

Southwest Citizens Planning Advisory Committee

August 10, 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; Cecil Pines Adult Living Community; Stefanie Jorgensen Walter, Fishweir Neighborhood Watch Earnest Surmons, Vice Chair; Glenda Meadows HOA; Shirley Lowry, Hyde Grove Terrace Neighborhood Watch; David Lowry, Hyde Grove Terrace Neighborhood Watch; Jason Roberts , District 4 Sheriff Watch; Bruce Tyson, Trinity Ministries

CPAC Members Via Zoom: Sandy Simpson , Chimney Lakes HOA; Sandra Simmons, Blue Lakes Estates HOA

Excused: Chris Ramseyer, Watermill Master HOA

Visitors: Margaret Adams, Cynthia Hoernlein, Steve Hoernlein , Meghan Dyer, Kathy Beck, Lisa Jennings, John J. Nooney, Rae Walker, Linda Swafford

Visitors via Zoom: Bill Fonferek

Staff and Elected Officials: : Council Member Rahman Johnson, District 14; Dr. Traci Pierce, DCPS; Adam Blinn, JSO; LT. Kwasi Dingle, JFRD; Paige DEBold, FDOT; Christie Rogers, JPL; Deborah Sibley, KHA; Jared Chemay, MCCD; Andy Hetzel, PDD; Scott Carter, PW; Necole Jenkins, Neighborhood Services Office.

Meeting Summary

1. **Call to Order/Verify Quorum:** Chair Purdy called the meeting to order at 6:30 pm. Necole Jenkins verified a quorum.
2. **Approval of the Previous Meeting Summary:** A motion was made and seconded to approve the June 08, 2026, meeting summary.
3. **Elected Officials:** Council Member Rahman Johnson, District 14
4. **Guest Speaker/Presentation:** Dr. Tracy Pierce, Duval County Public Schools-

- Dr. Tracy Pierce of Duval County Public Schools presented information regarding the November 3, 2026, renewal of the voter-approved one-mill ad valorem assessment. The assessment was originally approved by voters in 2022 and must be renewed every four years.
- Dr. Pierce emphasized that the measure would continue the current assessment and would not create a new tax. He explained that DCPS experienced a significant increase in teacher vacancies following the COVID-19 pandemic, with vacancies rising from approximately 142 in 2018 to more than 500 in 2022.
- According to Dr. Pierce, teacher compensation was a primary reasons educators left the profession. Revenue from the one-mill assessment has allowed DCPS to provide salary supplements to help recruit and retain qualified teachers.
- More than 7,000 DCPS teachers received an average annual salary supplement of approximately \$8,600. Since implementation of the supplement, teacher retention increased by approximately four percent, while the teacher vacancy rate decreased from 6.5 percent to approximately 4.4 percent.
- Under the proposed renewal, approximately 88 percent of district-managed funds would support teachers, school police officers, and other employees. Six percent would support arts programs, and six percent would support athletics. Charter schools would receive their legally required proportional share of the proceeds . An independent citizens oversight committee monitors expenditures and publishes reports regarding the use of the funds.
- Dr. Pierce also reported that approximately 98 percent of DCPS schools were rated A, B, or C and that DCPS had earned an A district grade for two consecutive years.

Dr Traci Pierce- PierceT@duvalschools.org

5. Jacksonville Sheriff's Office (JSO) – Commander Adam Blinn provided the following public safety update:

- Commander Blinn discussed vehicle burglary prevention and encouraged residents to lock their vehicles and remove valuables from plain view.
- The district recently received five officers from a graduating recruit class; two later transferred to investigations.

- Commander Blinn discussed the difference between e-bikes and e-motorcycles. E-bikes generally have a seat and pedals and may operate in areas where regular bicycles are permitted. Vehicles that do not meet the definition of an e-bike may be considered motorized vehicles and can be subject to different traffic laws and enforcement. Parents were encouraged to educate children on the safe and lawful operation of these vehicles.
- Commander JSO advised that calls for service are public records, although certain information may be redacted. And Residents may submit a public records request for additional information

Commander Adam Blinn- (904) 573-3165

6. Jacksonville Fire & Rescue (JFRD) -Lt. Kwasi Dingle reported:

- Lt. Dingle discussed roadway safety as students returned to school and urged residents to use caution around children operating e-bikes and other motorized devices. Lt. Dingle also encouraged parents to ensure children wear helmets. He reminded families to maintain a household fire escape plan and to ensure children know where to go and what to do during a fire or other emergency.

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

7. Chair's Report:

8. Staff Reports: (3-minute Time Limit)

Florida Department of Transportation (FDOT) – Paige DeBold provided updates on several projects:

- A rumble-strip project was expected to be completed during the month, with improvements along Roosevelt Boulevard near NAS Jacksonville, 103rd Street, Normandy Boulevard, and U.S. 301. The rumble strips were described as a measure intended to help prevent lane departures. Additional projects discussed included resurfacing on Normandy Boulevard, landscaping near I-10 and along Roosevelt Boulevard, a safety project on Lane Avenue involving a crosswalk, traffic signals, and pedestrian signs, wrong-way driving countermeasures near I-295 and Blanding Boulevard, and resurfacing work on Normandy and Blanding

Boulevards. Paige indicated that the project updates would be provided to the Neighborhood Services Coordinator for distribution.

- Jason Roberts raised follow-up concerns regarding maintenance issues that he had previously reported. He stated that conditions had worsened and specifically discussed litter along I-295, mowing occurring while litter remained along the roadway, lighting outages, and debris in emergency lanes. He expressed concern that debris in emergency lanes could interfere with emergency vehicles responding to incidents. FDOT stated that additional information would be needed regarding the timing of litter removal and mowing and indicated that follow-up was expected.

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

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

- Early voting will take place at select library locations. Christie identified several locations where voting was taking place and noted that voting will continue when libraries are closed on Sunday.
- Jax Book Fest Writers Day is scheduled for August 22nd from 10:00 a.m. to 4:00 p.m. at the Main Library downtown, 303 N. Laura Street, Jacksonville, FL 32202. The event was described as an opportunity for authors writing books or interested in publishing to participate in workshops. Book-related vendors would also be present, and individuals interested in reading and books were invited to attend

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

Kids Hope Alliance (KHA) – Deborah Sibley announced:

- Kids Hope Alliance reported that it had recently completed more than 96 summer programs, serving approximately 13,000 students. Enrollment was underway for its after-school programs, scheduled to begin on August 17. Families with school-age children needing after-school services were encouraged to visit the Kids Hope Alliance website, www.kidshopealliance.org, which lists the names, addresses, and telephone numbers of available program providers.
- Kids Hope Alliance also reported that staff had recently supported principals and teachers across the city in preparation for the new school year, including assisting with classroom decorations and providing food. It

was also announced that Penny Zuper had been selected as the organization's new CEO and was expected to begin in September.

Deborah Sibley- sibleyd@coj.net

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

- Jared explained that the Code Enforcement Division is responsible for enforcing several sections of the City of Jacksonville Ordinance Code to protect public health, safety, and neighborhood appearance. The division enforces:
 - Chapter 518 – Property Safety and Maintenance Code.
 - Chapter 656 – Zoning Code.
 - Chapter 741 – Litter and Snipe Sign Ordinance.
 - Chapter 745 – Commercial Address Posting Requirements.
- Residents were encouraged to report suspected code violations by calling 630-CITY (630-2489) or by submitting a request through the [MyJax](#) website. Mr. Chemay recommended using the [MyJax](#) website because it provides residents with a service request number to monitor the status and progress of their complaint throughout the investigation process.
- Mr. Chemay reported that, for the fiscal year beginning October 1, Code Compliance completed 7,359 inspections, including 716 inspections during the previous 30 days.
- With hurricane season officially beginning on June 1, 2026, residents were reminded to address potential hazards such as dead or dying trees, trash and debris, outdoor storage of building materials, and damaged or deteriorated fencing that could become hazardous during high winds or storms.
- Mr. Chemay also discussed illegal roadside signs. Signs abandoned in public spaces were described as litter, and residents were advised that they may remove and discard them when it is safe to do so. For individuals or businesses repeatedly placing large numbers of signs, residents were encouraged to submit complaints so Code Compliance could investigate and potentially issue citations.
- Enforcement's goal is to work proactively with property owners whenever possible to correct violations before storms occur, helping reduce unnecessary damage to homes, businesses, and public infrastructure. Residents were encouraged to continue reporting concerns throughout the year and attendees were reminded that early reporting gives inspectors additional time to investigate complaints and achieve compliance before hazardous conditions develop.

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

Public Works (PW): Scott Carter provided an update on Old Middleburg Road and several other projects:

- Mr. Carter addressed prior questions concerning the Old Middleburg Road widening project, particularly the proposed roadway configuration near Taylor Field Road and Hawks Point. Mr. Carter explained that a request had previously been made to remove a separator to allow left-turn movements at both locations. After reviewing the matter, Engineering agreed with the traffic engineer's prior recommendation that the separator remain due to safety concerns associated with the turning movements.
- Mr. Carter explained that a regular passenger vehicle or passenger vehicle towing a smaller trailer should be able to make the proposed U-turn because the roadway would be widened to provide additional turning space. Larger delivery trucks and semitrucks would not be able to complete the U-turn and would need to use alternate routes. Roundabouts had been evaluated but would require a larger footprint, potentially resulting in the acquisition of portions of residential properties or homes. Traffic volumes were another consideration. For these reasons, roundabouts were not included in the plans.
- Mr. Carter provided an update on Phase 2A of the project. The approximately two-and-a-half-mile section extending toward Argyle Forest was discussed, with Engineering explaining that the southern portion was being advanced because of traffic and crash concentrations while property acquisition continued for the remaining portion.
- A public meeting is anticipated for September 3, 2026, although the location had not yet been determined at the time of the CPAC meeting. Engineering stated that the meeting information would be provided to the Neighborhood Services Coordinator for distribution and that Councilman Johnson would also be involved. Construction was anticipated to begin around late October and last approximately 12 months. The project would include roadway widening and three traffic signals, including signals near the school and fire station. The construction contract had already been awarded.
- A question was raised about whether a standard-sized fire truck could make the proposed U-turn. Engineering responded that it could not and would need to approach from another direction. Residents continued to express concerns about the proposed roadway configuration's impact on access to Taylor Field Road and surrounding areas. Mr. Carter stated that

construction on the remaining approximately two-mile section was projected to begin in the third quarter of 2027, possibly around August or September. The City Engineering Division was overseeing the project, with design work performed by a private consultant. Engineering also explained that the design contract was generally structured as a lump-sum agreement.

- Bill Fonferek asked for clarification regarding the safety of U-turn configurations and whether the State might transfer responsibility for the Argyle Forest Boulevard/Blanding Boulevard interchange project to the City. Engineering clarified that the concern was with a particular configuration involving closely spaced turning movements, rather than U-turns generally. Regarding the interchange, Engineering recalled that responsibility had gone back to the State but agreed to verify the information and provide a firm response through the Neighborhood Services Coordinator.
- Residents also questioned where motorists leaving Taylor Field Road would make U-turns to travel south. Engineering stated that two locations had been designed with wider turning areas but did not have the plans available to identify the exact locations during the meeting. Engineering agreed to provide that information to the Neighborhood Services Coordinator.
- Another resident suggested roundabouts as a way to slow traffic. Engineering explained that roundabouts can be effective at certain traffic volumes but may create congestion when volumes become too high. Engineering stated that traffic signals were considered safer for this project and would also help avoid the need to acquire homes.
- A resident expressed concern that diagrams or visual presentations had not been provided during discussions of the roadway project and requested visual information to help residents understand the proposed changes. Engineering agreed that diagrams would be helpful and committed to providing color diagrams showing the U-turns, lanes, striping, and traffic signals. Engineering stated that animation was technically possible but would involve additional costs.
- Questions were also raised regarding continued residential development and its impact on traffic. Engineering explained that the Old Middleburg Road widening was part of the original Better Jacksonville Plan and that the planned roadway capacity had been considered during development. It was acknowledged that the City had taken a significant amount of time to complete the widening. The Chair also noted that the project had undergone multiple public and community meetings.

9. Subcommittee/Liaison Reports:

- **Land Use and Zoning (LUZ) Subcommittee-** Chair Purdy announced that the Southwest CPAC LUZ Subcommittee did not have a quorum; therefore , the nine applications scheduled for consideration were reviewed during the full CPAC meeting.
- **Exception E-26-31 / Ordinance 2026-0561 – 11140 Normandy Boulevard:**
The applicant seeks an Exception to allow the retail sale of beer and wine in conjunction with a gas station and retail store for off-premises consumption. This application was presented as a companion application with Variance B-26-16. A motion was made and seconded to approve the application. The full CPAC passed the motion unanimously.
- **Variance B-26-16 / Ordinance 2026-0562 – 11140 Normandy Boulevard:**
The applicant seeks a zoning variance related to landscaping and parking-lot landscaping requirements, including additional landscape buffers and an increase in driveway width to provide sufficient access for delivery trucks and fueling vehicles. This application was presented as a companion application with Exception E-26-31. A motion was made and seconded to approve the application. The full CPAC passed the motion unanimously.
- **Exception E-26-33 / Ordinance 2026-0563 – 5340 Normandy Boulevard:**
The applicant seeks an Exception to allow the retail sale of all alcoholic beverages for on-premises consumption at an existing cigar and tobacco business identified during the meeting as Tobacco Galore. The request would allow alcoholic beverages to be consumed within the lounge. A motion was made and seconded to approve the Exception. A motion was made and seconded to approve the application. The full CPAC passed the motion unanimously.
- **Waiver of Road Frontage WRF-26-11 / Ordinance 2026-0566 – 9140 Maxville-Middleburg Road:**
The applicant seeks to reduce the required road frontage from 35 feet to 0 feet in an agricultural zoning district to allow construction of a home using an easement for access. During discussion, a member questioned the request because the overall property was approximately 40 acres. It was explained that a portion of the larger property was being divided and sold and that the new parcel would not have direct frontage on a public or private street. The seller would provide an easement allowing

access to the property. A motion was made and seconded to approve the application. The full CPAC passed the motion unanimously.

- **Waiver of Road Frontage WRF-26-12 / Ordinance 2026-0567 – 10125 Alvin Court:**

The applicant seeks to reduce the required road frontage from 80 feet to 0 feet to allow construction of a new home on a newly created lot within the Residential Low Density-100A zoning district. The rear or northern portion of the property does not have frontage on an approved public or private street and would use an easement through the front property for access. A motion was made and seconded. A motion was made and seconded to approve the application. The full CPAC passed the motion unanimously.

- **Variance B-26-20 – 9040 Taylor Field Road:**

The applicant seeks to increase the allowable size of an accessory structure from 544 square feet to 2,100 square feet. During discussion, members questioned whether the proposed structure would be larger than the existing home and whether it would be used as an accessory dwelling unit. It was clarified that the existing home is approximately 2,464 square feet and that the request was for an accessory structure rather than an accessory dwelling unit. A motion was made and seconded to approve the variance. The full CPAC passed the motion unanimously.

- **Variance B-26-21 – 7483 Ten Turn Circle North:**

The applicant seeks to increase the allowable height of an accessory structure from 15 feet to 25 feet. A motion was made and seconded to approve the variance. The full CPAC passed the motion unanimously.

- **Ordinance 2026-0619 – 1739 Cassat Avenue:**

The applicant seeks a Conventional Rezoning of property located on the east side of Cassat Avenue, south of St. Johns Avenue and north of Cardinal Boulevard, from Commercial Community General-1 (CCG-1) to Commercial Community General-2 (CCG-2). A motion was made and seconded to approve the application. The full CPAC passed the motion unanimously.

- **Ordinance 2026-0621 – 1923 Lane Avenue South:**

The applicant seeks a Conventional Rezoning of approximately 1 acre located on the east side of Lane Avenue South, just south of the Hyde Grove Avenue intersection, from Commercial Neighborhood to Commercial Community General-1 (CCG-1). A motion was made and seconded to approve the application. The full CPAC passed the motion unanimously.

- **True Commission-** Bruce Tyson reported: No meeting in July
- **Park Safety Council-** Bruce Tyson reported:

Mr. Tyson reported that a new member had been appointed to the Parks Safety Council through the Mayor's Office; however, the Council continued to struggle establishing a quorum. The Council is requesting that the quorum requirement be reduced from four members to three members. This change would allow the Parks Safety Council to move forward with approving paperwork, rules, and park-related matters that had been pending for nearly two years. The Council anticipated making progress on these outstanding items once the quorum change was implemented.

Bruce Tyson- brucejt7214@gmail.com

10. Neighborhood Coordinator's Report:

- The Neighborhood Services Coordinator provided a District 4 Southwest CPAC information sheet with a QR code linking directly to CPAC information on the City of Jacksonville website. Members and residents were advised that the page provides access to CPAC meeting summaries, agendas, meeting notices, and other CPAC information. The information sheet also included the Coordinator's direct telephone number and email address. Residents interested in receiving Southwest CPAC information could request to be added to the email distribution list.
- Southwest CPAC members were reminded that ethics training is mandatory. An in-person training session was scheduled for September 17 from 12:00 p.m. to 1:00 p.m., and a Zoom training session was scheduled for November 19, 2026, from 12:00 p.m. to 1:00 p.m. Members who had not received the registration information were advised that it could be resent.
- Early voting information was available on the back table. It was announced that early voting had begun on August 7th and would continue through August 16th, with Election Day on August 18th. Early voting locations included public libraries and other community centers.
- The Coordinator also announced the Southwest District 4 Neighborhoods Block Party is scheduled for Saturday, August 22, from 10:00 a.m. to 2:00 p.m. at Riverside Park, 753 Park Street. Residents seeking additional

information were invited to contact the Neighborhood Services Coordinator.

Necole Jenkins- (904)555-8261 or FJenkins@coj.net

11. Unfinished Business – None

12. New Business – The Chair announced that she would complete her three year term as CPAC Chair at the end of the year and would no longer serve in that role. She stated that a committee would be formed in September to prepare for the selection of the next Chair and Vice Chair, with voting expected in November. Members were encouraged to begin considering individuals they would like to nominate and whether they would be interested in serving on or leading the committee. No additional new business was presented. The Chair added that Southwest CPAC's CIP nominations had previously occurred around March and encouraged members to begin considering potential projects for the next capital Improvement Project request.

13. Public Comments/Concerns/Announcements:

- During public comments, Mr. John Nooney focused on increasing public access to Jacksonville waterways, including additional access points and boat ramps. Potential park property acquisitions, including property near Pottsburg Creek, were also discussed. Several City trust funds were referenced, including the Park Trust Fund, Veterans Trust Fund, and Artificial Reef Trust Fund, with encouragement for greater public awareness of available resources that may support community projects. Regional organizations and funding opportunities were also discussed, including the Northeast Florida Regional Council and the Florida Inland Navigation District. CPAC members were encouraged to advocate for improved public access to waterways within their respective districts.

14. Adjourn: Chair Purdy adjourned the meeting at 8:30 p.m.

Next CPAC Meeting: September 14, 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: August 10, 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.

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.