

North Citizens Planning Advisory Committee March 11, 2026, Meeting Summary

Oceanway Community Center, 12215 Sago Ave. W
Zoom Webinar ID: 812 5463 0846
Passcode: 225227

Meeting Attendance

CPAC Members: Charles Barr, Chair; James Matchett, Co-Chair; Jane Love, Amelia View; Sharon Bivins, Bob Austin, Blue Grass Northwood; Catherine Del Re, The Cape; Stephanie Oglesby, Community Association of Harts Estates; Bessie Williams, Joseph Tate, Copper Hill Association; Tommy Ruffin, Council Appointee District 8; Vicki Drake, Duval County Council of PTS/PTA Association; Herlena Washington, Kelvin Postell, Greater Works Church, Inc.; Scott O'Connor, Heckscher Drive Community; Michael Wozniak, Shelley Wozniak, Lydia Estates; Jennifer Casey, Parque Diane HOA; Chrysta Bowman, Tree of Life Outreach Mission Inc.; Ingrid Montgomery; Victoria Preserve HOA; Aletha Mikell, Victoria Preserve HOA Phase 2; Vicki Drake, DCPS PTS/PTA

CPAC Members via Zoom: Sylvester Wilkins, Alta Lakes CDD; Sharon Johnson, Jacobs Way HOA; Josephine Fiveash-Porter, Northlake HOA.

Visitors: Russ Vranicar, Edwards Creek NA.; Marshell Morrow, North Lake HOA; Valencia Strouder, White Oak Trail; Ernest Smith, Urban Core CPAC; Kindred Heard, Risa Grant, Ruth Nelson-Peoples and Kathy McFutter.

Zoom Visitors: Michelle J., Pat Medley, ME Sparrow, L. Cunningham, Mark, 904-924-7357

Staff and Elected Officials: Reggie Gaffney Jr., Councilman District 8; Cheryl Mock, JEA; Kwasi Dingle, JFRD; Lisa Buggs, JPL; Scott Lundquist, JSO; Michelle Godwin-Ware, Vanessa Jefferson, Neighborhood Services Office; Alec Barnes, MCCD; Erin Abney, Planning and Development; Justin Gearhart, Public Works.

Meeting Summary

- 1. Call to Order/Verify Quorum:** Chair Charles Barr called the meeting to order at 5:31 p.m. A quorum was verified by Michelle Godwin-Ware.
 - 2. Approval of the Previous Meeting Summary:** Approval of February 2026 minutes will be deferred to the April 2026 CPAC Meeting.
 - 3. Guest Speaker/Presentation: Al Ferraro, Manager of Blight Initiative,** informed CPAC members of two main ways residents can report blight: (1) Call 630-2489, (2) Use the MYJAX app [Jacksonville.gov - MyJax](https://www.jacksonville.gov/myjax)
He emphasized the importance of the tools, advising that they help record and track issues. This becomes an important factor when justifying the need to request additional funds from the City. Also, adding pictures and any corresponding documentation helps present blight issues as an urgent need.
- It is reported that blight remains a significant issue citywide, especially the illegal dumping of tires and construction debris. Tire dumping is most common in zip codes 32218 and 32216.

- Another huge issue is with homeless camps, which contribute to large accumulations of trash and debris including clothing, food items and shopping carts. Well-intended donations sometimes worsen the issue because individuals experiencing homelessness have no means to store items.
- When the City comes across homeless camps, the goal is not to arrest or give citations. JFRD developed a team to help the homeless, known as the Providing Assistance to the Homeless Team (PATH). They visit camps to assess needs and connect individuals with resources. When interacting with the homeless, PATH discovered multiple causes contributing to homelessness, including job loss, divorce, and alcohol and substance abuse. Unfortunately, many individuals decline assistance; for example, 25 people refused services during a recent San Pablo area assessment.
- Blight response time depends on whether the issue is on public or private property. Teams can immediately address concerns on city, state and federal property, often accompanied by the Sheriff 's deputies. However, debris on private property cannot be moved by the City unless the items are placed at the curb for pickup.
- Mr. Ferraro shared about a homeless camp discovered in this zone near the RPM Automotive Center off Main Street. Advised that this camp was on private property. So again, in these cases where issues are occurring on private property, the first step would be locating the property owner before any actions could be taken.
- Mr. Ferraro shared he recently took Channel 4 News reporter Jennifer Waugh on a tour of the city to view first-hand the blight issues. Initially planning to do a single report, she now intends to publish a multi-part blog series due to discovering the number of homeless camps and excessive illegal dumping. She hopes to better inform the public of the enormous scope of the blight issues in the city.
- City Council allotted \$400,000 to address blight. A significant portion of the funding will support youth education through the Keep Jacksonville Beautiful Commission led by Dan Durbec. Children are increasingly exposed to severe blight, including discarded mattresses and tires. The mayor has prioritized blight reduction. Mr. Ferraro encouraged everyone to report blight and copy him on any submissions.
Al Ferraro- (904) 255-8746 or AlbertF@coj.net
- Mr. Ferraro advised that the city is aware of redundant ticket issues and is working to make changes to the MyJax system. He also wanted residents to know that even if you get a response stating completed, it doesn't always mean work is completed, but often means that the ticket submission is completed or handed off to the appropriate department.
- A request was made to obtain data from the annual "Point in Time Count" of the homeless population in Duval County. Mr. Ferraro stated that another local agency is responsible for collecting this data, however he would obtain the requested data and report back to the CPAC. He shared about the Homeward Bound Program, which assists eligible individuals with returning to locations where they have a designated contact person. The program covers bus, train, or plane fares.
- Mr. Ferraro advised that recently allocated \$400,000 in blight funds will be used for education, as well as the purchase of cameras, additional equipment, overtime pay and related enforcement efforts. His office partners with the Sheriff and the state attorney's office to support enforcement. Residents were encouraged to stay in contact with their elected officials, especially State Representatives, regarding concerns about blight.
- Trash and debris left by truck drivers utilizing the Love's Gas Station on Duval Road were noted. Due to the presentation nearing the allotted time, Mr. Ferraro advised that he would be available after the meeting to discuss the matter further and would

assist with providing follow-up and forwarding the issue to the appropriate department.

4. Elected Officials Report

Council Member Reggie Gaffney Jr., District 8, presented new initiatives, updates, and upcoming events being sponsored by his office.

New Initiatives:

- Council Member Gaffney Jr. is coordinating a districtwide community clean-up on April 11, 2026. The goal is to host eight to nine simultaneous clean-up activities across District 8. All residents interested in participating are encouraged to contact Council Member Gaffney's office. Supplies such as trash bags and grabbers will be provided. His long-term objective is to hold this clean-up initiative quarterly or at least annually.

Follow up:

- Council Member Gaffney Jr. reported that the Chick-fil-A located at 705 Duval Station Road across from First Coast High School is expected to open between April and July. A confirmed opening date will be announced at the next meeting. Concerns have been noted regarding the traffic light near the Chick-Fil-A due to ongoing speeding cars that ignore the flashing signal, especially with so many students in the area.
- Councilman Gaffney Jr. stated he received an unfavorable outcome regarding the request to stop a storage development on Yellow Bluff Road. The motion passed 12-5, allowing the project to move forward.

Upcoming:

- The district was awarded a five-million-dollar grant to support youth programming. Mini-grant opportunities will be available beginning March 26, 2026. Interested individuals are encouraged to contact Council Member Gaffney's office.
- Council Member Gaffney Jr. has launched the "Office on the Block" initiative, where he will meet with constituents at various community locations to improve access for residents, particularly seniors who face challenges with transportation, parking, or comfort challenges at City Hall. The "Office on the Block" sessions will take place on the first Thursday of each month. Council Member Gaffney Jr. is also open to suggestions for future hosting sites in the community.
- He advised that the City Council is currently in the process of selecting its City Council the Vice President.
- Council Member Gaffney Jr. has been contacted by a company interested in organizing a children's carnival in District 8. He is seeking suggestions for suitable locations and spaces that would be ideal for this event.

Council Member Reggie Gaffney Jr. -(904) 255-5208 or RGaffneyJr@coj.net.

5. Staff Reports

Jacksonville Sheriff's Office (JSO)- Commander Scott Lundquist introduced himself to the CPAC and advised that he will now attend meetings in place of Commander Silcox.

- He reported that overall crime in District 6 is down year -to date compared to last year, except for an increase in car thefts. Residents are reminded to ensure their vehicle doors are locked.
- Commander Lundquist advised that depending on the nature of the call, officers are often restricted from sharing information. However, residents may call the non-emergency number at 904-630-0500 for information or visit the JSO website under Call logs to find details. [Calls for Service - Jacksonville Sheriff's Office; JSO Transparency Portal](#)
- Access to the new Neighborhood Watch stickers for an upcoming meeting was discussed along with ongoing issues with loud music being turned down before officers arrive. Commander Lundquist advised that he will attend the Neighborhood Watch meeting to provide an update on the stickers, gather additional details, and offer guidance on addressing the noise concerns.

Commander Scott Lindquist- (904) 696-4335

- **Jacksonville Fire and Rescue Department (JFRD) – Lieutenant Kwasi Dingle** reported that JFRD currently offers free smoke detector and installation for Duval County residents and homeowners. Requests can be made by calling (904) 630-2489. Residents were reminded to check smoke detector monthly and to replace them every 10 years.
- Lieutenant Dingle announced that due to current drought conditions, a permanent burn ban is in place. No open burning is permitted. Residents should also exercise caution when using outdoor grills. Certain activities may be authorized through burning permits. Residents may contact the City to verify whether a permit has been issued for a specific location or project.
- In response to concerns about observed tree burning at a construction site for a new subdivision, JFRD clarified that certain activities may be authorized through burning permits. Residents may contact the City to verify whether a permit has been issued for specific locations or projects.

Lt. Kwasi Dingle -(904) 763-0170 or KDingle@coj.net

Jacksonville Electric Authority (JEA)-Cheryl Mock reported that due to current drought there is a focus on water conservation.

- Cheryl provided informational flyers outlining various water conservation tips. Commend recommendations include turning off water while brushing teeth and washing hands. It is also reported that toilet leaks remain the leading cause of high-water consumption. Additional suggestions include purchasing a high-efficiency showerhead. Water conservation kits are available; once requested, kits take 4-6 weeks for delivery and can save up to \$75 annually on water bills. Kits consist of 2 high-efficiency shower heads, 2 toilet leak tablets, 2 bathroom faucet aerators, a garden hose, and a kitchen faucet aerator. Kits can be ordered on the JEA website.

[Water Conservation Kits | Ways to Save | Residential Customers | JEA](#)

Cheryl Mock (904) 665-4202 or mockcw@jea.com

Jacksonville Public Library (JPL)- Lisa Buggs reported

- The annual “Tenikka Book’s for Kids” book drive, led by Tenikka Hughes of CBS 47, Fox News, will be held on Saturday, March 9, 2026 thru March 21, 2026 The library is currently accepting new or gently used books, which will be distributed to children participating in the Library’s Summer Reading Program. Flyers with more information regarding drop-off locations are available.
- Lisa Buggs advised that the building design for the New Berlin Library is still under discussion and there are no new updates when construction will start.

Lisa Buggs- (904) 630-4555 or lbuggs@coj.net

Municipal Code Compliance- (MCCD) -Alec Barnes reported that 447 cases were reported, and 2,227 cases have been reported year-to-date. Most complaints concern property maintenance and nuisance issues. The top five issues reported in Zone 6 are:

1. **Nuisance Violations** totaled 121 cases last month, with a total of 814 total year- to-date. These include overgrown grass, accumulated trash or debris and general maintenance issues.
2. **Residential Property Violations** totaled 76 cases last month, with a total of 355 total year- to -date. These involve property upkeep, structural issues, and related violations.
3. **Junk Vehicles** totaled 62 cases last month, with a total of 232 total year- to-date. Issues include vehicles, trailers, and boats being stored in front yards.
4. **Residential Zoning Violations** totaled 57 cases last month, with a total of 245 year-to-date. These include improper lane use and illegal business operations within residential areas.
5. **Unsafe Structure Violations** totaled 33 cases last month, with a total of 147 total year-to-date. These involve structures posing safety risk or requiring demolition. and need to be torn down. Contact Alec via email for any violations that need to be reported.

Abarnes@coj.net

- Question was asked regarding timeline for the damage to Fire Station 40 being addressed. Alec advised that a case for the damage to Fire Station 40 has been opened with the city, and they are discussing how to resolve the issue.
- Alec advised that boats must be positioned 20-25 feet from the property line. And if a warning is given it remains in effect for one year; if another violations occur within the timeframe a fine will be issued.

Alec Barnes -(904) 903-001 or Abarnes@coj.net

Public Works (PW)-Justin Gearhart shared an overview of his role with the city. He stated that he is the city's arborist and is part of the mowing and landscaping division; however, his main responsibility is tree planting.

- Justin reported that the city has a Tree Planting Program. A total of 2,500 trees were planted over the past year. in the last year. The program includes planting new trees, removing dead ones, and replacing them with healthy trees. Residents can request trees to be planted in front of their home or business if there is no water or sewer main and on a city maintained right-of-way.
- Justin explained trees are covered under a warranty period, typically for 1-2 years, during which the contractors are responsible for watering and pruning. Currently, his will assess an area before determining which tree is suitable for planting at each individual location.
- Concern mentioned regarding tree maintenance near Love's gas Station on Airport Road. Justin advised that trees near the Love's Gas Station on Airport Road are maintained by the State of Florida and they would be responsible for follow-up,
- Justin addressed a concern regarding a request for tree trimming on Harts Road that was partially addressed, and a resident's request to have a tree planted in her yard but, has yet to hear any follow-up.

Justin Gearhart- (904) 255- 4327 jgearhart@coh.net

6. Subcommittee/ Liaison Reports: Governmental Affairs (GA) and Planning & Development

James Matchett, Chair of the Governmental Affairs Committee and Erin Abney- Chief of Current Planning reported

- Next month Erin will provide additional training on the meaning of certain zoning codes and terms to help CPAC to more effectively ask questions, and express concerns, and write effective letters of recommendations.
- James Matchett and the full and full CPAC reviewed and made the following motions on the three applications brought before the CPAC:
- **Ordinance 2026-0173- zoning exception located at 2467 Faye Road.** The application seeks a zoning exception to allow a restaurant to serve beer and wine at the shopping center near Fay Rad and Alta Drive. A motion was made and seconded to take no action. The full CPAC passed the motion.
- Companion applications **Ordinance 2026-0174- waiver of road Frontage and 2026-0175 administrative deviation located at 0 Wages Way.** The Property owners seek to reduce the required road frontage from 80 feet to 12 feet in order to develop the property with a single-family dwelling. Second application Ordinance 2026-0175 the owner is seeking to reduce the required lot area from 43,560 sq ft. to 27, 007 sq. ft., in the RR-Acre to develop the property with one single home, also located at 0 Wages way. Discussion regarding if there would be a second house. There will only be one single-family dwelling. A motion was made and seconded to not oppose. The full CPAC passed the motion.

7. True Commission- Stehanie Oglesby encouraged attendance at the TRUE Commission Meetings which are on the first Thursday of the month in the Lynwood Roberts Building, located at 117 West Duval Street, on the first floor of City Hall. At 4pm. Mrs. Oglesby advised citizens an excellent opportunity to find out where the money is being allocated. Audits that took place during the month can be heard during the True Commission Meetings.

8. Neighborhood Coordinator's Report- Michelle Godwin-Ware / Vanessa Jefferson

- Introduced the new Neighborhood Coordinator, Vanessa Jefferson. Michelle is currently providing training and will fully turn over responsibilities in June. Michelle will still be involved but with new duties as supervisor. Vanessa Jefferson provided provide a brief introduction of herself to the CPAC.
- Michelle gave an overview regarding the success of the first District Neighborhood Block Party. She shared some of the highlights such as the parade, battle of the bands, the mounted sheriff officers, simulated smoke house and onsite CPR/First Aid training. Michelle reminded the North CPAC about the block parties and encouraged members to start thinking about the kinds of activities and location for the upcoming North CPAC District Block Party scheduled for December.

Michelle Godwin-Ware -904 255-8236 or Michellelegw@coj.net.

Vanessa Jefferson- (904) 255-7834 or VJefferson@coj.net

9. Unfinished Business: None

10. New Business: None

11. Public Comments/ Concerns/Announcements:

- The PUD on Hecksher Drive, was it approved? It was approved by the Planning Commission with conditions as follows:
 - (a) Maximum number of dwellings on the parcel being two. Mainly due to the property not being connected to city water and sewage,
 - (b) Limited to two units per acre. Property is only one acre so thus it can only have two dwellings.
 - (c) Residential development would be limited to 35 feet and commercial development would be limited to 45 feet.
- Follow-up on Percy Road-2025-0829 is it a single-family subdivision? It is for single family homes, and lots are 50 feet in width and 5,000 square feet.
- Follow-up on Dunn Ave. E-26-06 was it approved for apartment and what would be the cost? It was approved. The motel will be converted into housing but the pricing of the units are currently unknown. The owner's contact information can be found on the application. Residents were encouraged to reach out to the applicant for clarification.

- Helena Washington announced that the Council of Elder Affairs is hosting a free workshop on April 17, 2026, from 10 am-2 pm at the Jacksonville Main Public Library, 303 North Laura Street. There will be speakers, vendors and many city representatives Jacksonville Electric Authority (JEA), Jacksonville Transportation Authority (JTA) and American Association of Retired Persons (AARP). Topics such as wills and trusts along with other great resources and information, will be available. Parking is free, and lunch will be provided at no cost. Registration is limited to 60 people. The flyer will be shared with the CPAC.
- Jame Matchett announced that a Town Hall Meeting is being held on April 23, 2026. It will take place at the International Brotherhood of Electrical Workers (IBEW) Hall located at 966 Liberty Street. Discussion about Neighborhood Bill of Rights. It is a great opportunity to learn how to better advocate and interact with city government.

12.Meeting Adjourned: Chair Charles Barr adjourned the meeting at 7:06 p.m.

Next CPAC Meeting: **Wednesday, April 8, 2026**, 5:30 p.m. Hybrid - **Oceanway Community Center**, 12215 Sago Ave. W., 32218, and via Zoom. Meeting ID: 812 5463 0846
Passcode: 225227

Next Governmental Affairs Subcommittee Meeting: **Wednesday, April 8, 2025**, 4:30 p.m. **Oceanway Community Center**, 12215 Sago Ave. W. 32218 and via Zoom. Meeting ID: 811 5393 8941. Passcode: 083694.

Summary prepared by Vanessa Jefferson, Neighborhood Coordinator, Neighborhood Services Office, (904) 255-7834 or VJefferson@coj.net.

A copy of the audio recording of this North 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: [COJ Public Records Request](#).