

Southeast Citizens Planning Advisory Committee

Date: Monday, March 23, 2026

Time: 6:30pm

Location: Mandarin Senior Center, 3848 Hartley Road, Jacksonville, FL 32257

Meeting Attendance:

Members: Laura Backus, San Jose Neighborhood Association; Susan Bailey, Linkside at Baymeadows HOA; Joyce Brown, Pine Forest Community Action Corp.; Jonathan Burgess, Edgewater at Sunbeam Condo Association; Roman Day, Timberland Ridge HOA Inc.; Carol D'Onofrio, Edison HOA; Jose Gonzalez, Mandarin Community Center; Donna Herrin, Sweetwater by Del Webb; Jim Hill, Greater Hood Road Community Association; Rich Horvath, Cypress Trails HOA, Inc.; Jennifer Joiner, Sans Souci Neighborhood Association; Doug Klippel, Deercreek Country Club HOA; Scott Koslowski, James Island Homeowners Association; Lora Lewis, Brierwood Neighborhood Association; Matthew Little, San Marco Preservation Society; Jon Malmind, Oak View Corner Owners Association; Shann Mills, San Jose Forest; Karen Moers, Sans Souci Neighborhood Association; Rowena Nagales, Riverbank at Glen Kernan HOA; Kevin Ondarza Sr., Gates of Olde Mandarin HOA; Kathleen Perera, Alumni Civic Association; Kathy Soares, Highland Glen HOA; Eddie Vizcaya, Gates of Olde Mandarin HOA,

Excused: Catie Wallace, Edgewater at Sunbeam Condo Association.

Visitors: Joanne Arnick, Edgewater at Sunbeam Condominium; Katay Bennett, Mandarin Point; John Nooney; Ernest Smith, Urban Core CPAC; Stephen Smith, Emerson Office Complex II; Maureen Stener, Rivergate

Staff: The Honorable Michael Boylan City Council District 6, Paige DeBold, FDOT; Charles Griggs, Mayor's Office; Michael Herzberg, City Council District 11; Lieutenant Jorge Hernandez, JFRD; Kareena Mehta, Planning & Development; Rudy McClain, Municipal Code Compliance; Kareena Mehta, Planning and Development Department; Jackie Spiritas, JPL; Commander Petena Tillman, JSO; Necole Jenkins, Neighborhood Services Office; Michelle, Godwin-Ware, Neighborhood Services Office

1. Call to Order/Verify Quorum:

Chair Koslowski called the SE CPAC meeting to order at 6:30 pm and welcomed everyone to the meeting at the Mandarin Senior Center. Michelle Godwin-Ware verified that a quorum was present.

2. Approval of the Previous Meeting Summary – January 26, 2026 and February 24, 2026 approved

3. Presentation(s): None

4. Mayor's Representative: Charles Griggs, Director of Community Initiatives - reported:

Mayor Deegan thanked attendees of the Mandarin High School Town Hall and announced the final two pre-budget meetings will be held at Springfield Middle School- 2034 Hubbard St, Jacksonville, FL 32206 on March 24, 2026 and Fort Caroline Middle School - 3787 University Club Blvd, Jacksonville, FL 32277 on March 31, with additional meetings after the budget process. Journey Forward, a reboot of the Jacksonville Journey Program, held its first board meeting in

February 2025 and developed a strategic draft plan. Community feedback sessions will be held by late April or early May. The initiative focuses on upstream violence prevention, early literacy, juvenile justice, out-of-school programs, workforce development, private sector involvement, and data-driven outcomes.

Residents expressed concerns about a proposed 15,000-seat soccer stadium near neighborhoods, including Windy Hills, suggesting relocation to less populated areas. Mr. Griggs announce that Keep Jacksonville Cute encourages citizen involvement in litter cleanup but complements, not replaces, official efforts, while interstate contractors cannot maintain daily cleanup, emphasizing prevention and deterrence. The Duval Cat Fix program for Trap-Neuter-Return began in October but ran out of funds by February despite a year-round goal, prompting follow-up.

Charles Griggs – (904) 255-5000

5. Elected Officials Report:

Michael Boylan, City Councilman, District 6 reported :

- Three bills are being proposed to the City Council. One bill limits unexcused absences and increases accountability for council members.
- The second bill defines Public Service Grant funding categories and how funds will be allocated.
- The third bill strengthens Public Service Grant application requirements for nonprofits.
- A Mandarin Area Preservation Project is underway to protect neighborhood character, encourage beautification, and unify community efforts.
- An E-bike regulation is being considered due to increasing safety concerns and accidents.

Michael Boylan, City Councilman District 6 - (904) 255-5206 or MBoylan@coj.net

Michael Herzberg- Executive Assistant for City Councilman, Rual Arias, District 11 reported :

- Councilman Arias held two town hall meetings this month and a community meet-and-greet, answering many questions.
- A newsletter will be going out soon featuring updates and pictures of Fort Family Regional Park and Deerwood Rotary Park, highlighting remodeled parks for the community.
- Concerns were raised about The Block Jax, 7520 Quarter Mill Dr, Jacksonville, FL 32256 on Gate Parkway, including traffic, lack of walkways, insufficient parking, and no security during events. He and Councilman Arias are working with the property owner to address parking and crosswalk issues and explore solutions for crowd management.
- Safety concerns were emphasized due to the high volume of people and risk of accidents on the road.
- Questions were raised about compliance with the original application, as the approved 123 parking spaces cannot accommodate 1,000 people attending events.
- Concerns were also discussed about the development of a new soccer field on swampland, including possible issues regarding traffic, flood zones, wetlands, and water runoff mitigation.
- Community members were encouraged to attend committee and City Council meetings to provide input on zoning and development projects.

- Wetlands and environmental mitigation for new developments, including Mandarin Point and slaughterhouse projects, must go through City Council approval.

Michael Herzberg- Executive Assistant for City Councilman, Rual Arias, District 11-(904)255-5174 or EHerzberg@coj.net

6. Staff Reports:

JSO – (Jacksonville Sheriff's office) - Commander Petena Tillman reported:

- Over the past three weeks, the district has made five arrests with swift patrol response, leading to additional cases and charges tied to two individuals impacting multiple streets. These efforts were supported by alert residents reporting suspicious activity, allowing officers to respond quickly and intervene. Commander Tillman encouraged continued community vigilance—urging residents to report anything unusual. Additionally, efforts are underway to address e-bike and dirt bike concerns through school-based education, community engagement, and coordination with local dealers to promote safety awareness among youth and parents.
- Teen takeovers and pop-up events with large gatherings of teens have been occurring nationwide for several months, including locally in Jacksonville.
- Dedicated units now address all teen takeovers within the city, enabling district officers to continue regular calls for service.
- Communication is maintained with neighboring law enforcement agencies and local businesses to prevent surprises and support proactive prevention.
- Many potential events have been stopped before occurring, though some still happen due to rapid changes and social media coordination.
- Residents are encouraged to report suspicious gatherings so units can respond swiftly.
- The goal is to ensure teen safety while allowing them to enjoy activities responsibly.
- Large gatherings, even small groups prone to violence, are monitored closely to prevent injuries and illegal activities, with zero tolerance for chaos or violations.
- The best resource is jaxsheriff.org, which provides comprehensive information and tools.
- The site is not just a transparency portal—it allows users to track crime in their neighborhoods.
- Residents can report homeless activity, local incidents, and traffic complaints so law enforcement can follow up.
- The platform enables community members to notify authorities about anything occurring in their district that requires attention.

Commander Tillman – (904) 630-8100 or JSODistrict3@jaxsheriff.org

JFRD –(Jacksonville Fire & Resue Dept.) Lieutenant Jorge Hernandez reported:

- The Mayor's Home Safety Program replaces smoke alarms over 10 years old or replace batteries in alarms under 10 years old at no cost.
- The program partners with the Red Cross, which provides nearly all the smoke alarms.
- Smoke alarms are critical because residents typically have only 2–3 minutes to escape a fire before becoming incapacitated; fires become unsurvivable after 10 minutes.
- Three out of five deaths occurred due to no working alarms. Individuals 65 plus are twice as likely, and those 75 and older are three times as likely to die in a house fire.
- Most fires start in the kitchen, with peak times between 4 PM–8 PM; the deadliest fires occur between 7 PM–11 PM while people are asleep.
- Smoke alarms should not be installed in kitchens or garages; instead, heat detectors should be used in those areas.

- The National Fire Protection Association recommendations: one alarm in each bedroom and one outside each bedroom area; always sleep with bedroom doors closed to reduce heat exposure.
- Fire extinguishers should be checked regularly to ensure gauges are in the green and inspect for corrosion or gas leaks.
- The fire department conducts monthly community walks around deadly fire locations, installing free smoke alarms when needed, often with the Red Cross.
- Residents can request smoke alarms by calling (904) 630-2489 (CITY) or visiting MyJFRD.com.
- Duval County has an ongoing burning ban, with only limited exceptions for campfires, cooking fires, warming fires, and ceremonial fires.

Lieutenant Jorge Hernandez- (904) 630-0434 or JorgeH@coj.net

FDOT (Florida Department of Transportation)- Paige DeBold reported:

Upcoming projects scheduled for completion in the next few months include:

- Buckman Bridge Finger Joint Replacement
- Resurfacing of San Jose Boulevard from Sunbeam to I-295
- I-295/San Jose Boulevard Interchange Improvements
- Signage project for I-295 at the Buckman Bridge
- Southside Boulevard Resurfacing from J. Turner Butler Boulevard to US 1
- Deerwood Park Interchange Improvements on the south side

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

JPL (Jacksonville Public Library)-Jackie Spiritas reported:

- Jacksonville's third Annual Jack's PopCon is scheduled for April 4th at the Main Library, 303 N Laura Street Jacksonville, FL 32202 from 10AM to 4PM. It features all things to do with movies, superheroes, games, and comics, with activities for children and adults happening all day. It is one of the signature events the Main Library hosts every year, and attendees are invited to attend or share it with someone who may be interested.
- The annual Book Review Writing Contest is open to children and youth in kindergarten through 12th grade in Duval County, including students from public, private, and home school students. Participants can win \$100 in various age groups by writing about their favorite book and explaining why they recommend it, with the option to include drawings. Winners will be publicly announced at Family Reading Day and can accept their reward at the Main Library on Saturday, April 25th. Entries must be submitted to I Love Books at COJ.net by April 12th or brought to any local library. The contest encourages and rewards reading and writing with a simple prompt: share your favorite book and why you recommend it.

Jackie Spiritas – Spiritas@coj.net

MCCD (Municipal Code Compliance Dept.)- Rudy McCain reported:

- The growing season is approaching, which leads to more nuisance complaints like overgrown grass.
- Assistance is requested in reporting vacant properties, especially vacant gas stations and buildings in the Southeast District, so that issues can be addressed promptly.
- The Southeast zone backlog has been reduced to 160 cases in order to prepare for the expected rise in complaints.

- The team is complaint-driven and aims to respond as reports come in, with 850–900 inspections projected this month.
- MCC Officers have collected 141 snipe signs and issued 62 citations along Phillips Avenue, Town Center Avenue, and Gate Parkway. More signs are expected during the growing season, including lawn care and pressure washing advertisements.
- Community reporting is essential, as staff cannot proactively monitor all areas throughout the city.

Rudy McCain- (904) 903-0003 or MRudy@coj.net

JPDD (Jacksonville Planning and Development Dept.) – Kareena Mehta reported:

- A very productive Land Use and Zoning meeting was held, where three applications were reviewed. The first was a zoning variance to increase the size of an accessory structure from 50% to 128%. The second was a zoning exception to permit a veterinary clinic in a PUD. The third was an administrative deviation to reduce an encamp buffer width and the height of a visual screen.

Kareena Mehta- (904) 255-7820 or KMehta@coj.net

7. Subcommittee/Liaison Reports (3 minutes per application presented to CPAC):

LUZ (Land Use and Zoning) Jose Gonzalez conducted the LUZ Subcommittee meeting – the subcommittee reviewed three applications; no motions or actions were taken.

Liaison Reports (3 minutes)

North Florida TPO – Jim Hill- No Report

Park Safety Council – Walter Bryant reported:

- The Park Safety Council held a meeting but did not have a quorum, as a Newly approved member have not yet attended.
- Remaining members reviewed inspection reports and found no major concerns, noting that the Parks Department is effectively managing safety issues.
- It was shared that his term expired nearly a year ago.

TRUE (Taxation, Revenue, and Utilization of Expenditures) Commission – Ramon Day reported:

- The True Commission met on March 5th and implemented a reorganization, with committee meetings now starting at 4 PM.
- A presentation was given by the Mayor's Office and Finance Department on the budget preparation process from February to June, with the final budget presented on July 15th.
- The Commission conducted a quarterly review of the final quarter of fiscal year 2025.
- Concerns were raised that funds are allocated by department, but audits report spending by function, causing a disconnect.
- The Commission requested a report comparing allocated funds to actual costs and highlighting differences.
- Unspent funds can move into unencumbered accounts and be redirected, reducing City Council's oversight.
- The Commission plans to further examine how city funds are allocated and overseen.

8. Neighborhood Coordinator Report- Michelle Godwin-Ware reported:

- Two new members were welcomed and presented with their membership and appointment letters. Kevin Ondarza Sr and Michael Vizcaya both of Gates of Olde Mandarin Homeowners Association, introduced themselves and shared their background, community involvement, and interest in participating in CPAC.
- The District Neighborhood block party was discussed. The first event successfully partnered with the Melanin Market, featuring vendors, entertainment, and city resources.
- Upcoming Neighborhood block parties are planned in all six districts, including Greater Arlington Beaches District 2's Ed Austin Park, 3450 Monument Road, Jacksonville FL, 32225. There will be line dancing, vendors, and community activities.
- The neighborhood block party will require a park that can accommodate large crowds, with support from city departments like Parks and JFRD.
- Members were encouraged to suggest ideas for activities such as car shows, community engagement activities.
- District 3's neighborhood block party is scheduled for June, with considerations for location, weather, and scheduling.
- A committee may be formed to help make decisions and organize the District 2 block party event. Interested members were encouraged to participate.

9. Chairs Report – No Report

10. Unfinished Business-No Report

11. New Business-No Report

12. Public Comment/Announcements-

- Jose Gonzalez reported that the Mandarin Art Festival, 12447 Mandarin Rd, Jacksonville, FL 32223, held every Easter in Mandarin, will take place on April 4th and April 5th. It features a variety of activities, food trucks, a green market, and art, offering a fun community event.
- Jonathan Burgess from the Edgewater at Sunbeam Condominium Association is hosting a conversation with Joe Carlucci next Tuesday, March 31, 2026, from 6 PM to 7 PM. The event will take place near Sunbeam and Craven Road and will focus on local concerns in that area. Those interested are encouraged to call or text (904) 254-1787 for more details and to receive a flyer, as attendance is being managed to avoid overcrowding the clubhouse.
- John J. Nooney, representing Jacksonville City Council District 4, CPAC 3, and School Board District 3, expressed concerns about the lack of representation from the Office of General Counsel at city advisory boards, including the Mayor's Disability Council and the Council on Elder Affairs. He highlighted the powers of the True Commission in investigating public expenditures, particularly regarding the Florida Inland Navigation District, which manages millions in property tax funds, noting that public input on spending has been diminished. He emphasized the importance of public access to waterways throughout Duval County, citing legislation from 2025 and regional collaborations, and stressed that ensuring transparency and access is essential for promoting the city and supporting community initiatives.

Motion to Adjourn: Chairman Scott Koslowski adjourned the meeting at 8:08 PM

NEXT MEETING of the District 3 CPAC will be a hybrid meeting and will be held on **Monday, April 27, 2026**, at 6:30 pm. Join us in-person at the **Mandarin Senior Center**, 3848 Hartley Road, 32257 or virtually on Zoom webinar.