District 1 Urban Core Citizens Planning Advisory Committee (CPAC)

August 3, 2026

Hybrid Meeting Main Public Library, 303 N Laura Street 32202 and via Zoom Webinar

Meeting Attendance:

CPAC Members: CPAC Chair Ernest Smith, Northside Coalition of Jacksonville; CPAC Vice Chair Tiffany Clark, Parents Who Lead; Cory Haynes, JASMYN; Juanita Senior, Planet Watch Neighborhood Association; Terry Canty, Planet Watch Neighborhood Association; Michaël Haskins, SPAR Council; Bill Hoff, SAMBA Dimitri Demopoulos, Churchwell Lofts at East Bay Condo Assn. Inc.

Excused: None

Staff and Elected Officials: The Honorable Jimmy Peluso District City Council 7; Joyce Morgan, Duval County Property Appraiser; Captain Charles Johnson, JFRD; Jennel Milton, JEA; Dr. Dana Krisnar, KHA; Williams Hanks, MCCD, Charles Gibson, Public Works; Lieutenant Jeffry Adkins, JSO; Erin Abney, Chief of Current Planning, Martinique Glover, Neighborhoods

Guests: Dr. Tracy Pierce, DCPS; Dr. Barbara Darby, Cordel Crawley, The Plaza; Richard Lewis, The Plaza; David Hoffman, John J Nooney; Susan Smith, Berkman Plaza; Rick Smith, Berkman Plaza; Ariane Rabdolph, Historic Eastside; Robert Maldoriado; Nafeesah Bulal; Greg Easterman, Plaza Marina; Karen Coster, Plaza Condominiums.

Zoom: Marlo Zarka, Blue Zones Project-Jacksonville

Meeting Summary:

1. **Call to Order/Verify Quorum:** Chair Smith called the Urban Core CPAC Meeting to order at 5:30 pm and Martinique Glover verified that a quorum was present.

2. **Approval of Previous Meeting Summary**: June 1, 2026, meeting summary was approved.

3. **Elected Officials Report: The Honorable Jimmy Peluso, City Council District 7**
    - Council Member Jimmy Peluso provided updates on City Council activities, the proposed City budget, and District 7 projects. He announced that Nick Howland was selected as Council President and Joe Carlucci as Vice President and encouraged residents to participate in the special election for the vacant at-large Council seat. Proposed budget investments included approximately $36 million for road resurfacing, more than $12 million for sidewalks, $17 million for drainage projects, and $5 million for an affordable-housing trust fund. He warned that proposed property-tax reductions could affect programs such as Kids Hope Alliance, parks, libraries, housing assistance, cultural grants, and nonprofit services. Development updates included the anticipated sale and rehabilitation of the Laura Street Trio, efforts to establish a Culinary Institute of America campus, Gateway Jax residential construction, a proposed Publix and pharmacy, redevelopment of the Ambassador

Hotel, and Riverfront Plaza improvements. Council Member Peluso also discussed funding for riverfront programming and security, Historic Eastside Community Benefits Agreement grants, legislation to preserve neglected historic properties, housing rehabilitation assistance for Durkeeville homeowners, the New Town drainage project, the Five Points Business Improvement District, and possible revisions to the City's noise ordinance.

For more Information: District 7 Detailed Report

4. **Presenters:**
    - **Dr. Barbara Darby, Chair of Mayors African American Advisory Board:**
        - Dr. Darby provided an overview of the board, which advises the Mayor and City Council on issues affecting Jacksonville's African American community. She highlighted recommendations related to minority-owned businesses, youth employment, veterans' resources, and a comprehensive quality-of-life study. Dr. Darby encouraged residents to complete the board's community survey, noting that jobs and job training were identified as top priorities, followed by affordable housing, homelessness, neighborhood conditions, and access to grocery stores and pharmacies. The board conducts outreach throughout the community and holds public meetings on the second Wednesday of each month, except July, from 9:30 a.m. to 11:30 a.m. at City Hall.

          For more information:
          https://www.jacksonville.gov/departments/boards-and-commissions/african-american-advisory-board

    - **Dr. Tracey Pierce, Marketing and Public Relations at Duval County Public Schools:**
        - Dr. Pierce presented information regarding the November 3, 2026, renewal of the voter-approved one-mill ad valorem assessment, which was originally approved in 2022 and must be renewed every four years. He clarified that the measure would continue the existing assessment and would not impose a new tax. He also explained that DCPS teacher vacancies increased from approximately 142 in 2018 to more than 500 in 2022, with compensation identified as a major factor contributing to educators leaving the profession. Revenue from the assessment has allowed DCPS to provide more than 7,000 teachers with an average annual salary supplement of approximately $8,600, contributing to a four-percent increase in teacher retention and a decline in the teacher vacancy rate 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, while arts and athletic programs would each receive six percent. Charter schools would receive their legally required proportional share. He also reported

that approximately 98 percent of DCPS schools received an A, B, or C rating, the district earned an A grade for two consecutive years, and an independent citizen's oversight committee monitors expenditures and publishes reports detailing how the funds are used.
For More Information:
https://dcps.duvalschools.org/o/dcps/page/master-facility-plan-implementation

- **Joyce Morgan, Duval County Property Appraiser:**
    - Duval County Property Appraiser Joyce Morgan provided an overview of her office and its responsibilities, including property assessments, land records, customer service, field inspections, and tangible personal property. She clarified that the Jacksonville City Council establishes the millage rate, the Property Appraiser determines property values and taxable assessments, and the Tax Collector issues the final tax bill. Ms. Morgan explained that eligible homeowners may receive a homestead exemption of up to $50,000 if they own and occupy the property as their primary residence as of January 1. Applications are due by March 1 and renew automatically if ownership and residency information remains unchanged. She also discussed residential and commercial property inspections, noting that homeowners are not required to allow appraisers inside; however, the office must rely on available records and permit information when access is not provided. Ms. Morgan reviewed the Value Adjustment Board process and encouraged property owners to request an informal review before filing a formal petition. Residents were also encouraged to register for the Clerk of Courts property-fraud alert system, which provides notifications when documents involving their property are recorded.
    For More Information:
    https://www.jacksonville.gov/departments/property-appraiser

5. **Chair's Report:** Chair Ernest Smith announced that CPACs were invited to present Capital Improvement Plan priorities to the City Council Finance Committee on August 4. He also reported on discussions regarding downtown noise concerns, reductions in District 1 crime, and JSO's Homeward Bound program. Additionally, downtown trash receptacles are expected to be replaced with enclosed Bigbelly containers. Residents were encouraged to request a JSO co-responder for mental-health crises or call 911 during an emergency.

6. **Staff Reports:**
    - **FDOT: Paige Debold:**
        - FDOT is considering a future Beaver Street project that would reduce four travel lanes to two, add turn lanes, and provide bicycle lanes; however, the

plans and schedule have not been finalized. The representative also reported that a wrong-way driving safety project is expected to be completed by May 2027 and that landscaping projects are underway near I-95 and 8th Street and along North Main Street**.**

Paige Debold: paige.debold@dot.state.fl.us

- **Public Works: Charles Gibson:**
    - A Public Works representative announced an educational forum for individuals interested in opening a business in Jacksonville. The forum would explain the Certificate of Use and Certificate of Occupancy processes and help prospective business owners understand applicable building, zoning, and regulatory requirements before signing a lease or investing in commercial property. Two sessions were scheduled for Tuesday, August 11, 2026, at the Main Library: the first from 9:00 a.m. to 12:00 p.m. and the second from 1:00 p.m. to 3:00 p.m. A written update on Capital Improvement Plan projects, current as of June 2026, was also provided to the CPAC.

Charles Gibson: CGibson@coj.net

- **JEA: Jennel Milton- Miltjl@jea.com:**
    - reported that electric, water, and sewer rate adjustments would take effect on October 1, 2026. Residential electric rates were expected to increase between 1.6 and 3.1 percent, while water and sewer rates could increase between 4.3 and 7.5 percent, depending on usage. Lower fuel charges may partially offset the increases. She also reported improvements in outage duration, water-quality testing, and carbon-emission reductions and discussed plans for a natural-gas plant at the former St. Johns River Power Park and the H2.0 Purification Center. The former JEA headquarters was approved for sale as a proposed mixed-use redevelopment.
    - The next JEA Senior Day is scheduled for August 19,2026 at 225 North Pearl Street. Seniors needing utility assistance were encouraged to call United Way's 211 line for prescreening.

Jennell Milton: Miltjl@jea.com

- **KHA: Dr. Dana Krisnar:**
    - reported that approximately 11,600 students participated in summer camps, 11,237 students participated in after-school programs, and more than 3,000 students received specialized services during the 2025–2026 program year. She announced a school-supply giveaway scheduled for August 8,2026 from 11:00 a.m. to 1:00 p.m. at Matthew Gilbert Middle

School, located at 1424 Franklin Street. Enrollment was also underway for after-school programs and early-learning scholarships.
    - Penny Zuber was selected as the new Kids Hope Alliance Chief Executive Officer and is expected to begin on September 22.

Dr. Dana Krisnar: DKriznar@coj.net

- **JSO: Lieutenant Jeffry Adkins:**
    - reported that year-to-date crimes against persons and property decreased approximately 2.35 percent citywide and 3.11 percent in District 1. Through JSO's voluntary Homeward Bound program, 401 individuals were transported to out-of-area support systems, including 74 in July. JSO also reported 533 warnings, 366 arrests, and 100 notices to appear related to unlawful camping. Bay Street deployments resulted in 432 parking citations, 54 traffic citations, and 13 arrests, including six DUI arrests. Residents raised concerns about late-night incidents near downtown bars and encouraged businesses to consider hiring off-duty police officers. Lieutenant Atkins agreed to provide additional information at a future meeting. He stated that the July 11 shooting involved an unusually large crowd and referred questions regarding a reported narcotics operation to JSO's narcotics personnel.

Jeffry Adkins: Jeffrey.Adkins@jaxsheriff.org

- **MCCD: William Hanks**:
    - William Hanks, Zone 1 Supervisor with the Municipal Code Compliance Division, reported 244 active cases during the previous 30 days, with 80 cases brought into compliance. The completed cases included nuisance board-ups, trash and debris, nuisance trees, residential and commercial violations, unsafe structures, junk vehicles, and zoning violations.

William Hanks: WHanks@coj.net

- **JFRD: Captain Charles Johnson:**
    - Captain Johnson encouraged families to create and practice home emergency and fire-evacuation plans, identify working exits, and select a safe outdoor meeting location. Residents with pets were encouraged to use pet-alert decals to notify first responders. He also reminded residents to test and maintain smoke alarms, replace batteries when needed, and request assistance through JFRD's smoke-alarm installation program. Residents were encouraged to use the JaxReady app for emergency-preparedness information and remain hydrated during extreme heat**.**

Captain Charles Johnson: JohnsonC@coj.net

- **Neighborhoods: Martinique Glover:**
    - announced that the District 4 Southwest CPAC Block Party would be held on August 22 from 8:00 a.m. to 2:00 p.m. at Riverside Park. She distributed CPAC information cards with QR codes linking residents to meeting notices, minutes, summaries, membership information, and other resources. Ms. Glover also provided a list of early-voting locations and reminded attendees that early voting began August 7. She reviewed the CPAC officer-election process, explaining that a three-member nominating committee must be established and publicly noticed. Committee members cannot be nominated for Chair or Vice Chair. Nominees will be announced in October, with elections held in November. Members must be physically present to vote.

Martinique Glover: Mglover@coj.net

7. **Old Business: T. R.U.E. Commission Appointee**
    - Terry Canty previously expressed interest in serving as the Urban Core CPAC's representative to the TRUE Commission. Because Ms. Canty had left the meeting before the item was considered, the CPAC postponed formal action until she could attend. The TRUE Commission generally meets on the first Thursday of each month at 4:00 p.m. in the Lynwood Roberts Room at City Hall.

8. **New Business**: None

9. **Subcommittee and Liaisons**
    - **LUZ (Land use and Zoning) Subcommittee: Dimitri Demopoulos, Chair**
        - The Land Use and Zoning Subcommittee reviewed Ordinance 2026-0560, concerning Zoning Exception E-26-29 at 1043 and 1045 Park Street, the former Rain Dogs location in Five Points. The request would allow the retail sale and service of alcoholic beverages for on-premises consumption, permanent outdoor service, and nightclub operations. The property was expected to become a Fat Tuesday establishment. The related Waiver WLD-26-08 requested relief from minimum-distance requirements for a liquor-license location. No formal action was taken by the CPAC

    - **Blight and Code Enforcement: Juanita Senior, Chair**
        - Juanita Senior encouraged residents to participate in neighborhood cleanup activities and contact Keep Jacksonville Beautiful for supplies such as gloves and trash bags. Residents were reminded to report overgrown properties, illegal dumping, unsafe conditions, broken streetlights, and other code violations through 630-CITY. Ms. Senior informed members

that Neighborhood Services staff can assist residents who need help submitting a complaint. She also noted that poorly lit areas may contribute to illegal dumping and other neighborhood concerns.

- **Homelessness: Cory Haynes, Chair**
    - The Homelessness Subcommittee reported that it last met in June and previously submitted a letter to the Mayor's Office addressing homelessness. The subcommittee plans to invite guest speakers to its remaining meetings in August, September, October, and November. The next meeting is scheduled for Thursday, August 20, 2026. Meetings are generally held on the third Thursday of each month and are open to residents interested in attending and providing input
- **T.R.U.E Commission (Taxation, Revenue & Utilization of Expenditures):** Vacant
    - It was reported by Chair Smith that the T.R.U.E. Commission did not meet in July.

10. Public Comments:

- **John J. Nooney**:
    - Mr. Nooney discussed the importance of expanding, preserving, and clearly identifying public access to Jacksonville's waterways. He emphasized the need for additional kayak launches, boat ramps, tidal-access points, and other public facilities that allow residents to enjoy local rivers and creeks. Mr. Nooney raised concerns that the public kayak launch near Chelsea Street was not identified on downtown maps or publications. He stated that this omission may prevent residents and visitors from knowing the access point is available. He also referenced potential park-property acquisitions near Pottsburg Creek and discussed opportunities to use City trust funds to support public projects, including the Parks Trust Fund, Veterans Trust Fund, and Artificial Reef Trust Fund. He encouraged the city and community members to increase awareness of these funds and consider how they could support recreational, environmental, and community improvements

11. **Adjournment:** The meeting was adjourned at 7:49 pm.

The next Urban Core CPAC meeting is scheduled for Tuesday September 8, 2026, at 5:30 pm The LUZ/Governmental Affairs Subcommittee Meeting will start at 5:00 pm.