) ORD Closing & Abandoning &/or Disclaiming an Unopened & Unimproved Portion of the Chatham St R/W, Estab in the Replat of Everest Heights, as Recorded in Plat Bk 12, Pg 44, of the Current Public Records of Duval County, FL, Located in Council Dist. 9, at the Request of Vecellio & Grogan, Inc.; Prov for Appvl Subj to Conds (Wilson) (Req of Mayor)
1/13/26 CO Introduced: TEU
1/21/26 TEU Read 2nd & Rerefer
1/27/26 CO PH Read 2nd & Rerefer
2/3/26 TEU PH Approve 7-0
TEU PH Pursuant to Sec 336.10, F.S. - 2/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

PH APPROVE

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

Chair Lahnens opened the public hearing.

John Nooney asked why real estate numbers were not listed in the legislation.

Chair Lahnens closed the public hearing.

- **Closure requested to fence in commercial property used for storage of construction materials and equipment**

2. [2026-0002](#) ORD Closing & Abandoning &/or Disclaiming an Opened & Improved Portion of John St, as Shown on the Plat of Simmons Addition to South Jax, as Recorded in Plat Bk 6, Pg 12, of the Current Public Records of Duval County, FL, Located in Council Dist. 5, at the Request of Laxmi Partnership, Subj Unto Reservation to City & JEA of a Non-Exclusive All-Utilities, Facilities, & Access Easement on, Over, Under, Through, & Across the Closure Area; Prov for Appvl Subj to Conds (Wilson) (Req of Mayor)
1/13/26 CO Introduced: TEU
1/21/26 TEU Read 2nd & Rerefer
1/27/26 CO PH Read 2nd & Rerefer
2/3/26 TEU PH Approve 7-0
TEU PH Pursuant to Sec 336.10, F.S. - 2/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

PH APPROVE

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

Chair Lahnen opened the public hearing.

John Nooney asked why real estate numbers were not listed in the legislation.

Chair Lahnen closed the public hearing.

• **Closure requested for the future development of the San Marco East Hotel**

3. [2026-0003](#) ORD Approp \$350,000.00 from the Concurrency Mgmt System Acct to Transportation Planning - Concurrency Mgmt - Other Professional Svcs Acct to Fund a Comp Update to the City of Jax Mobility System Plan (B.T. 26-024) (Smith) (Req of Mayor)(Co-Sponsors CMs Johnson & Clark-Murray)
1/13/26 CO Introduced: TEU, F
1/21/26 TEU Read 2nd & Rerefer
1/21/26 F Read 2nd & Rerefer
1/27/26 CO PH Read 2nd & Rerefer
2/3/26 TEU Amend/Approve 7-0
2/3/26 F Amend/Approve 5-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

AMEND/APPROVE

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

The amendment was moved and seconded. The amendment was approved unanimously.

CM Clark-Murray asked to be added as a co-sponsor.

Chair Lahnen said the bill has no impact on the General Fund nor funding for the mobility zones.

AMENDMENT

Clarify funding source as Concurrency Management System Fund Balance

4. [2026-0005](#) ORD re Ch 745 (Addressing & Street Naming Regulations), Ord Code; Estab an Honorary Street Desig & Associated Roadway Markers for Cedric Burrell; Estab an Honorary Street Desig on 16th St E Extending btwn Main St & Hubbard St in Council Dist. 7 for Cedric Burrell; Prov for the Installation of 2 Honorary Roadway Markers to Be Located in Appropriate Locations on the Desig Road in Council Dist. 7; Waiving the Requirement of Subsec 745.105(i)(2), Ord Code, that the Honoree to Be Deceased for at Least 5 Yrs; Waiving the Requirement of Subsec 745.105(i)(3), Ord Code, that the Honoree Reside in the Community within 5 Miles of the Street Being Desig for at Least 10 Yrs; Directing the Legislative Svcs Div to Forward a Copy of this Ord, Once Enacted, to the Public Works Dept, Traffic Engineering & Addressing Divs, for Processing, Implementation & Coordination with the Applicant & Other Affected Agencies & Orgs (Pollock) (Introduced by CM Peluso)(Co-Sponsor CM Pittman)
1/13/26 CO Introduced: NCSPHS, R, TEU
1/20/26 NCSPHS Read 2nd & Reref
1/20/26 R Read 2nd & Reref
1/21/26 TEU Read 2nd & Reref
1/27/26 CO PH Read 2nd & Reref
2/3/26 TEU PH Cont'd 4/7/26
TEU PH Pursuant to Sec 336.10, F.S. - 2/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

PH OPEN/CONTINUE TO 4/7/26

Chair Lahnen opened and continued the public hearing.

5. [2026-0033](#) ORD Approp \$2,096,681.71, Including \$1,110,573.00 from the Countywide Traffic Signalization - Fiber Optic Proj, \$700,000.00 from the Countywide Intersection Improvements Proj, & \$286,108.71 from the Countywide Rdwy Sign Stripe & Signal Proj, to Various Projs Including: (1) \$150,325.50 to the Monument Rd Pedestrian Crossing Proj; (2) \$135,783.21 to the St. Johns Bluff Rd & Lost Pine Dr Signalized U-Turn Proj; (3) \$350,000.00 to the Golfair Blvd & APR Academy Pedestrian Crossing Proj; (4) \$350,000.00 to the Overhead Pedestrian Signal - Soutel Dr at Morris Manor Proj; (5) \$634,863.00 to the Fort Caroline Rd Fiber Optic Proj; & (6) \$475,710.00 to the St. Augustine Rd Fiber Optic Proj; Amend the 26-30 5-Yr CIP Appvd by Ord 2025-505-E to Reflect this Approp of Funds to the Proj (B.T. 26-029) (Dillard) (Req of Mayor)
1/13/26 CO Introduced: NCSPHS, TEU, F
1/20/26 NCSPHS Read 2nd & Rerefer
1/21/26 TEU Read 2nd & Rerefer
1/21/26 F Read 2nd & Rerefer
1/27/26 CO PH Read 2nd & Rerefer
2/2/26 NCSPHS Amend/Approve 5-0
2/3/26 TEU Amend/Approve 7-0
2/3/26 F Amend/Approve 5-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 1/27/26

AMEND/APPROVE

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

The amendment was moved and seconded. The amendment was approved unanimously.

AMENDMENT

Attach Revised Exhibit 2 (CIP) to correct appropriation and prior funding amounts

- **Projects Being Reduced**
 - Traffic Signalization – Fiber Optic (\$1,110,573)
 - Roadway Sign Stripe and Signal (\$286,109)
 - Countywide Intersection Improvements (\$700,000)
- **Projects Being Increased**
 - Monument Rd. Pedestrian Crossing (\$150,326)
 - St. Johns Bluff/Lost Pine Dr. Signalized U-Turn (\$135,783)
- **New Projects Being Created**
 - Golfair Blvd. & APR Academy Pedestrian Crossing (\$350,000)
 - Overhead Pedestrian Signal – Soutel Drive at Morris Manor (\$350,000)
 - Fort Caroline Road Fiber Optic (\$634,863)
 - St. Augustine Road Fiber Optic (\$475,710)

6. [2026-0035](#) ORD Approp \$1,370,000 from the Widening of Lane Ave N - DM Other Construction Costs Acct to the Jax Fair Grounds Relocation - DM Other Construction Costs Acct, to Provide Add'l Funds for Relocation of the Jax Fairgrounds to the Jax Equestrian Center Site; Amend the 26-30 5-Yr CIP Appvd by Ord 2025-505-E to Reflect the Transfer of Funds from the Widening of Lane Ave N Proj to the Jax Fairgrounds Relocation Proj; Prov for Oversight by the Public Works Dept (Staffopoulos) (Introduced by CM White)
1/13/26 CO Introduced: TEU, F
1/21/26 TEU Read 2nd & Reref
1/21/26 F Read 2nd & Reref
1/27/26 CO PH Read 2nd & Reref
2/3/26 TEU Approve 7-0
2/3/26 F Approve 5-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

APPROVE

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

CM Clark-Murray said the bill reallocated funding from a project on Lane Avenue in Districts 9 and 10 to a project on Normandy Boulevard. She said she received assurances that once that project is completed, funds will be provided for the CIP project on Lane Avenue. Ms. Sickler from Public Works confirmed and explained the rationale for reallocating funds. CM Clark-Murray said she supported the bill.

CM Pittman asked Ms. Sickler to confirm that funding will be made available this budget year. Ms. Sickler confirmed and said construction would proceed immediately after design was completed.

Chair Lahnen noted that the Fairgrounds cost started at \$27 million and has since increased to \$45 million and asked whether there would be another price increase. Ms. Sickler said the project would be completed in July and did not expect any cost increases.

- **Fairgrounds project anticipated to be completed in July 2026**
- **Increases total Fairground project budget to \$45,270,000**
- **Widening of Lane Avenue North project may require additional funding in the future following completion of the design phase**

7. [2026-0064](#) ORD Approp \$180,341.00 in Air Pollution Tag Fee Fund Bal to Replace Aging Ambient Air Monitoring Equipment (B.T. 26-037) (Dillard) (Req of Mayor)
1/27/26 CO Introduced: TEU, F
2/3/26 TEU Read 2nd & Reref
2/3/26 F Read 2nd & Reref
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 2/10/26

READ 2ND & REREFER

8. [2026-0066](#) ORD Making Certain Findings, & Apv & Auth the Execution of an Amended & Restated Water Well Permitting Delegation Agrmt btwn the City & the St. Johns River Water Mgmt Dist; Prov for Oversight by the Office of Admin Svcs, Environmental Quality Div (Pollock) (Req of Mayor)
1/27/26 CO Introduced: NCSPHS, TEU
2/2/26 NCSPHS Read 2nd & Reref
2/3/26 TEU Read 2nd & Reref
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 2/10/26

READ 2ND & REREFER

9. [2026-0073](#) RESO Concerning the Vacatin of Portions of the Plat of Jax Heights Subdiv, Pursuant to Sec 177.101(3), F.S.; Returning a Portion of the Lands Shown on Said Jax Heights Subdiv Plat to Acreage; Making Findings; Abandoning Certain Unopened Roads within the Boundaries of the Jax Heights Subdiv Plat that Have Not Been Opened & Have Not Become Roads Suitable & Necessary for the Traveling Public; & Ensuring Legal Access to Abutting Properties (Harvey) (Introduced by CM White)
1/27/26 CO Introduced: R, TEU
2/2/26 R Emergency/Amend/Approve 6-0
2/3/26 TEU Emergency/Amend/Approve 7-0

EMERGENCY/AMEND/APPROVE

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

The emergency was moved and seconded. Mr. Linsky explained the nature of the emergency. The emergency was approved unanimously.

The amendment was moved and seconded. The amendment was approved unanimously.

RULES AMENDMENT

Add one-cycle emergency language

- The property owner requested an emergency to accommodate the timeline for closing on the subject property

NOTE: The next regular meeting will be held Wednesday, February 18, 2026.

*****Note: Items may be added at the discretion of the Chair.*****

Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days notification to process; last minute requests will be accepted; but may not be possible to fulfill. Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.

Public Comment:

Travis Williams commented on the Eastside CBA and urged Council Members to continue discussion of potential TIF for the Eastside, noting that it had been absent from pending legislation.

John Nooney commented on 2026-001, 2026-0002, 2026-0035, and 2026-0066.

Minutes: Brandon Russell, Council Research

brussell@coj.net, (904) 255-5137

Posted: 2/6/26, 12:09 p.m.