

Southwest Citizens Planning Advisory Committee

April 06, 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: Earnest Surmons, Vice Chair; Jacquelyn Woods, Cedar Hills Estates Community Association; Jenny Watson, CHAPS; Bruce Tyson, Trinity Ministries; Shirley Lowry, Hyde Grove Terrace Neighborhood Watch, David Lowry, Hyde Grove Terrace Neighborhood Watch.

CPAC Members Via Zoom: Tamika Wolfe-McKenzie, Tamika's School of Epicure; Chris Ramseyer, Watermill Master HOA; Sandy Simmons, Blue Lake Estates HOA; Sandra Simpson, Chimney Lakes HOA; Jason Roberts, Jacksonville Sheriff's Watch District 4.

Visitors: Margaret Adams, , Elisha Fountain, Gearld Hatcher, Deborah Provost, Patrick Keaton, Rae Walker, Pamela Washington.

Visitors via Zoom:, Cheyenne Grace Watts, Stef Jorgensen Walter.

Staff and Elected Officials: Council Member Rahman Johnson, District 14; Matt Bocchino, Director of Cecil Airport and Spaceport; Cheryl Riddick, JTA; LT. Kwasi Dingle, JFRD; Christie Rogers, JPL; Adam Blinn, JSO; Andy Hetzel, Planning and Development; Jared Chemay, MCCD; Tourea Robinson, Parks Recreation and Community Services; Regnissha Martin, Planning and Development; Tiffany Morales, MVA (via Zoom); Michelle Godwin-Ware, Neighborhood Services Office; Necole Jenkins, Neighborhood Services Office.

Excused Members: Christina Purdy, Chair; Cecil Pines Adult Living Community.

Meeting Summary

- 1. Call to Order/Verify Quorum:** Vice Chair Surmons called the meeting to order at 6:30 p.m. Michelle Godwin-Ware verified a quorum.
- 2. Approval of the Previous Meeting Summary:** The CPAC approved the previous meeting summaries for March.
- 3. Elected Officials Report:** Council Member Rahman Johnson of District 14 addressed several community concerns, emphasizing ongoing efforts and limitations with city processes. Homeless encampment issues are being actively managed, though delays and system glitches are occurring due to a transition between technology platforms. Residents were encouraged to continue submitting service tickets and forward them to the councilman's office for follow-up. The Old Middleburg Road widening project remains a major focus. Community members expressed concerns about traffic design elements such as U-turns and medians. The councilman stated that multiple public meetings were held and that current plans are based on updated 2023 traffic data. Due to the project's size and cost, only limited changes are feasible at this stage. Some residents reported not receiving notice of prior meetings. The councilman acknowledged these concerns but stated that outreach met legal requirements and included additional efforts. He is working on a proposed Neighborhood Bill of Rights to improve community notification in the future. Traffic safety concerns were raised, particularly regarding intersections and speeding. Requests for traffic signals were discussed, but current traffic data does not support installation due to high costs. Alternative solutions may be considered. Concerns about a local liquor store were clarified, noting the

establishment is a tasting room permitted under prior zoning approvals. Any violations should be reported to code enforcement. Development near Morse Avenue was discussed, though no confirmed plans were available beyond current zoning allowances. A recent pedestrian fatality on 103rd Street highlighted the need for traffic calming measures. A proposed Business Improvement District, "Wonderland Corridor" aims to improve safety through environmental and design changes. Discussion of CPAC effectiveness highlighted concerns about low participation and delays in communication. The councilman plans to pursue structural improvements and gather community input to enhance engagement and efficiency.

Rahman Johnson, Council Member, District 14 (904) 255-5214 or Rahman@coj.net

4. Guest Speaker/Presentation: Matt Bocchino, Director of Cecil Airport and Spaceport presented on the Cecil Spaceport. He stated it is identified as a leading aerospace development site in the southeastern United States for its large-scale infrastructure and strategic capabilities. It features the third-longest runway in Florida at 12,500 feet, enabling it to accommodate nearly any aircraft in production and supporting its designation as a horizontal launch spaceport. Development activity is primarily focused on the east side of the airport, which offers extensive buildable land for continued expansion. Significant aerospace investments include Boeing's large hangar, a component maintenance facility for F-18 aircraft parts, and a KC-46 maintenance facility currently under construction. Otto Aerospace has also leased a former Navy hangar and plans to develop advanced business jet manufacturing, expected to generate high-quality jobs. Hermes is conducting hypersonic aircraft and engine testing at the site, contributing to advanced aerospace research and development. The spaceport supports horizontal launch operations and rocket testing in partnership with institutions such as the University of Florida, the University of Central Florida, and Embry-Riddle Aeronautical University. It does not support vertical rocket launches and operates under strict FAA safety regulations. Florida's recognition of space travel as a transportation mode provides additional funding opportunities. The site is also pursuing a reentry license that would allow spacecraft to return and land at Cecil under regulated conditions, further expanding its role in the aerospace and space industry.

Matt Bocchino, Director of Cecil Airport Spaceport – Matt.bocchino@cecilairport.com

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

- Citywide crime is down 4%, both violent crime and crimes against person.
- District 4 is leading the city to have the lowest violent crime rate, down by 16%.
- Residential burglaries have decreased by 32% and auto thefts by 46%.
- Auto theft is down 36%. Residents were encouraged to continue securing their vehicles and removing keys.
- A total of 315 felony arrests were made in District 4.
- District 4 has handled approximately 28,000 calls for service so far this year.
- A Sheriff's walk is scheduled for Saturday, April 18, 2026, at 10:30 am. The starting point will be the American Legion, in the 5300 block of Lexington Avenue near Lakeshore and San Juan Avenue.
- The Jax Ready Fest will be held on April 17–18, 2026, at the Prime F. Osborn III Convention Center, 1000 Water Street, to promote hurricane preparedness.
- District 4 Town Hall meeting will take place on July 16, 2026, at 6:30 pm, at the Hillcrest Baptist Church, 7673 Collins Road.

- A recruit class of 39 officers has recently begun training, and several are expected to be assigned to District 4 upon completion to support staffing and to replace upcoming retirements.

Commander Adam Blinn- (904) 573-3165

6. Jacksonville Fire and Rescue (JFRD) – Lt. Kwasi Dingle provided the CPAC with fire and home safety information:

- Seasonal safety reminders were shared as spring begins, with emphasis on home maintenance such as regularly cleaning gutters to prevent fire hazards from dry leaves.
- Dry conditions increase fire risks, and activities like outdoor cooking or illegal trash burning can ignite debris in gutters, potentially leading to house fires.
- It was noted that roof fires may not be immediately visible and may not trigger smoke detectors right away, highlighting the importance of awareness and neighbor communication.
- Florida is known as the lightning capital of the world, and residents were reminded that the state experiences frequent thunderstorms and high lightning activity, especially during the summer months.
- Community members were encouraged to prepare early for hurricane season and attend the Jax Ready Fest on April 17–18, 2026, at the Prime F. Osborn III Convention Center, 1000 Water Street to access hurricane resources and preparedness information.

Lieutenant Kwasi Dingle - (904) 255-3284 or KDingle@coj.net.

7. Chair's Report: No Report

8. Staff Reports:

Jacksonville Transportation Authority (JTA) – Cheryl Riddick, Director of Customer Engagement, reported:

- The Jacksonville Transportation Authority (JTA) announced reduced bus fares as part of a pilot program effective from February 1, 2026, through early July 2026, with standard fares currently set at \$2 per ride. JTA has been in contact with the St. Johns River Water Management District and will continue to discuss water conservation.
- Information about paratransit services is available through JTA materials and online resources includes details on services, eligibility, and fare structures.
- The Connection Plus service implemented new fares effective April 2, 2026, costing \$10 for the first 12 miles and \$2.50 for each additional mile, with most users traveling within the base mileage range.
- A new JTA Connection Uber opt-in program was introduced, offering curb-to-curb service at a cost of \$3.50 per ride, with voucher options available to assist with transportation costs.
- JTA is gathering community input on future Skyway development through U2C (Ultimate Urban Circulator) outreach efforts, encouraging residents to review available options and provide feedback before the voting period closes.
- Additional information can be found on the JEA website jtafla.com.

Cheryl Riddick - (904) 568-4869 or criddick@jtafla.com.

Jacksonville Public Library (JPL) – Christie Rogers, Regional Manager, Branch Services, reported:

- The Charles Webb Wesconnett Library, located on 6887 103rd Street, has partnered with the Military Affairs Office to install a flag retirement box for the community. Residents can drop off American or state flags for proper retirement, and the Military Affairs Office will handle the retirement process. The program is currently available only at Charles Webb Wesconnett Library, 6887 103rd Street, but there are plans to expand to additional library locations if it is successful.
- On Saturday, April 22, 2026, from 4:30 pm to 5:30 pm at the Charles Webb Wesconnett Regional Library, located at 6887 103rd Street, there will be an Earth Day event. There will be crafts, story time, and a visit from a local beekeeper.

Christie Rogers -(904) 255-6565 or ChristiR@coj.net.

Military and Veterans Affairs (MVA) – Tiffany Morales, Veterans Outreach Manager, reported:

- The flag retirement box is currently at the Charles Webb Wesconnett Library, 6887 103rd Street, and will rotate to different library locations every three to four months.
- A Memorial Day event will be held on May 25, 2026, at the Memorial Wall, 1145 E Adams St, with a pre-ceremony beginning at 8:00 am and the official ceremony starting at 8:30 am. This event is free and open to the public.
- A Spouses Night Out event will be held on June 4, 2026, from 5:00 pm to 8:00 pm at the Veterans Arena for spouses of active-duty and retired military members. It will include free admission and raffle prizes. Registration is required.

Tiffany Morales-(904) 255-5524 or TMorales@coj.net

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

- City ordinance defines blight as conditions that endanger life or property, reduce property values, or negatively impact public health, safety, and community welfare.
- Common blight issues include overgrown grass, trash and debris, standing water, junk or inoperable vehicles, hazardous trees, damaged fences, and deteriorating structures such as broken windows or unstable roofs. Additional violations include long-term use of tarps on roofs, unsecured vacant buildings, graffiti, potholes, and damaged or excessive signage, including signs for businesses that are no longer operating
- The city also enforces regulations regarding unpermitted land use, illegal or flashing signs, and excessive lighting from commercial properties that affect nearby residential areas.
- Code enforcement can investigate complaints, issue citations, and require property owners to correct violations, and residents are encouraged to report concerns to MYJAX, even if they are unsure of specific codes.
- Properties without essential utilities, such as running water, may be deemed uninhabitable, and the city can issue violations or vacate orders for unsanitary conditions.
- Responsibility for maintaining retention ponds may fall on homeowner's associations, private owners, or the city, and residents can report issues to prompt cleanup or enforcement actions.

Jared Chemay - (904) 626-0736 or JChemay@coj.net.

Parks, Recreation and Community Services – Tourea Robinson, Chief of Senior Services, reported that:

- Senior Services is partnering with the Jumbo Shrimp to host a free community event for seniors. This event provides a fun afternoon for seniors in the community, and free tickets are available. The event includes lunch with items such as hot dogs, popcorn, and chips. Interested seniors can register via email at StacyS@coj.net or in person at City Hall, 1117 W. Duval Street, Suite 280, Monday through Friday, 8:00 am-5:00 pm. The event is limited to the first 600 participants and requires advance registration. Event information can also be found in April's River City Seniors newsletter on the-senior-center.org.

Tourea Robinson - (904) 255-5401 or TRobinson1@coj.net.

9. Subcommittee/Liaison Reports:

- **Land Use and Zoning (LUZ) Subcommittee:** Andy Hetzel, Planner III, announced that the Southwest CPAC LUZ Subcommittee reviewed seven applications. The Southwest CPAC LUZ Subcommittee recommended no action be taken on the five applications and opposed two applications. The applications were reviewed and discussed by the full CPAC. Motions were made and seconded to approve the five applications and to oppose ordinance. Ordinance 2026-0000, tracking number 6513 and 2026-0000, tracking number 6879. The applications were opposed due to properties not being contiguous and concerns of traffic.

Andy Hetzel - (904) 255-7821 or AHetzel@coj.net

Bruce Tyson, Taxation Revenue Utilization Expenditure (T.R.U.E.) Commission reported:

- **2026-0208 0 Wilson Boulevard, between Old Middleburg Road North and Paleface Place:** The applicant seeks to rezone approximately 2.62 acres of land from Planned Unit Development (PUD 2024-0666-E) to Planned Unit Development (PUD) to clarify permitted uses and expand the square footage by 6,785 square feet of non-residential floor area for a self-storage facility. A motion was made and seconded to approve the application. The full CPAC passed the motion unanimously. The CPAC opposes this application and strongly recommends that traffic studies be required before this rezoning is approved.
- **E-26-18 – 8500 Blanding Blvd., at the NW corner of Blanding Blvd and Argyle Forest Blvd:** The applicant seeks to permit an Auto-Laundry (car wash) in PUD Zoning District. A motion was made and seconded to approve the application. The full CPAC passed the motion unanimously.
- **2026-0000 (SW-26-05) - 7575 Melvin Road, at the NE corner of Melvin Road and Ricker Road:** The applicant seeks to reduce the minimum setback from 10 feet to 6 feet for the refacing of an existing sign in the Commercial Neighborhood (CN) Zoning District. A motion was made and seconded to approve the application. The full CPAC passed the motion unanimously.
- **2026-0000 (SW-26-06): 5406 Timuquana Road, at the SW corner of Timuquana Road and Catoma Street** The applicant seeks to reduce the minimum setback from 10 feet to 0 feet for the refacing of an existing sign in the Commercial Community/General-1 (CCG-1). A motion was made and seconded to approve the application. The full CPAC passed the motion unanimously.
- **2026-0000: 4578 Blanding Boulevard, between Fender Drive and Randia Drive** The applicant seeks to rezone approximately 0.96 acres of land from Community/General-1 (CCG-1) zoning district to Commercial Community General-2 to permit auto sales use. A motion was made and seconded to approve the application. The full CPAC passed the motion unanimously.

- **2026-0000: 0 Yellow Water Road, on the west side of Yellow Water Rd, south of Wells Rd.** 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 Agriculture (AGR) zoning district to PUD. The CPAC opposes this application. A motion was made and seconded to disapprove the application. The full CPAC passed the motion unanimously. The applications were opposed due to properties not being contiguous and concerns of traffic.
- **2026-0000: 4906 Yellow Water Rd, at the SW corner of Yellow Water Road and Yellow Water Lane** The applicant seeks to rezone approximately 14.36 acres of land from Agriculture (AGR) zoning district to Residential Low Density-50 for up to 86 homesites. The CPAC opposes this application. A motion was made and seconded to disapprove the application. The full CPAC passed the motion unanimously. The applications were opposed due to properties not being contiguous and concerns of traffic.

Taxation Revenue Utilization Expenditure (T.R.U.E.) Commission – Bruce Tyson reported:

- The commission currently has two subcommittees focused on spending and revenue (intake/taxation), and they are reviewing how city funds are allocated.
- The Subcommittee meets on the first Thursday of each month at 4:00 pm at City Hall, 117 W. Duval Street in the Lynwood Roberts Room, 1st floor. The next meeting will be held on June 5, 2026, at 4:00 pm. The meeting is open to the public.
- The next TRUE Commission meeting will be held on June 5, 2026, at 4:30 pm at City Hall, 117 W. Duval Street in the Lynwood Roberts Room, 1st floor.
- **Parks Safety Council (PSC)** – Bruce Tyson reported:
The Park Safety Council met on March 23, 2026, but still lack a quorum, limiting its ability to conduct full business. Members reviewed safety reports, met with Parks staff, and noted that the parks are in good condition and that significant progress has been made. Residents are encouraged to report concerns through the [MyJax](#) system. Meetings are held every two months, are open to the public, and take place on the last Monday of the month at 11:00 am in the Ed Ball Building, 214 N Hogan St, Jacksonville, FL 32202.

10. Neighborhood Coordinator's Report: Necole Jenkins announced:

- The Greater Arlington District 2 Neighborhood Block Party will take place on Saturday, April 25, 2026, from 10:00 am to 2:00 pm at the Ed Austin Regional Park-3450 Monument Road. The festivities will include, but are not limited to, food trucks, vendors, City resources, dog parks, music, line dancing and crafts. This is a family- friendly event that the community is invited to attend.

Necole Jenkins- (904) 255-8261 or FJenkins@coj.net.

11. Unfinished Business – None

12. New Business – None

13. Public Comments/Concerns/Announcements:

- **Rae Walker** announced that the next meeting for District 4's Sheriff's Watch is scheduled for May 7, 2026, at the Lane Wiley Senior Center, 6710 Wiley Road from 7:00 pm to 8:00 pm. Crime Analysis with JSO is expected to be the guest speaker, pending any scheduling changes. Attendees are encouraged to attend to learn more about how the Jacksonville Sheriff's Office operates.

14. Vice Chair Surmons adjourned the meeting at 8:06 pm.

Next CPAC Meeting: May 11, 2026, 6:30 pm. 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: May 11, 2026, 5:30 pm. 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.

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 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.