

# City of Jacksonville

*117 W. Duval Street  
Jacksonville, FL 32202*



## Meeting Minutes - Twice Amended

**Tuesday, January 2, 2024**

**9:30 AM**

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

### **Neighborhoods, Community Services, Public Health and Safety Committee**

*Michael Boylan, Chair*

*Will Lahnen, Vice Chair*

*Matt Carlucci, Early Departure 10:41 am*

*Tyrona Clark-Murray*

*Terrance Freeman, Excused Absence*

*Mike Gay, Excused Absence*

*Jimmy Peluso*

*Legislative Assistant: Rebecca Bolton*

*Council Auditor's Office: Phillip Peterson, Asst. Council Auditor*

*Council Research: Eamon Webb*

*Office of General Counsel: Mary Staffopoulos, Deputy*

*Administration: Scott Wilson*

Meeting Convened: 9:30 am

Meeting Adjourned: 11:13 am

**Rollcall**

**Present:** 5 - Chair Michael Boylan, Vice Chair Will Lahnen, Council Member Matt Carlucci, Council Member Tyrona Clark-Murray and Council Member Jimmy Peluso

**Excused:** 2 - Council Member Terrance Freeman and Council Member Mike Gay

**Attendance:**

**CP Salem - 2023-881**

Margaret Sidman, Council Director, explained how to use the touch-screen devices that Council members would be using to vote.

CP Salem noted that the Rules Committee would be asking questions to Michael Fackler, General Counsel, about the removal of the Women of the Southland monument, inviting committee members to attend.

**Item/File No.**

**Title History**

1. [2023-0621](#) ORD Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, an Amendment 2 to Redev Agrmt By & Among the City, DIA, Fuqua BCDC One Riverside Project Owner, LLC (Developer), Assignee of Fuqua Acquisitions II, LLC, & TBR One Riverside Owner, LLC, as Partial Assignee of Developer, Amend the Redev Agrmt Dated 12/20/21 Previously Auth by Ord 2021-796-E, as Previously Amended by Amendment 1 to Redev Agrmt Dated 10/12/22, as Auth by Ord 2022-493-E, (Collectively, the “Agreement”), to Modify the Performance Schedule & Associated Terms of the Agrmt; Auth the Execution of All Docs Relating to the Above Agrmts & Transactions, & Auth Tech Changes to the Docs (Sawyer) (Req of DIA)  
9/12/23 CO Introduced: NCSPHS, F  
9/18/23 NCSPHS Read 2nd & Rerefer  
9/19/23 F Read 2nd & Rerefer  
9/26/23 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 9/26/23

**DEFER**

2. [2023-0793](#) ORD Naming the City-Owned Bldg Located at 6360 Commerce St, Jax, FL 32211, in Council Dist 1, Pursuant to Sec 122.105 (Public Buildings, Public Facilities & Public Parks Naming & Renaming Procedures), Ord Code, To be Known As the “Rita F. Reagan Building” (Staffopoulos) (Introduced by CMs Salem & Amaro) (Co-Sponsor CM Carlucci) (JHPC Apv)  
11/14/23 CO Introduced: NCSPHS, TEU

11/20/23 NCSPHS Read 2nd & Rerefer  
11/21/23 TEU Read 2nd & Rerefer  
11/28/23 CO Read 2nd & Rerefer  
TEU PH Per Sec. 122.105 - 1/3/24  
Public Hearing Pursuant to Sec. 122.105, Ch 166, F.S. & C.R. 3.601 - 1/9/24  
Public Hearing Add. Per Sec. 122.105 - 1/23/24

**DEFER**

3. [2023-0797](#) ORD Making Certain Findings; Apv the Application of Gaston Tree Debris Recycling, L.L.C. For Renewal of Its Certificate of Public Convenience & Necessity (CON) to Operate a Yard Trash Recycling Facility With a Modification to Allow for the Expansion of the Facility onto an Adjacent Parcel; Prov for Conds of Said Renewal (Dillard) (Introduced by CP Salem, pursuant to Ch 380, Ord Code)  
11/14/23 CO Introduced: NCSPHS, TEU  
11/20/23 NCSPHS Read 2nd & Rerefer  
11/21/23 TEU Read 2nd & Rerefer  
11/28/23 CO Read 2nd & Rerefer  
1/2/24 NCSPHS Approve 5-0  
1/3/24 TEU PH Approve 6-0  
TEU PH Pursuant to Ch 380, Ord Code - 1/3/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/9/24

**APPROVE**

**Aye:** 5 - Boylan, Lahnen, Carlucci, Clark-Murray and Peluso

**Excused:** 2 - Freeman and Gay

- Facility is located in Council District 11
- Specific Operating Conditions allow for an additional 400 tons of material to be processed daily, for a total of 1,200 tons per day
- There is no change in operating days and hours

Mary Staffopoulos of the Office of the General Council clarified that while this bill is listed as being introduced by CP Salem on the agenda, this bill was originally requested by the Public Works department through CP Salem.

CM Clark-Murray asked whether the landfill would be paying the City a host fee to hold the waste resulting from the material that could not be recycled, and Eric Fuller, Landfill Environmental Manager, specified that the landfill would pay the City a host fee for the right to site the landfill within the community. Mr. Fuller clarified that there are four landfills in the City, including Trail Ridge Landfill.

CM Clark-Murray asked what percentage of waste received by this facility would go to the Trail Ridge Landfill, and Mr. Fuller clarified that this facility recycles nearly 100% of the material that it receives with minimal waste. CM Clark-Murray asked whether the expansion of this facility required a zoning change, and Mr. Fuller clarified that it did and that this process had already been completed.

CM Boylan clarified that this bill was essentially a renewal of contract, and Mr. Fuller stated that this renewal had to go before Council because of the expansion of the facility.

4. [2023-0837](#) ORD Approp \$1,042,000.00 from the Countywide Bridges Proj to Fund 2 Named Projs, with \$792,000.00 to Fund Yellow Bluff Rd Bridge Repairs, & \$250,000.00 to Fund the New Berlin Guardrails Proj; Purpose of Approp; Amend the 24-28 5-Yr CIP Appvd by Ord 2023-505-E to Reflect this Approp of Funds (B.T. 24-027) (Wilson) (Req of Mayor)  
11/28/23 CO Introduced: NCSPHS, F, TEU  
12/4/23 NCSPHS Read 2nd & Rerefer  
12/5/23 F Read 2nd & Rerefer  
12/5/23 TEU Read 2nd & Rerefer  
12/12/23 PH Read 2nd & Rerefer  
1/2/24 NCSPHS Approve 5-0  
1/3/24 F Approve 7-0  
1/3/24 TEU Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 12/12/23

**APPROVE**

**Aye:** 5 - Boylan, Lahnen, Carlucci, Clark-Murray and Peluso

**Excused:** 2 - Freeman and Gay

Steve Long, Operations Director for the Public Works Department, stated that this bill would allocate funds currently in the Countywide Bridges fund to pay for two specific bridge projects, including Yellow Bluff Road Bridge Repairs and the New Berlin Guardrails Project.

CM Lahnen asked how much money remained in the Countywide Bridges fund, and Phillip Peterson of the Council Auditor's Office answered that \$1.9 million had originally been budgeted for this fund and that \$1.6 million remained in the fund.

5. [2023-0840](#) RESO Auth the Granting of a Non-Residential Solid Waste Collection & Transportation Franchise to Five Talent Services, LLC d/b/a Mobiledumps of

Jacksonville Pursuant to Ch 380 (Solid Waste Management), Pt 6 (Nonresidential Solid Waste Collection & Transportation Franchise), Ord Code; Prov for Oversight by the Dept of Public Works, Solid Waste Div (Dillard) (Req of Mayor)

11/28/23 CO Introduced: NCSPHS, F, TEU

12/4/23 NCSPHS Read 2nd & Rerefer

12/5/23 F Read 2nd & Rerefer

12/5/23 TEU Read 2nd & Rerefer

12/12/23 CO Read 2nd & Rerefer

1/2/24 NCSPHS Approve 5-0

1/3/24 F Approve 7-0

1/3//24 TEU Approve 6-0

### APPROVE

**Aye:** 5 - Boylan, Lahnen, Carlucci, Clark-Murray and Peluso

**Excused:** 2 - Freeman and Gay

CM Carlucci noted that this bill was related to waste management, and he stated that the fact that waste fees are less than the cost of waste services is a big financial problem for the City. He stated that the City has loaned the Solid Waste Fund about \$60 million due to the interlocal agreements with the Beaches and Baldwin requiring the City to account for subsidies to the Solid Waste Fund as a loan. CM Carlucci said that if the City were to pay off this loan, then the City would have more money in its general fund to attack other problems. He said that because this fee was not an ad valorem assessment, any increase in fee would need to be noticed to all citizens. He noted that fees were originally changed from ad valorem assessments to service fees because service fees can be locally controlled.

CM Boylan noted that it would have been difficult to raise rates after the poor service that occurred during the COVID-19 pandemic but noted that CM Carlucci's concern with this growing debt was valid.

Will Williams of Public Works agreed that this was a significant problem but noted that this problem would warrant a conversation with the administration. Nina Sickler of Public Works stated that this growing debt would also present concerns in the future, as eventually the City will need to repair or replace its existing landfills, which do not have unlimited shelf-life.

CM Clark-Murray noted that she would be happy to help introduce legislation to help solve the problem. CM Peluso also noted that he would be interested in further action on this topic, including being a part of a Lunch and Learn to receive further briefing on the issue. CM Peluso also noted that the City could potentially change service districts with dedicated funding sources.

CM Carlucci noted that changing the service fee back to an ad valorem assessment could break the interlocal agreement between the City and the Beaches and Baldwin.

- [2023-0862](#) ORD Approp \$70,000 From a Designated Contingency Acct to the Subsidies & Contributions to Private Orgs Acct to Prov Funding to the Human Collective

Foundation, Inc. (HCF), for the Human Collective Awareness Prog Described Herein; Invoking the Exemption in Sec 126.107(G) (Exemptions), Pt 1 (General Regulations), Ch 126 (Procurement Code), Ord Code, to Allow for a Direct Contract With HCF; 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 HCF; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City an Agrmt Btwn the City & the Human Collective Foundation, Inc. For the Prog; Prov for Oversight by the Grants & Contracts Compliance Div of the Finance & Admin Dept (Staffopoulos) (Introduced by CM Arias)

12/12/23 CO Introduced: NCSPHS, R, F

1/2/24 NCSPHS Read 2nd & Rerefer

1/2/24 R Read 2nd & Rerefer

1/3/24 F Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 1/9/24

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

8. [2023-0864](#) ORD Approp \$150,001 From Gain-Loss on Sale of Real Estate Within Fund 32103 - Jax Recreation & Environmental Land Acquisition Fund to the PRSC Parks & Recreation Capital Projs - Parks & Recreation/Parks QOL - Lift Ev'ry Voice & Sing Park Proj Per Ord 2021-496-E for Parks, Recreation, & Community Svcs Dept, Purpose of Approp; Amend the 24-28 5-Yr CIP Appvd by the Ord 2023-505-E to Reflect This Approp of Funds to the Lift Ev'ry Voice & Sing Park Proj; Prov for Oversight by Parks, Recreation, & Community Svcs Dept (B.T. 24-032) (Dillard) (Req of Mayor) (Co-Sponsors CMs Clark-Murray & Peluso)

12/12/23 CO Introduced: NCSPHS, R, F, TEU

1/2/24 NCSPHS Read 2nd & Rerefer

1/2/24 R Read 2nd & Rerefer

1/3/24 F Read 2nd & Rerefer

1/3/24 TEU Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/9/24

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

9. [2023-0867](#) ORD Approp a \$67,340.00 Grant from the EPA Pursuant to the Clean Air Act to Provide Funding for the Purchase of New Air Monitoring Equipment for Particulate Matter & Ozone Concentrations; Purpose of Approp; Prov for Oversight & Reporting by the Neighborhoods Dept, Environmental Quality Div (B.T. 24-028) (Dillard) (Req of Mayor)

12/12/23 CO Introduced: NCSPHS, F, TEU

1/2/24 NCSPHS Read 2nd & Rerefer

1/3/24 F Read 2nd & Rerefer

1/3/24 TEU Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/9/24

**READ 2ND & REREFER**

10. [2023-0868](#) ORD Apv & Auth the Mayor, or her Desig, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, That Certain Revocable Permit & Hold Harmless Agrmt Btwn the City, JU, & OCEARCH for the Use of a City Owned Dock Facility in the Mayport Community on Submerged Lands Leased Pursuant to the Sovereignty Submerged Lands Lease (BOT File # 160359172) Auth by Ord 2022-215-E, for the Docking of Vessels Used for Research & Educational Purposes, With an Initial Term of 30 Yrs, With 4 5-Yr Renewal Options, With No Usage Fee; Prov Further Authorizations; Prov for Oversight by Parks, Recreation & Community Svcs Dept (Dillard) (Req of Mayor) (Co-Sponsors CMs Amaro & Clark-Murray) (JWC Apv)  
12/12/23 CO Introduced: NCSPHS, F, TEU, JWC  
1/2/24 NCSPHS Read 2nd & Rerefer  
1/3/24 F Read 2nd & Rerefer  
1/3/24 TEU Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/9/24

**READ 2ND & REREFER**

11. [2023-0872](#) ORD Approp \$100,000 from the Traffic Calming - Dist 1 Other Construction Costs Acct to the Council Dist 1 Contractual Svcs Acct to Provide Funding to Address Various Blight & Safety Concerns in Council Dist 1; Amend the 24-28 5-Yr CIP Appvd by Ord 2023-505-E to Reflect Removal of the Traffic Calming - Dist 1 Proj; Req 1-Cycle Emergency Passage (Staffopoulos) (Introduced by CM Amaro) (Co-Sponsor CM Carlucci)  
12/12/23 CO Introduced: NCSPHS, F, TEU  
1/2/24 NCSPHS Emergency/Approve 5-0  
1/3/24 F Emergency/Approve 7-0  
1/3/24 TEU Emergency/Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/9/24

**EMERGENCY/APPROVE**

**Aye:** 5 - Boylan, Lahnen, Carlucci, Clark-Murray and Peluso

**Excused:** 2 - Freeman and Gay

- **Contractual services funding will be utilized for tree trimming, beautification, landscaping enhancements and traffic calming**
- **The nature of the emergency is that there is an immediate need to reallocate these funds to address ongoing blight and safety concerns**

Phillip Peterson explained the nature of the emergency, which addressed immediate blight concerns in Council District 1.

The emergency was unanimously approved by the Committee.

12. [2023-0875](#) ORD Declaring the Public Necessity for Acquiring Fee Simple Title & Temp Construction Easements Through Condemnation by Right of Eminent Domain to Certain Real Property in Council Dist 4, Such Real Property Being a Portion of: R.E. # 152854-0505; R.E. # 152866-1300; R.E. # 152854-0550; & R.E. # 152576-0250, With a Total Appraised Value of \$1,115,950, as Required for the Belfort Rd Widening Proj; Approp \$1,300,000 from Belfort Rd Widening/DM Other Construction Costs to DM R/W Acquisition to Fund the Purchase of Certain Real Property Described Herein for the Belfort Rd Widening Proj, Amend the 24-28 5-Yr CIP Appvd by Ord 2023-505-E to Include a Funding Source for Land Acquisition & Site Preparation to the Proj; Auth the Real Estate Div of the Dept of Public Works to Make Offers & Negotiate for the Purchase of the Properties; Auth Issuance of a Declaration of Taking; Auth & Directing OGC to Institute Appropriate Condemnation Proceedings (B.T. 24-029) (Boeckman) (Req of Mayor)  
12/12/23 CO Introduced: NCSPHS, F, TEU  
1/2/24 NCSPHS Read 2nd & Rerefer  
1/3/24 F Read 2nd & Rerefer  
1/3/24 TEU Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/9/24

**READ 2ND & REREFER**

13. [2023-0881](#) ORD Approp \$25,000 From the Council President's Designated Contingency to JSO for the Provision of Traffic Control Svcs at the Intersection of Wells Creek Pkwy & Philips Hwy as Described Herein; Prov for Reverter of Funds; Prov for Oversight by JSO; Req 1 Cycle Emergency Passage (Staffopoulos) (Introduced by CM Arias) (Co-Sponsors CMs Carlucci, Carrico, Pittman, Gaffney, Jr., Howland & Clark-Murray)  
12/12/23 CO Introduced: NCSPHS, F, TEU  
1/2/24 NCSPHS Emergency/Approve 6-0  
1/3/24 F Emergency/Amend/Approve 7-0  
1/3/24 TEU Emergency/Amend/Approve 6-0  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 1/9/24

**EMERGENCY/APPROVE**

**Aye:** 6 - Boylan, Lahnen, Carlucci, Clark-Murray, Peluso and Salem

**Excused:** 2 - Freeman and Gay

- **The nature of the emergency is that traffic control at the intersection is needed to address safety concerns until the intersection improvements are completed**



Phillip Peterson of the Council Auditor's Office explained the nature of the emergency, with the current state of the intersection presenting a safety concern.

CM Carlucci noted his support for the emergency. CM Peluso asked about the process of obtaining funding for emergency projects through the Council President's Contingency fund. CP Salem explained that he understood the acute need for stopgap assistance in this neighborhood; he continued that he has attempted to use these contingency funds judiciously, including to fund the Homelessness Trust. CM Peluso noted that there had been several emergency bills passed recently and wanted to better understand the situations in which an emergency would be the correct choice for a bill.

CM Carlucci requested to be added as a co-sponsor but pointed out that the Contingency fund is open for all Council Members from which they can seek funding. He stated that he would not want newer Council Members to think that they need to go through specific Council Members in order to receive funding.

The emergency was unanimously approved by the Committee.

Ellis Burns of JSO explained that the major concern regarding this neighborhood was the speed of the road at which cars exited the neighborhood. He clarified that the \$25,000 appropriated in this bill would go toward secondary employment rather than mandated overtime. Mr. Peterson stated that the bill would be amended to include language clarifying this distinction. CM Clark-Murray noted that it should also be reflected in the amendment that the funding is being appropriated to Extra Duty Solutions rather than JSO Overtime.

CP Salem explained that the Council President's Contingency fund was included in the mayoral budget as a result of his negotiations with the administration. He stated that CM Carlucci was correct that any Council Member could seek these funds, and CM Boylan noted that any projects appropriating these funds would still need full Council approval.

CM Carlucci reiterated his concern that referring to these funds as the "Council President's Contingency fund" sends the wrong message regarding who owns these funds; he noted that these funds are ultimately the taxpayers'.

Laurie Santana, Chief of Transportation Planning, presented on Mobility Fees.

She explained the statutory history behind concurrency, which is the principle that infrastructure needed for development must be in place at the time of development. The state ended concurrency for transportation in 2009, and Jacksonville enacted its first Mobility Plan in 2011 to replace transportation concurrency.

Mobility fees are an impact fee, paid for by developers to obtain their construction permits, to mitigate the transportation impact of new development. The Mobility Plan is updated every five years and prioritizes projects that are eligible to receive mobility fees.

Mobility "zones" are the districts into which the City is divided, and the City is further categorized into urban priority, urban, suburban, and rural areas. The Mobility Plan models growth in the City, with the current plan projecting out to year 2045, and calculates a mobility fee based on the anticipated needed additional transportation capacity. Ms. Santana explained the inputs for the calculation as to how the fees are calculated. She showed figures demonstrating how much money is being generated in specific zones.

CM Boylan clarified that no project is denied approval based on transportation capacity through the redevelopment process, but these projects are still subject to the re-zoning process.

CM Boylan asked whether out-of-county travel is considered in the vehicle miles traveled metric used by the Mobility Plan, and Ms. Santana specified that some trips from out-of-county residents are included but that interstate travel is not included as much of interstate travel is pass-through.

CM Peluso asked for clarification regarding the prioritization process, and Ms. Santana answered that growth and socioeconomic data was one factor in the prioritization process. Ms. Santana also clarified that those developing in rural areas without existing infrastructure would pay a higher fee than those developing in rural or suburban areas with existing infrastructure.

CM Boylan asked whether those redeveloping areas with existing development would receive a discount on their mobility fees, and Ms. Santana answered that prior use is factored into the mobility fee calculation. If a new development's traffic generation would be less than the site's previous use, then this development would have a lower mobility fee.

CM Peluso asked whether the single-family dwelling rate was on a per-unit basis, and Ms. Santana clarified that it was. CM Peluso expressed interest in seeing these rates for other housing types, including multi-family housing. He stated that he would like to see lower fees for denser housing development. Ms. Santana clarified that the mobility fee calculation did take this into account, as apartments and low-income housing generate less trips than single-family housing.

Ms. Santana compared the City's mobility fees to those in surrounding counties. The City of Jacksonville has the lowest average mobility fees in the region, with those in St. Johns being the highest. CM Boylan noted that this high mobility fee could discourage development, although this appears to not be the case in St. Johns County.

CM Clark-Murray asked whether mobile homes are subject to the same mobility fee, and Ms. Santana clarified that all types of development, including mobile homes, do have a trip generation rate. CM Clark-Murray asked what the Mobility Fee Fund balance was, and Ms. Santana did not have an answer at this time but could provide one as soon as possible.

CM Peluso asked whether money collected in a mobility zone must be used in that zone, and Ms. Santana answered that there is a rational nexus requirement for fees to be used in that zone. CM Peluso stated that increasing density is an issue on which he campaigned and noted that incentivizing multi-family housing should be a consideration in discussing mobility fees.

CM Boylan asked about the TPO and how it considers out-of-county travel. Ms. Santana explained that the TPO gives funds to localities to fund regional road improvement projects, with "regional roads" including interstate highways, intrastate highways, and state roads.

CM Clark-Murray asked when the TPO submits the list of priority roads, and Ms. Santana explained that the list is currently in progress and needs to be approved by the full Council when completed. It should be finalized in March.

Public Comment:

Carnell Oliver spoke about removing tax exemptions for stadiums, as he believes that owners should be paying their share into their communities.

John Nooney spoke in support of 2023-0863, as he believes that allowing alcohol in specified areas downtown will lead to an urban renewal.

**NOTE: The next regular meeting will be held Tuesday, January 16, 2024.**

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

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

Minutes:

Eamon Webb, EWebb@coj.net  
(904) 255-5140  
Posted: 1/3/2024, 5:00 PM