

# City of Jacksonville

*117 W. Duval Street  
Jacksonville, FL 32202*



## Meeting Minutes - Final

**Tuesday, August 1, 2023**

**2:00 PM**

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

### **Transportation, Energy & Utilities Committee**

*Ju'Coby Pittman, Chair*

*Chris Miller, Vice Chair*

*Matt Carlucci*

*Tyrone Clark-Murray*

*Mike Gay*

*Nick Howland*

*Jimmy Peluso*

*Legislative Assistant: Steven Libby*

*Council Auditor's Office: Edward Linsky*

*Council Research: Cory Armstrong*

*Office of General Counsel: Carla Lopera*

*Administration: Brittany Norris, Dir. of Intergovernmental Affairs*

*Planning Dept.: Laurie Santana*

**Meeting Convened: 2:00 PM**

**Meeting Adjourned: 2:53 PM**

**Present:** 7 - Chair Ju'Coby Pittman, Vice Chair Chris Miller, Council Member Matt Carlucci, Council Member Tyrone Clark-Murray, Council Member Mike Gay, Council Member Nick Howland and Council Member Jimmy Peluso

**Attendance:**  
**CM Freeman - 2023-347**

Steven Libby and Merriane Lahmeur, Legislative Services; Edward Linsky, Council Auditor's Office; Cory Armstrong, Council Research; Carla Lopera and Mary Staffopoulos, Office of General Counsel; Brittany Norris, Mayor's Office

<b>Item/File No.</b>	<b>Title History</b>
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1. [2023-0020](#) ORD-MC Relating to the City of Jacksonville's Procurement Code; Repealing & Replacing Pt 1 (General Regulations), Pt 2 (Supplies, Contractual Services & Capital Improvements), Pt 3 (Professional Services Contracts), Pt 5 (Extraordinary Critical Purchasing Procedures), Pt 7 (Design-Build Contracts), & Pt 9 (Art in Public Places), Ch 126 (Procurement Code), Ord Code, & Pt 6 (Cultural Service Grant Program), Ch 118 (City Grants), Ord Code, in Their Entirety; Creating a New Pt 1 (General Regulations; Ethics & Transparency in Public Contracting), Pt 2 (Jacksonville Procurement Awards Committee), Pt 3 (Procurement Thresholds, Modes, Methods, & Procedures), Pt 5 (Ex-Offender Program), Pt 7 (Buy American Program), & Pt 9 (Bid Protests, Suspension, & Debarments), Ch 126 (Procurement Code), Ord Code, to Modernize & Provide Greater Efficiencies in the COJ Procurement Code; Amend Pt 4 (Nondiscrimination Policy), Ch 126 (Procurement Code), Ord Code, to Amend the Definition of Nondiscrimination Consistent with Employee Svcs Nondiscrimination Policy; Amend Pt 6 (Jacksonville Small & Emerging Business Program), Ch 126 (Procurement Code), Ord Code, to Make the Part Consistent with the Changes in this Ord; Creating a New Pt 6 (Cultural Service Grants & Art in Public Places), Subpt A (Cultural service Grant Program) & Subpt B (Art in Public Places Program), Ch 118 (City Grants), Ord Code, to Relocate the Art in Public Places Program Previously Under Pt 9, Ch 126, Ord Code, to Pt 6, Ch 118, Ord Code; Amend Sec 24.603 (Duties of Chief of Procurement), Pt 6 (Procurement Division), Ch 24 (Finance & Administration Department), Ord Code, to Add Add'l Duties Regarding Contract Admin & Oversight; Creating a New Pt 4 (Contract Administration & Oversight), Ch 21 (Executive Branch, Generally), Ord Code, to Require Contract Admin & Oversight in City Contracts: Estab a Prospective Date of 2/1/24, for Code Repeals, Amdts, & New Provisions Contained in This Ord to Become Effective; Directing the Chief of Procurement to Update the Procurement Operating Manual Consistent With This Ord Prior to 1/1/24; Prov for Oversight by the Procurement Div, Finance & Administration Dept; Prov for Codification Instructions (Hodges) (Introduced by CM Cumber) (Co-Sponsors CMs Salem & Carlucci)  
1/10/23 CO Introduced: NCSPHS, R, F, TEU  
1/17/23 NCSPHS Read 2nd & Rerefer  
1/17/23 R Read 2nd & Rerefer  
1/18/23 F Read 2nd & Rerefer  
1/18/23 TEU Read 2nd & Rerefer  
1/24/23 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/24/23

**DEFER**

2. [2023-0347](#) ORD-MC Amend Sec 656.306 (Medium Density Residential Category), Subpart B (Residential Use Categories & Zoning Districts), & Sec 656.311 (Residential-Professional-Institutional Category), Subpart C (Commercial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Add Detached Townhomes as a New Permitted Use; Amend Sec 656.604 (Number of Off-Street Parking Spaces Required), Subpart 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 Prov Parking Standards for Detached Townhomes; Prov for Codification Instructions (Eller) (Introduced by CM Diamond) (Co-Sponsor CM Freeman) (PD Amd/Apv) (PC Apv)  
5/23/23 CO Introduced: TEU, LUZ  
6/6/23 TEU Read 2nd & Rerefer  
6/6/23 LUZ Read 2nd & Rerefer  
6/13/23 CO Read 2nd & Rerefer  
6/27/23 CO PH Addn'tl 7/25/23  
7/25/23 CO PH Cont'd 8/8/23  
8/1/23 TEU Amend/Approve 2-5 (Fail) (Pittman, Carlucci, Clark-Murray, Gay, Peluso)  
LUZ PH - 7/18/23, 8/1/23, 8/15/23  
Public Hearing Pursuant to Ch 166.041(3)(c)(2)(b), F.S. & CR 3.601 - 6/27/23 & 7/25/23, 8/8/23

**AMEND/APPROVE (Fail)**

**Aye:** 2 - Miller and Howland

**Nay:** 5 - Pittman, Carlucci, Clark-Murray, Gay and Peluso

**AMENDMENT**

1. Changes “detached townhome” to “cottage.”
2. Reflect that one guest parking space shall be provided for every three detached cottage units.
3. Amend Section 656.604(a)(2) subsection heading to include cottages.
4. Deletes guest parking exemption for cottages.
5. Corrects scrivener’s.

Ed Linsky, from the Council Auditor's Office, read the amendments. He stated that amendments 1, 3, and 4 are considered technical amendments. The auditor's amendments were motioned, seconded, and approved. CM Freeman asked Mary Staffopoulos to read the additional proposed amendment, which is related to off-street parking. Ms. Staffopoulos, from the Office of General Counsel, read the Freeman amendment. CM Clark Murray asked Zach Miller to come up and speak to the bill. Mr. Miller explained the idea behind the bill and where its origination came from. CM Clark-Murray confirmed that the builders would have to comply with the code.

CM Carlucci asked Mr. Miller how the bill would affect lots in the Urban Core and Springfield. Mr. Miller said that Springfield has its own specific zoning provisions. CM Carlucci expressed reservations about the bill due to the unintended consequences of the zoning changes.

CM Peluso added that he has concerns about the bill as it would allow for less dense housing within a housing crisis.

CM Gay asked a question about the lot sizes for townhouses and detached townhouses. Mr. Miller responded that the footprint would be different for townhouses versus detached townhouses. Mr. Gay pointed out that this would not just change the definition of a townhouse, but the entire footprint. Mr. Miller then addressed CM Peluso's concerns, saying that they believe this is not a radical departure from density and that it encourages homeownership versus renting. Mr. Gay elaborated that he was concerned changing the definition would allow locations across the city unaffiliated or connected with townhomes to separate them for the smaller lot.

CM Peluso asked Mr. Miller why create a new category, to which Mr. Miller responded that the new category would solve parking and insurance issues.

CM Freeman reminded the Committee that they were still discussing the amendment and asked Ms. Staffopoulos to read the amendment again. Ms. Staffopoulos read the amendment and reminded the Council of the already approved amendments 1, 3, and 4. The Freeman amendment was motioned, seconded, and approved.

CM Freeman added that there are going to be many pain points in solving the housing affordability crisis, but what was particularly exciting was the price point of the product.

CM Howland stated that he would be supportive of the bill because it introduces another category of homeowners in Jacksonville, at a good entry level.

CM Freeman explained that he did not believe deferring the bill would be fulfilling the spirit of why it was sent to the Committee and he would like to also see the discussion by the LUZ committee later in the day.

3. [2023-0372](#) ORD Approp \$418,750.00 from the FL Dept of Environmental Protection (FDEP) for the Duval County 2022 Hurricane Ian & Nicole Recovery Proj; Prov for Oversight by the Dept of Public Works, Engineering & Construction Mgmt Div (B.T. 23-095) (Staffopoulos) (Req of Mayor)  
6/13/23 CO Introduced: NCSPHS, F, TEU  
6/20/23 NCSPHS Read 2nd & Rerefer  
6/21/23 F Read 2nd & Rerefer  
6/21/23 TEU Read 2nd & Rerefer  
6/27/23 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 6/27/23

**DEFER**

4. [2023-0373](#) ORD Approp \$2,200,000 from the Marine Fire Station # 68 (New) - DM Other Construction Costs Acct to the Marine Fire Station # 68 (New) - DM Land Acct to be Used for the Acquisition by the City of a 3.27± Acre Parcel Located at 10562 Scott Mill Rd, Jax, FL (R.E. # 158834-0000), to be Used for the New Marine Fire Station # 68; Apv & Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver that Certain Real Estate Purchase Agrmt btwn the City & Phillip & Suzanne Noe, & All Closing & Other Docs Relating Thereto, to & Otherwise Take All Necessary Action to Effectuate the Purposes of the Agrmt to Purchase the Subj Propty at the Negotiated Purchase Price of \$2,100,000; Amend the 23-27 5-Yr CIP Appvd by Ord 2022-505-E to Reflect This Transfer of Funds for the Purchase of Land for the New Marine Fire Station # 68; Prov for Oversight of Acquisition of the Propty by the Real Estate Div of the Dept of Public Works, & Oversight Thereafter by JFRD (B.T. 23-098) (Dist 6-Boylan) (Staffopoulos) (Req of Mayor)  
6/13/23 CO Introduced: NCSPHS, F, TEU  
6/20/23 NCSPHS Read 2nd & Rerefer  
6/21/23 F Read 2nd & Rerefer  
6/21/23 TEU Read 2nd & Rerefer  
6/27/23 PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 6/27/23

**DEFER**

5.      [2023-0400](#)      ORD Approp \$975,000 From the Fleet Mgmt Permanent & Probationary Salaries & Fuel - Motor Vehicle Accts to the Fleet Mgmt Sublet Accidents - Motor Pool Only & Sublet Repairs - Motor Pool Only Accts to Offset a Budget Shortfall in Sublet Repairs for Accidents & General Repairs for the Remainder of FY 22-23; Prov for Carryover of Funds (B.T. 23-101) (Staffopoulos) (Req of Mayor)  
06/27/23 CO Introduced: F, TEU  
7/18/23 F Read 2nd & Rerefer  
7/18/23 TEU Read 2nd & Rerefer  
7/25/23 CO PH Read 2nd & Rerefer  
8/1/23 F Approve 7-0  
8/1/23 TEU Approve 7-0  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 7/25/23

**APPROVE**

**Aye:**                7 -    Pittman, Miller, Carlucci, Clark-Murray, Gay, Howland and Peluso

- **Appropriation consists of reducing available budget authority for:**
  - Permanent Salaries -    **\$300,000**
  - Fuel -                                **\$675,000**
- **And increasing budgetary authority for:**
  - Sublet Accidents -        **\$100,000**
  - Sublet Repairs -                **\$875,000**

6. [2023-0405](#) RESO Requesting that the FDOT Deliver the 5th St Bridge Replacement Proj as a Local Agency Prog (LAP) Proj to Prov Greater Efficiency, Innovation, & Cost Savings to the City; Endorsing the Preliminary Dev & Environmental Assessment by the FDOT that Includes the National Environmental Policy Act (NEPA) Activities; Accepting & Auth the Mayor & Corp Sec to Execute all Docs Related to the Acceptance of Add'l Acquired R/W for the 5th St Bridge # 724039 Bridge Replacement Proj Should it be Needed for Proj Completion From FDOT in Furtherance of its Financial Proj # 437414-1 in Council Dist 9; Auth a Separate Transfer & Maintenance Agrmt for the Subj Proj at a Later Date if Add'l R/W Will be Required for the Completion of this Proj; Prov that Any Items, in the FDOT's Sole Discretion & Without Limitation in Accordance With the Code of Federal Regulations, Deemed to be Federal Non-Participating Items Shall be Funded at the Sole Expense of the FDOT; Prov Oversight by the Engineering & Construction Mgmt Div of the Public Works Dept (McCain) (Req of Mayor)
- 6/27/23 CO Introduced: R, F, TEU  
7/17/23 R Read 2nd & Rerefer  
7/18/23 F Read 2nd & Rerefer  
7/18/23 TEU Read 2nd & Rerefer  
7/25/23 CO Read 2nd & Rerefer  
7/31/23 R Withdraw 7-0  
8/1/23 F Withdraw 7-0  
8/1/23 TEU Withdraw 7-0

**WITHDRAW**

**Aye:** 7 - Pittman, Miller, Carlucci, Clark-Murray, Gay, Howland and Peluso

Ed Linsky, Council Auditor's Office, explained the withdrawal.

7. [2023-0441](#) ORD Approp \$2,392,309.57 in Reallocated Emergency Rental Assistance Prog (Round 2) Grant Funds from the U.S. Dept of Treasury to the Community Dev Fund Miscellaneous Grants & Aids Acct to Prov Emergency Rent & Utility Assistance to Eligible Households in Duval County Through 9/30/25, to be Administered by the Housing & Community Dev Div of the Neighborhoods Dept in Accord With the Emergency Rental Assistance Prog Estab by Sec 501, Div N, of the Consolidated Appropriations Act, 2021; Prov for Oversight (B.T. 23-102) (Staffopoulos) (Req of Mayor) (Co-Sponsor CM Clark-Murray)
- 7/25/23 CO Introduced: NCSPHS, F, TEU  
7/31/23 NCSPHS Read 2nd & Rerefer  
8/1/23 F Read 2nd & Rerefer  
8/1/23 TEU Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 8/8/23

**READ 2ND & REREFER**

8.     [2023-0442](#)     ORD Closing & Abandoning &/or Disclaiming an Unopened & Unimproved Portion of the Orange St R/W, as Shown on the Unrecorded Plat of Hart's Map of Jax, Duval County, FL, at the Req of the City of Jax OED, Subj to Reservation unto the City of a Drainage Easement Over the Westerly 75 Ft of the Closure Area (Dist. 7-Peluso) (Staffopoulos) (Req of Mayor)  
7/25/23 CO Introduced: TEU  
8/1/23 TEU Read 2nd & Rerefer  
TEU PH Pursuant to Sec 336.10, F.S. - 8/14/23  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/8/23

**READ 2ND & REREFER**

General Comments: CM Gay requested the presence of the public works, planning department, and developmental services to present to the committee. He also explained the issue occurring within his community of roads becoming washed out. Chair Pittman asked the other council members to let her know if they had any additional requests for presentations.

**NOTE: The next regular meeting will be held Tuesday, August 15, 2023.**

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

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Cory Armstrong  
Council Research  
(904) 255-5140  
Posting Date: 11:30 p.m.