

Southeast Citizens Planning Advisory Committee

Date: Monday, May 18, 2026

Time: 6:30 pm

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

Meeting Attendance:

Members: Laura Backus, San Jose Neighborhood Association; Jonathan Burgess, Edgewater at Sunbeam Condo Association; Jonathan Burgess, Edgewater at Sunbeam Condo Association; Carol D'Onofrio, Edison HOA; Jose Gonzalez, Mandarin Community Club; Donna Herrin, Sweetwater by Del Webb; James Hill, Greater Hood Road Community Association; Scott Koslowski, James Island Homeowners Association; Jon Malmind, Oak View Corner Owners Association; Karen Moers, Sans Souci Neighborhood Association; Joanne Parker Griffin, Villa San Jose Civic Association; Kathy Soares, Highland Glen Homeowners Association; Catie Wallace, Edgewater at Sunbeam Condominium Association.

Excused: Susan Bailey, Linkside at Baymeadows HOA; Rich Horvath, Cypress Trails HOA, Inc.; Jacqueline Parenteau, Brierwood Neighborhood Association.

Visitors: Joe McClure, John Nooney, Milton Lousindy, Randall Smith.

Staff: The Honorable Michael Boylan City Council District 6; Daniel Durbec, Keep Jax Beautiful; Lieutenant Jorge Hernandez, JFRD; Kareena Mehta, Planning & Development; Rudy McClain, Municipal Code Compliance; Tiffany Morales, MAVD; Joyce Morgan, Duval County Property Appraiser; Tourea Robinson, Senior Services; Cheryl Riddick, JTA, Jackie Spiritas, JPL; Commander Petena Tillman, JSO; John Everett, KHA; Necole Jenkins, 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. Necole Jenkins verified that a quorum was present. Chair Koslowski acknowledged the passing of long-time CPAC representative Dick Cardell and recognized his service to the community.

2. Approval of the Previous Meeting Summary – April 27, 2026, meeting summary was, moved, seconded and approved.

3. Presentation(s): Joyce Morgan, Duval County Property Appraiser, presented an overview of Duval County's Property Appraiser's Office.

- The Property Appraiser's Office consists of multiple divisions, including residential and commercial appraisers, exemptions, land records, customer service, and field operations.
- The office is responsible for appraising real and tangible property for the tax roll, administering exemptions, maintaining property records, and defending property valuations when challenged.
- The office does not set tax rates or collect taxes, as those responsibilities belong to City Council and the Tax Collector's Office.
- Homestead exemptions were discussed as a major function, including the current structure and potential legislative changes at the state level.
- Property inspections are required at least once every five years and may be conducted through in-person visits or aerial imagery. Residential inspections are typically limited to exterior observations unless additional review is required due to permits or other factors.
- Residents have the right to challenge property valuations through an informal review process or by filing a petition with the Value Adjustment Board (VAB). The VAB consists of appointed members and is responsible for making final decisions on valuation disputes.
- Important dates include Truth in Millage (TRIM) notices issued in August, final tax bills sent in late October or early November, and a March 1 deadline for homestead exemption filing. January 1 is the official date used to determine property classification and ownership status for tax purposes.
- Property values are determined using a computer-assisted mass appraisal (CAMA) system based on comparable sales and market data.
- Residents were encouraged to sign up for property fraud alerts through the Clerk of Court office, duvalclerk.gov/services/property-fraud-alert, for added protection against unauthorized property transactions.

4. **Mayor's Representative:** None

5. **Elected Officials Report: (7 minutes) The Honorable Michael Boylan, City Council, District 6** reported:

- A variance application (V2612) for a proposed Texas Roadhouse Restaraunt near Home Depot, was discussed including, a request to increase parking from 115 to 180 spaces. The application has been deferred to allow further discussion with a neighboring property owner. A rezoning application on Flynn Road was presented, proposing the demolition of an existing home and the construction of three new homes on 100-foot lots. Feedback was shared regarding traffic impacts from a recent Ironman event, including congestion and the need for improved communication and planning. The Mandarin Area Preservation Project was introduced, focusing on community preservation, beautification, and civic engagement, with plans to form a working group.
- A rezoning application for Flynn Road was presented, proposing the demolition of an existing home and the construction of three new homes on 100-foot lots.
- Concerns were expressed regarding proposed legislation that could reduce community involvement in zoning-related decisions, with an emphasis on maintaining public input.

- Feedback was shared regarding traffic impacts from the recent Ironman Jax event, including congestion and the need for improved communication and planning.
- Updates were provided on the Mandarin Road sidewalk project, including information on funding limitations and phased construction plans.
- A Mandarin Area Preservation Project was introduced, focusing on community preservation, beautification, and civic engagement, with plans to establish a working group.
- Concerns were raised about roadway design changes at Loretto Road and Mandarin Road, particularly related to traffic flow and safety.
- Councilman Boylan's discussion included a proposed Culinary Institute of America project in downtown Jacksonville, highlighting potential economic and educational benefits.

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

6. Staff Reports:

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

- Crime trends continue to improve, with motor vehicle thefts down 24% and auto burglaries down 19% over the past 30 days.
- District 3 officers have handled more than 50,000 calls for service year-to-date, including over 31,000 dispatched calls, 15,000 self-initiated calls, and approximately 4,000 traffic stops.
- Officers have responded to approximately 2,400 traffic crashes and issued nearly 9,000 traffic citations and warnings, including 197 DUI citations.
- District 3 Patrol completed 29 targeted enforcement deployments during the past month, focusing on traffic enforcement, robberies, burglaries, auto thefts, and transient-related concerns.
- The Traffic Unit completed 22 additional traffic enforcement deployments and currently has 9 more deployments pending.
- District 3 has recorded 15 traffic fatalities this year, compared to 11 in 2025.
- Citywide, there have been 70 traffic fatalities this year, including: 31 motor vehicle fatalities, 19 pedestrian fatalities, 11 motorcycle fatalities, 4 e-bike fatalities, and 2 bicycle fatalities.
- Traffic enforcement conducted near Julington Creek Road, Loretta Road, and Aladdin Road during school zone hours resulted in 11 citations and 4 warnings.
- Residents were encouraged to report speeding and traffic concerns through JSO District 3 or Jaxsheriff.org
- Pedestrian safety remains a significant concern.
- Within District 3, traffic fatalities have involved 7 pedestrians, 2 bicyclists, 1 golf cart, and no e-bikes.
- JSO continues to promote e-bike safety through partnerships with local schools, School Resource Officers, and retailers by distributing FDOT educational materials. Safety information was distributed to students and parents through Mandarin High School and School Resource Officers throughout Duval County schools.
- Free safety materials for bicycles, e-bikes, and golf carts are available through TrafficSafetyTeam.org for community distribution.

- JSO also partnered with local e-bikes retailers to distribute safety information at the point of sale.
- House Bill 243 and Senate Bill 382 are scheduled to take effect on July 1, 2026. Proposed changes would require e-bike riders to slow to under 10 mph and to provide an audible warning when passing pedestrians on sidewalks.

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

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

- Hurricane season runs from June 1 through November 30, and residents are encouraged to begin preparing now. The [JaxReady](#) App or JaxReady.com provides information on evacuation and flood zones, as well as shelter locations. The main shelters in the area are Mandarin Middle School, Bartram Springs Elementary School, and Atlantic Coast Elementary School. During a hurricane, JFRD will staff the JTA headquarters and deploy crews to assist residents who are unable to evacuate from their homes; however, residents were reminded not to wait until the last second to evacuate.
- Generator safety was emphasized, because generators produce carbon monoxide, which is odorless and colorless and can overwhelm individuals before they realize what is happening. Generators should be kept away from open windows and never operated inside the home. Carbon monoxide detectors, including battery-operated models, were recommended for use during power outages.
- Jacksonville flood zones are designated A through F, and many areas near the Mandarin river fall within the AE flood zone. Residents in flood-prone areas may need to evacuate quickly, especially during a nor'easter. Storm surge is the leading cause of death during a hurricane. Driving through floodwaters is the second leading cause of hurricane-related deaths and often results in drowning, while electrocution is also a significant hazard following a hurricane.

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

JPL (Jacksonville Public Library)-Jackie Spiritas reported:

- The Friends Book Sale will be held at the South Mandarin Library, 12125 San Jose Boulevard, from May 21–23, 2026, with proceeds supporting youth and adult programming at the branch. Sale hours will be 10:00 am to 5:00 pm on Thursday and Friday, and 10:00 am to 3:00 pm on Saturday.
- The library highlighted the importance of preventing the "summer slide," in which students can lose approximately a month's worth of learning during the summer break.
- The library offers many activities and programs to help combat summer learning loss and to emphasize that it is more important than ever to take a proactive approach during the summer.
- The third-grade age group was identified as the most vulnerable because their skills become more complex as they enter fourth grade. Special emphasis was placed on supporting students entering fourth grade, as reading and learning skills become more complex at that stage.

- The Summer Reading Challenge takes place at all 21 library locations from June 1, 2026, through August 6, 2026. Kids and teens attending the kickoff parties will receive a free book, while supplies last, and a summer reading prize tracker. Participants are encouraged to read 20 minutes a day. For every 20 days of reading, they will receive another free book. Students will receive a starter set of Reading Dragons and Friends playing cards, a statewide program designed to incentivize children to read. Every week that children come to the library, they receive a new card featuring mythical characters and participate in educational activities tied to the game. The reading tracker is intended to encourage children to return to the library to receive their free book after 20 days of reading.
- The Jacksonville Waves women's professional basketball team is offering a complimentary ticket to each student participating in the library's Summer Reading Challenge. Students can pick up their tickets at any kickoff party and attend a Jacksonville Waves game at VyStar Veterans Memorial Arena.
- Residents were encouraged to visit jackspubliclibrary.org to find a nearby library location and learn more about the Summer Reading Challenge and kickoff parties.

Jackie Spiritas – Spiritas@coj.net

JTA (Jacksonville Transportation Authority) – Cheryl Riddick, reported:

- The Connection Uber Opt-In Program is a partnership between the JTA and Uber that began on April 2, 2026, and provides a curb-to-curb option for Connection customers. No advance booking is required. The fare is \$3.50, and customers can receive a voucher discount of up to \$20. Trips must be within Duval County during Connection hours, from 5:00 am to 12:00 am. The service is only available to Connection clients who have opted in and has proven to provide cost savings for the clients and JTA. The Uber program is a little bit simpler. It gets customers where they want to go and is an individual ride rather than a shared ride because it is cost savings for them and for JTA.
- During the discussion, Mr. John Nooney encouraged JTA representatives to use public transportation when attending CPAC meetings so they could get a sense of what the trip was like and develop a comfort level with the idea people could take public transportation to CPAC meetings.
- Ms. Riddick acknowledged that Jacksonville is a large city and that public transportation might not be a viable option for everyone, depending upon where they are going. She emphasized that riding public transit does not have to be a commute and highlighted opportunities such as riding the ferry and using the First Coast Flyer routes.

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

KHA (Kids Hope Alliance) – John Everett, Kids Hope Alliance reminded residents that summer programming is now underway and encouraged families to visit kidshopealliance.org to learn about available opportunities. The Mayor's Youth at Work Partnership Internship Program application period was set to close on May 20, 2026, with approximately two days remaining for interested applicants. Residents with youth ages 16 to 21 were encouraged to visit the Kids Hope Alliance website and register for internship opportunities. Kids Hope Alliance is actively seeking participating businesses to host interns, particularly in areas of the city identified as occupational opportunity

deserts. Businesses interested in hosting interns were encouraged to contact Kids Hope Alliance for information on how to participate in the program. Last year, the internship program had approximately 900 students on the waiting list, demonstrating strong interest from young people seeking work and internship opportunities. Kids Hope Alliance emphasized that community support and business partnerships are needed to provide additional internship placements for Jacksonville's young people.

John Everett- (904) 255-4472 or Jeverett@coj.net

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

- The state and local ordinances require a current tag on a vehicle unless the vehicle is stored in an enclosed garage a valid tag requires the current decal to be attached to the license plate, not kept in a visor, owner's manual, or another location inside the vehicle.
- Military members who will be deployed when their tag expires were advised to store the vehicle in a garage, place it in storage, keep it on base if available, or have friends or family renew the tag on their behalf.
- During the discussion, a resident asked how to report junk vehicles when the rear of the vehicle faces the house and the tag is not visible from the street. Code Enforcement explained that residents can give officers permission to enter their yard if they live next door to or behind the property in question. Code Enforcement further explained that officers may approach the front door of a property unless a no-trespassing sign is posted, and anything visible from that location can be observed and investigated.

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

MVA (Military Veterans Affairs) – Tiffany Morales reported:

- The Military Veterans Affairs will host three major upcoming events, beginning with the Memorial Day Ceremony the nation's second-largest Memorial Day observance after Washington, D.C. The Memorial Day pre-ceremony begins at 8:00 am with the ceremony starting at 8:30 am. Retired Master Chief Matt Ellis will once again perform his Old Glory rendition as part of the Memorial Day program.
- The Military Spouses Night Out will celebrate military spouses with an evening of free pampering and activities. The event is on June 4, 2026, from 5:00 pm to 8:00 pm at the VyStar Veterans Memorial Arena, 300 A. Philip Randolph Boulevard. The event will include a man cave, golf simulator, massages, hair and nail services, and numerous raffle prizes. Raffle prizes include a 7-day Carnival cruise for two and a \$1,000 gift certificate from Beards Diamonds, along with many other giveaways throughout the evening.
- To celebrate America's 250th Anniversary, a free concert will be held at Friendship Fountain on July 3, 2026. Big Engine will headline, with performances by the Navy Band and Emily Micus. The first 1,000 attendees will receive free mini apple pies. The evening will conclude with a Patriotic Light Show at Friendship Fountain at dusk.
- All events are open to the public, except Military Spouses Night Out, which is reserved for spouses of retired and active-duty military members.

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

Parks- Tourea Robinson, Chief of Senior Services reported:

- Jacksonville swimming pools will open this weekend Saturday, May 23, 2026, as part of the Memorial Day holiday celebration.
- The Division of Senior Services worked closely with Parks to identify seven pools across Jacksonville that will offer dedicated hours for individuals 60 and older. Senior swim hours will be available on Tuesdays, Wednesdays, and Fridays and will include free swim, water safety, and aqua aerobics programming. The official schedule will be published in the June edition of the River City Senior, available at senior centers and public libraries.
- The Division of Senior Services will participate in the Senior Expo at the UNF Adam W. Herbert University Center Building 43 University Center, 12000 Alumni Drive, on Wednesday and Thursday, May 20-21, 2026, beginning at 11:00 am
- The Mary Singleton Senior Center, 150 E 1st Street, will hold an Open House on May 27, 2026, at 6:00 p.m. providing an opportunity to learn more about the programming, resources, activities, and services available through the Division of Senior Services and its senior centers.
- Seniors with Voices will be held on June 4, 2026, at James Weldon Johnson Park from 10:00 a.m. to noon and will showcase seniors participating in singing, dancing, and other performing arts. Residents are invited to attend and support the seniors participating in the event.
- The Parks Summer Movie Series will be held at the Main Library, 303 N Laura Street, and will feature recent box office hits and classic films. The series will begin on June 30 at 10:00 a.m., with additional showings on July 28, 2026, and August 25, 2026. Series is free and open to the public.

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

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

LUZ Subcommittee (Land Use and Zoning) Kareena Mehta conducted the LUZ Subcommittee meeting – the subcommittee reviewed five applications including 3 rezonings, an exception, and a sign waiver. No motions or actions were taken.

- The CPAC discussed Ordinance 2026-0364, which would change the Administrative Deviation (AD) process by eliminating the public hearing process and giving final approval authority to the Planning Department Director. The ordinance would reduce the notification distance from 350 feet to 300 feet, eliminate posted notice signs, reduce approval requirements from six criteria to one, and allow automatic approval if a decision is not rendered within 30 days. A motion was made and seconded to send a letter opposing the proposed ordinance. The CPAC passed the motion unanimously. Planning staff noted that other CPACs were also writing letters of opposition, both District Council Members objected to the proposal, and the Planning Department was not supportive of the change.

Liaison Reports (3 minutes)

8. North Florida TPO – Jim Hill-

- The North Florida TPO announced that the annual Transportation Improvement Program (TIP) presentation will be held virtually on May 21 from 4:30 p.m. to 5:30 p.m. The TIP is a five-year transportation plan extending through Fiscal Year 2030-2031 and includes proposed funding for roads, rail, ships, aircraft, and other transportation projects throughout the region. Residents were encouraged to attend the virtual presentation to learn about planned projects, funding details, project locations, and anticipated timelines. In addition, a funding request from FDOT for resurfacing Baymeadows Road from west of Baymeadows Way to east of Princeton Square was presented and approved. It was noted that although the project has been approved, construction is not expected to occur this year.

TRUE (Taxation, Revenue, and Utilization of Expenditures) Commission – Ramon Day- No Report

9. Neighborhood Coordinator Report- **Necole Jenkins reported:** No Report

10. **Chairs Report** – The Chair announced that the District 3 Block Party will be held on June 27, 2026, from 10:00 a.m. to 2:00 p.m. at Cuba Hunter Park, 4380 Emerson Street . The park was selected because it includes a community center, shelters, and space for tents and community activities. Representatives from JSO, JFRD, Parks, and JTA are expected to participate, and efforts are underway to secure additional attractions, including Jacksonville Jumbo Shrimp mascots. A member reported attending the Riverside Arts Market to recruit food vendors and distributed block party information to several vendors. During the discussion, a member suggested reaching out to the Greater Englewood and Spring Park neighborhood associations to help promote the event. It was confirmed that a flyer would be distributed the following day. Members also discussed the upcoming virtual planning meeting, public notice requirements, and event logistics.

11. **Unfinished Business-No Report**

12. **New Business-** No Report

13. **Public Comment/Announcements-**

- John Nooney discussed potential land acquisition opportunities along Pottsburg Creek and emphasized the importance of preserving public access to waterways for all Jacksonville residents. He cited discussions with organizations such as the Florida Inland Navigation District, the Northeast Florida Regional Council, and Resilient Jacksonville, noting that the proposed acquisitions in Council Districts 1, 4, and 6 could benefit Duval County citizens. Mr. Nooney stated that public ownership of the properties would provide year-round access to the waterways and deliver quality-of-life benefits for residents throughout the city. He expressed concern about the lack of support for the initiative and emphasized that he believes the project will ultimately move forward because of its long-term value to the community. He concluded by encouraging support for the effort and highlighting the importance of expanding public access to Jacksonville's waterways.

13. **Motion to Adjourn:** Chairman Scott Koslowski adjourned the meeting at 8:15 pm

NEXT MEETING: Monday, June 22, 2026, at the Mandarin Senior Center, 3848 Hartley Road, Jacksonville, FL 32257