

## Southwest Citizens Planning Advisory Committee

### May 11, 2026, Meeting Summary

Lane Wiley Senior Center, 6710 Wiley Rd. 32210

Zoom Meeting ID: 885 0647 5589 Passcode: 864564

### Meeting Attendance

**CPAC Members In-Person:** Christina Purdy, Chair; Jacquelyn Woods, Cedar Hills Estates Community Association; Jenny Watson, CHAPS; Bernice Gremer, Fishweir Neighborhood Watch; Earnest Surmons, Vice Chair; Shirley Lowry, Hyde Grove Terrace Neighborhood Watch; Lowry David, Hyde Grove Terrace Neighborhood Watch; Jason Roberts, District 4 Sheriff Watch;

**CPAC Members Via Zoom:** Christopher Ramseyer, Watermill Master HOA; Sandra Simmons, Blue Lake Estates HOA; Sandy Simpson, Chimney Lakes HOA

**Excused:** Bruce Tyson

**Visitors:** Margaret Adams, John Chapman, Dennis Coolz, Tracie Harris, Cynthia Hoernlein, Steve Hoernlein, Joe McClure, Christopher Perry, Phyllis Powell, Rae Walker

**Visitors via Zoom:** Jorgensen Stefanie, Smith Ernest,

**Staff and Elected Officials:** Council Member Rahman Johnson, District 14; Paige DeBold, FDOT; LT. Kwasi Dingle, JFRD; Christie Rogers, JPL; Adam Blinn, JSO; Deborah Sibley, KHA; Jared Chemay, MCCC; Andy Hetzel, PDD; Regnissha Martin, PDD; Necole Jenkins, Neighborhood Services Office.

### Meeting Summary

- 1. Call to Order/Verify Quorum:** Chair Purdy called the meeting to order at 6:30 p.m. Necole Jenkins verified a quorum.
- 2. Approval of the Previous Meeting Summary:** The CPAC approved the previous meeting summary from 04/06/2026
- 3. Elected Officials: Councilman Rahman Johnson**
  - Council members are still reviewing the proposed legislation and are not prepared to support or oppose it until further analysis is complete. They explained that the bill is procedural in nature and may improve efficiency, but concerns remain regarding the level of public input.
  - Councilman Johnson emphasized the need for CPAC to operate more efficiently and noted efforts to better integrate CPAC into city government processes. A commitment was made to provide a final opinion after consulting with the General Counsel's Office and reviewing all relevant details.
  - The proposed Wonderland Corridor along 103rd Street was introduced as a business development initiative to improve aesthetics, security, and economic activity. The project includes a digital engagement process for property owners and a vision for future development, including boutique hotels and restaurants.
  - Transportation concerns were raised regarding limited access for seniors and youth, and the need for alternatives to personal vehicles. Autonomous vehicles and microtransit were discussed as potential solutions to improve connectivity in areas with limited bus access.
  - Additional updates included plans for community investment, such as summer programming and youth-focused initiatives. The council member also announced their candidacy for Vice President of the City Council, with the election set for May 26, 2026.

**4. Guest Speaker/Presentation: Dr. Jenny Hinton, Deputy Chief Resilience Officer** presented

- The City of Jacksonville defines resilience as the ability of systems to adapt and thrive in response to acute shocks, such as hurricanes and wildfires, and chronic stresses, including drought, sea level rise, and erosion.
- The City's Resilient Jacksonville Strategy, published in 2023, outlines 45 long-term actions over 50 years, many of which are currently in progress through partnerships and coordinated efforts.
- The Urban Forest Management Plan focuses on expanding and maintaining tree canopy, analyzing current coverage, identifying planting sites, and improving forest diversity to increase resilience against disease and environmental impacts.
- Jacksonville currently has approximately 232,000 acres of tree canopy, representing 44% coverage, though about 11,000 acres have been lost since 2010, primarily on private property.
- The City has identified over 110,000 acres of potential planting space, including high-priority areas that could provide benefits such as heat reduction, stormwater management, and improved public health.
- The Community Wildfire Protection Plan aims to reduce wildfire risk through proactive strategies, including identifying high-risk areas, conducting community outreach, and using tools such as prescribed burns to manage vegetation and fuel loads.
- Jacksonville has a relatively high wildfire risk compared with other areas, especially during drought conditions, making prevention and preparedness critical.
- The Green Infrastructure initiative focuses on implementing solutions such as rain gardens, bioswales, and green roofs to manage stormwater, reduce urban heat, improve water quality, and provide environmental and economic benefits.
- These green infrastructure projects are designed to enhance existing systems, reduce strain on stormwater infrastructure, and create additional community benefits including job creation and increased property values.
- Community feedback is being sought to help guide where trees and green infrastructure should be prioritized, and to inform wildfire mitigation strategies.
- Discussion included concerns about tree loss due to development, tree mitigation requirements, and the use of a tree mitigation trust fund, which supports planting efforts primarily on public property.
- Additional information was shared about existing programs, including tree replacement initiatives, free tree giveaways, and reporting options using 630-CITY for tree maintenance and removal.

Jenny Hinton- (904)255-7826 or [JMHinton@coj.net](mailto:JMHinton@coj.net)

**5. Jacksonville Sheriff's Office (JSO)** – Commander Adam Blinn reported:

- Citywide crime is down 3.6%, while overall crime within the district has decreased by 13.9%, continuing a consistent downward trend.
- The reduction in crime is largely driven by a 23% decrease in residential and business burglaries, and a 47% decrease in vehicle-related thefts, particularly those involving previously targeted vehicle models.
- The district has responded to approximately 39,600 calls for service and has made 447 felony arrests year-to-date.
- A District 4 Town Hall meeting is scheduled for July 16, 2026, at 6:30 pm at Hillcrest Baptist Church, 7673 Collins Road, where leadership will provide updates and engage with the community.
- Noise complaints related to loud music from vehicles are enforceable by citations if the sound is audible beyond 25 feet; however, enforcement requires direct observation by officers.

- Additional vehicle noise concerns, such as modified exhaust sounds, may fall under general noise ordinances but are difficult to enforce due to measurement requirements and situational factors.
- Panhandling is permitted if individuals remain off the roadway; enforcement actions occur only when individuals enter traffic lanes or violate right-of-way regulations.
- Solicitation on private property is permitted with the property owner's permission, whereas solicitation on public right-of-way requires permits and compliance with City regulations.
- Law enforcement continues to monitor community concerns and respond to reported issues through patrol presence and targeted enforcement efforts.

Commander Adam Blinn- (904) 573-3165

**6. Jacksonville Fire and Rescue (JFRD)** – Lt. Kwasi Dingle provided the CPAC with hurricane preparedness information:

- Hurricane season begins in June and runs through November. Community members were encouraged to prepare early for hurricane season and to log into the Jax Ready website, [Jaxready.com](http://Jaxready.com), to access hurricane resources and preparedness information. Duval County is experiencing significant drought. Residents are encouraged to take preventative measures, to reduce fire risk.

Lt. Kwasi Dingle - (904) 255-3284 or [KDingle@coj.net](mailto:KDingle@coj.net).

**7. Chair's Report:** The Chair Purdy announced that:

- The Southwest CPAC will host its District 4 Block Party in August. Suggestions for city parks to host the event will be accepted in June. The current suggestions are Boone Park, 3700 Park St, Jacksonville, FL 32205, or Tillie K. Fowler Regional Park, 7000 Roosevelt Blvd, Jacksonville, FL 32244.

**8. Staff Reports:**

**Florida Department of Transportation (FDOT)** – Paige DeBold reported :

- FDOT received questions from Mr. Roberts regarding maintenance issues on state roads. Those concerns have been forwarded to the maintenance team, and responses are still pending. Traffic operations analyze the intersections of Collins Road and Blanding Boulevard, as well as the Blanding Boulevard on-ramp to I-295, with results expected within 90 days with an update anticipated at the August meeting.
- Several roadway projects are currently underway or scheduled, including landscaping improvements on Roosevelt Boulevard, rumble strip installations on multiple major roads, and safety enhancements on Lane Avenue that will add crosswalks, signals, and pedestrian signage. Additional projects include a wrong-way driving safety initiative, and resurfacing work on Blanding Boulevard and Normandy Boulevard, with completion timelines extending into 2027.
- Residents raised concerns about roadway standards, differences between city and state projects, and future roadway widening projects. Additional safety concerns were reported, including non-functioning lights on I-295, debris and litter along roadways, poor lighting on flyover ramps, and hazardous conditions such as a leaning tree and damaged infrastructure. FDOT representatives acknowledged these concerns and confirmed they are under review, with follow-up expected.

Paige DeBold - (904) 360-5681 or [paige.debold@dot.state.fl.us](mailto:paige.debold@dot.state.fl.us)

**Jacksonville Public Library (JPL)** –, Christie Rogers, Branch Services Manager , shared information about:

- Upcoming library events and programs. A hurricane preparedness event featuring News4Jax meteorologist Michelle McCormick will be held on Saturday, May 16, 2026, at 2:00 pm at the Maxville Branch Library, 8375 Maxville Blvd, Jacksonville, FL, . An author talk by Madelina Tinasi will take place on Tuesday, May 19, 2021 at 6:30 PM at the Bill Brinton Murray Hill Library, 918 Edgewood Ave S, Jacksonville, FL, where she will discuss her debut memoir and personal journey.
- The library also announced expanded summer programming, noting that daily activities will be available to youth and teens at all public library locations. Volunteer opportunities for teens will be offered, with the minimum age lowered from 16 to 12 during the summer to encourage more participation in activities such as shelving, crafts, and story time.

Christie Rogers -(904) 255-6565 or [ChristiR@coj.net](mailto:ChristiR@coj.net).

**Kids Hope Alliance (KHA)** – Deborah Sibley shared:

- Upcoming summer camp programs are funded by the City of Jacksonville. Summer camps will begin in early June and run through the end of July. Flyers were provided with QR codes that allow parents to access contact information and register their children.
- The camps will offer a variety of programs, including academic enrichment to prevent summer learning loss, as well as recreation, mentoring, leadership development, cultural activities, STEM learning, and social-emotional development. Additional opportunities include two free weeks of summer camp for youth interested in golf through a program located in the Brentwood area.
- Transportation options are available through many providers, with some offering pick-up and drop-off services. Parents can also use a summer camp locator tool by entering their zip code to find convenient locations. The program aims to provide structured activities that keep youth engaged, safe, and supported throughout the summer.

Deborah Sibley- [sibleyd@coj.net](mailto:sibleyd@coj.net)

**Municipal Code Compliance Division (MCCD)** - Jared Chemay, Code Compliance Supervisor, reported:

- Municipal Code Compliance enforces neighborhood blight, zoning violations, and illegal signage, including unauthorized yard signs placed on roads and medians.
- Citizens can report issues or concerns by calling Customer Service at (904) 630-CITY(2489) or by using the [MyJax](#) system, which allows them to track case updates, However, state law requires them to provide their name and address.
- The department handles two types of unsafe structures: structurally unsafe buildings that pose a collapse risk and blight unsafe properties that meet specific criteria such as vacancy, boarded openings, and lack of utilities.
- Once a property is identified as unsafe, it is condemned, and the owner is notified and given 30 days to either rehabilitate or demolish the structure. If the property remains non-compliant, the case may proceed with demolition or be referred to a special magistrate for further action, including fines or abatement orders. Unsafe structures are typically identified through inspections or complaints from residents, and visible structural damage is used to determine safety concerns.
- Fence disputes between neighbors are generally considered civil matters and are not handled by Code Compliance unless zoning violations are involved.
- Residents raised concerns about vacant properties, timelines for demolition, and illegal dumping issues within neighborhoods. The department acknowledged these concerns and is

working with property owners and other agencies to address violations and ongoing enforcement issues.

Jared Chemay - (904)626-0736 or [JChemay@coj.net](mailto:JChemay@coj.net).

#### 9. Subcommittee/Liaison Reports:

- **Land Use and Zoning (LUZ) Subcommittee:** Chair Purdy announced that the Southwest CPAC LUZ Subcommittee reviewed five applications. The Southwest CPAC LUZ Subcommittee suggested no action be taken on four applications. The applications were reviewed and discussed by the full CPAC. A motion was made to approve four of the applications. The motions were seconded and unanimously passed by the CPAC. Application 2026-0290 was opposed, and a motion to issue a letter in opposition was made and seconded.
- **2026-0290– 0 Yellow Water Road, on the West side of Yellow Water Road.:** The applicant seeks to rezone approximately 111.51 acres of property to permit single-family development on a large assemblage of parcels located along Yellow Water Road from Agricultural (AGR) zoning district to PUD. The CPAC opposes this application, and a letter will be written.
- **WRF-26-09- 0 Exline Road, on the East side of Exline Rd, North of Hipps Road:** The applicant seeks to reduce the minimum road frontage from 48 feet to 11 feet for the construction of a new home in the RLD-60 zoning district. A motion was made and seconded to approve the application. The full CPAC passed the motion unanimously.
- **CTW-26-01- 3561 Alcoy Road, on the East side of Alcoy Road, North of Normandy Boulevard:** The applicant seeks approval for a 130-foot tall "pine tree" cell tower in the RR Acre zoning district. A motion was made and seconded to approve the application. The full CPAC passed the motion unanimously.
- **AD-26-26- 4517 Ortega Farms Circle, between Benlocke Road and Villa Ortega Drive :** The applicant seeks to reduce the side yard setback from 5 feet to 2.8 feet for the existing improvement in the RLD- 90 zoning district. A motion was made and seconded to approve the application. The full CPAC passed the motion unanimously.
- **2026-0367- 4906 Yellow Water Road, at the Southwest corner of Yellow Water Road and Yellow Water Lane:** The applicant seeks to rezone approximately 14.36 acres of land from Agricultural (AGR) Zoning district to Residential Low Density- 50 allowing up to 86 homesites. A motion was made and seconded to approve the application. The full CPAC passed the motion unanimously.

Andy Hetzel - (904) 255-7821 or [AHetzel@coj.net](mailto:AHetzel@coj.net).

**10. Neighborhood Coordinator's Report:** Necole Jenkins announced contact information for those who may need to reach her via email [FJenkins@coj.net](mailto:FJenkins@coj.net) or by phone 904.555.8261 or directly to Neighborhoods Department at 904.255.8250.

**11. Unfinished Business – None**

**12. New Business – None**

#### 13. Public Comments/Concerns/Announcements:

- Ray Walker with Sheriff's Watch announced that the next Sheriff's Watch meeting is scheduled for Thursday, June 4, 2026, at 7:00 pm at the Lane Wiley Senior Center, 6710 Wiley Road.
- The Argyle Area Civic Council meeting will take place on Monday, June 22, 2026, at 7:00 pm at the Argyle Church of Christ, located at 6823 Collins Road and Rampart Road.
- The Westside Town Hall meeting will be held on Thursday, July 16, 2026, at 6:00 pm at Hillcrest Baptist Church, 7673 Collins Road, featuring Sheriff T.K. Waters as the guest speaker. The event provides an opportunity for residents to engage directly with the Sheriff and address community concerns.
- A resident raised concerns about the Old Middleburg Road widening project, specifically the

planned concrete median barriers that would restrict left turns and force U-turns near HOA entrances. The design was identified as a potential safety issue for nearby communities. Councilman Johnson was acknowledged for coordinating a meeting with Public Works to address these concerns, with further discussion expected.

- Christopher Perry introduced Murray Hill as a growing, community-oriented neighborhood and invited others to visit and support local businesses. He highlighted regular community events, including a weekly farmers market held every Wednesday from 5:00 pm to 8:00 pm, and encouraged participation by visitors and perspective vendors.

**14. Adjourn:** Chair Purdy adjourned the meeting at 8:23 p.m.

**Next CPAC Meeting: June 08, 2026, at 6:30 p.m.** In person at Lane Wiley Senior Center, 6710 Wiley Rd., Jacksonville FL 32210, and via Zoom, Meeting ID: 821 7431 0303 Passcode: 693048. A formal email notice will be emailed to members.

**Next Land Use and Zoning (LUZ) Subcommittee Meeting: June 08, 2026, at 5:30 p.m.** In person at Lane Wiley Senior Center, 6710 Wiley Rd., Jacksonville FL 32210, and via Zoom, Meeting ID: 821 7431 0303 Passcode: 693048. A formal email notice will be emailed to members.

**Summary prepared by** Necole Jenkins, Neighborhood Coordinator, (904)255-8261 or [FJenkins@coj.net](mailto:FJenkins@coj.net). A copy of the audio recording of this Southwest CPAC meeting is available through a Public Information Request by calling 630-CITY. Details about Public Records can be found on the City's Website: [Public Records](#).

**Under the Americans with Disabilities Act**, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days for the notification to process; last-minute requests will be accepted but may not be possible to fulfill. Please contact Disabled Services Division at VM-(904)255-5466, TTY-(904)255-5475, or email your request to [ADAAccommodationRequest@coj.net](mailto:ADAAccommodationRequest@coj.net).