

North Citizens Planning Advisory Committee

January 14, 2026, Meeting Summary

Oceanway Community Center, 12215 Sago Ave. W

Zoom Webinar ID: 812 5463 0846

Passcode: 225227

Meeting Attendance

CPAC Members: Charles Barr, Chair; James Matchett, Vice Chair; Jane Love, Amelia View; Pat Hilleman, Amelia View; Sylvester Wilkins, Alta Lakes CDD; Herlena Washington, Greater Works Church, Inc.; Kelvin Postell, Greater Works Church, Inc.; Michael Wozniak, Lydia Estates; Shelley Wozniak, Lydia Estates; Stephanie Oglesby, Community Association of Harts Estates; Joseph Tate, Copper Hill HOA; Tommy Ruffin, Council Appointee District 8; Aletha Mikell, Victoria Preserve HOA Phase 2; Sasha Pearson, Victoria Preserve Phase 2; Ronnda Jamison, Greene Meadows Assoc.; Jennifer Casey, Parque Diane HOA; Scott O'Connor, HDCC, Larry Henderson, Victoria Preserve HOA.

Zoom: Vera Jones-Wilkins, Alta Lakes CDD; Earnestine Johnson, Jacobs Way HOA; Sharon Sumlar Johnson, Jacobs Way HOA.

Visitors:

Zoom: Janetta Jone; Donna Philbrick, SMN, Inc.; Lynn Vandenhoy, SMN, Inc.; Pat Medley; ME Sparrows; L. Cunningham.

Staff and Elected Officials: Council Member Reggie Gaffney Jr., District 8; Paul Sappia, Health Link; Helena Parola, PDD; Lt. David Smith, JSO; Lt. Kwasi Dingle, JFRD; Lisa Buggs, JPL; Tiffany Morales, MAVD; Chad Owens, MCCC; Michelle Godwin-Ware, Neighborhood Services Office; Jonetta Moore, Social Services-Park Recreation and Community Services; Erin Abney, PDD.

Meeting Summary

- 1. Call to Order/Verify Quorum:** Chair Barr called the meeting to order at 5:31 p.m. Michelle Godwin-Ware verified a quorum.
- 2. Approval of the Previous Meeting Summary:** The CPAC will approve the previous summaries during the March meeting.
- 3. Elected Officials Report:** Council Member Reggie Gaffney Jr., District 8 reported:
 - He will be hosting eight community meetings quarterly to engage the community. The list of the meetings can be found on Councilman Gaffney Jr's Facebook page or contact the Council Member's office at (904) 255-5208.
 - Council Member Gaffney is also hosting meetings called the "Office on the Block," where he comes directly to the community so those who have a hard time getting downtown have an opportunity to speak with Council Member Gaffney. The meetings will be held at various venues or small businesses throughout District 8.
 - He provided a summary of the various projects taking place in Planning District 6. Council Member Reggie Gaffney Jr. – (904) 255-5208 or RGaffneyJR@coj.net
- 4. Chairs Report:** None
- 5. Guest Speaker/Presentation:**
 - **Paul Sapia, Health Link**, presented on the Healthlink Jax program, which provides free virtual care services through the City of Jacksonville. The program is for all uninsured Duval County residents. Residents can call (904) 925-CARE (2273) to connect with the care team. **Paul Sapia** – (904)373-5304 ext.7008 or psapia@telescopehealth.com.
 - **Helena Parola, Director of Planning and Development**, presented on the Land Development Regulations (LDR) Update, which was created to help address several

challenges that Jacksonville is facing: the increase of flood risk, population growth, and affordable housing. The City of Jacksonville formed the committee in November 2023, including planners, engineers, developers, housing advocates, neighborhood voices, CPAC representatives, and city staff. The goals are to increase resilience to flood risk and housing opportunities, and to protect neighborhood character while accommodating growth. A copy of the presentation will be forwarded to North District 6 CPAC members.

Helena Parola – Hparola@coj.net.

- **Jacksonville Sheriff's Office (JSO)** – Lt. David Smith reported that crime was down between 4% and 8% in District 6.
- The District 6 Sheriff's watch meeting is scheduled for Tuesday, January 20, 2026, at the Highlands Branch Library starting at 6 p.m.

Lt. David Smith – (904) 696-4335.

6. Jacksonville Fire and Rescue Department (JFRD) – Lt. Kwasi Dingle reported that citizens using space heaters during the winter months should remember to:

- Keep space heaters at least three feet from anything flammable.
- Don't sleep with the space heater on.
- Place the heater on a level floor and never leave the heater unattended.
- Plug space heaters directly into a wall outlet and unplug them when unused.
- Inspect heaters regularly for damaged cords before use.
- Keep kids and pets away from space heaters.
- Don't charge items with a lithium battery overnight. They can overheat and cause a fire.
- Smoke detectors should be replaced every 10 years. Discolored or yellowing smoke detectors indicate it is time to replace them.
- Duval County residents can call (904)630-CITY (2489) to request a battery-operated smoke detector be installed in their home. Residents making the request must own the home.

Lt. Dingle – KDingle@coj.net or (904) 763-0170.

7. Staff Reports.

- **Jacksonville Public Library (JPL)** – Lisa Buggs, Manager for Branch Services, reported:
 - The American Association of Retired Persons (AARP) will offer free tax preparation at 10 library locations throughout the county. Tax assistance will run through April 15, 2025. An appointment is required to have your taxes prepared. Registration will begin on January 15, 2025. For more information and a list of the participating libraries, please visit the Jacksonville Public Library website at www.jpl.com.
 - The library will be closed on Monday, January 19, 2026, in observance of Dr. Martin Luther King Jr. Day.

Lisa Buggs – (904) 255-6221 or LBuggs@coj.net.

- **Military Affairs and Veterans Department (MAVD)** – Tiffany Morales, Veteran Outreach Coordinator, announced that:
 - The Veterans Stand Down is scheduled for Friday, January 23, 2026, and Saturday, January 24, 2026, at the Jacksonville Fairgrounds, 510 Fairgrounds Pl. Services provided on January 23, 2026, include employment, medical, shelter, and housing from 10 a.m. to 2 p.m. Services provided from 9 a.m. to 2 p.m. on January 24, 2026, include dental, food, clothing, Veteran Center, and Veteran Affairs Services.

Tiffany Morales (904) 255-5537 or TMorales@coj.net

- **Municipal Code Compliance Department (MCCD)** – Chad Owens, Code Compliance Supervisor, reported that:
 - Unsafe, condemned structures will be identified throughout Duval County. They will either be scheduled for demolition or fined.
 - The Municipal Code Compliance Officers will be focusing on identifying properties that are unpermitted land use, storing improper things on properties.
 - The various inspections that most MCC Officers address are complaint-driven. Officers respond to customer complaints. They do try to be proactive; however, the reported complaints must be

addressed in a timely manner and may require passing on obvious violations.

- When an issue can only be verified or seen during the evening, citizens may submit issue requests through 630-CITY (2687) and state in the complaint that the issue is visible or takes place in the evening, and specify a time frame so an officer can visit the site in the evening.

Chad Owens - (904) 673-4848 or ChadO@coj.net

- **Parks, Recreation, and Community Services** – Jonetta Moore with the Social Services Division briefly described the various services provided, such as:
 - Helping all people and people in need. Social Services has a dedicated victim service center at 403 West 10th S, as well as an emergency assistance program at 1809 Art Museum Dr.
 - Stevens Creek now has new restrooms and a pavilion. Parking is expected to be completed by the end of 2026.
 - The new flex field at William F. Sheffield Regional Park, at 3659 New Berlin Rd., will open in the spring of 2026.
 - The Oceanway Community Center's interior renovations will be completed this fall.
 - Brochures were provided regarding the various Social Services programs that are available.

Jonetta Moore – (904) 255-3322 or JMoore@coj.net

8. Subcommittee/Liaison Reports.

- **Governmental Affairs (GA) and Planning & Development** – The Governmental Affairs Subcommittee reviewed five applications. Letters of recommendation will be submitted to the Planning Commission, City Council, and the Land Use and Zoning Subcommittee in opposition to applications #2026-0015 Planned Unit Development and #Z-6602 Conventional Rezoning:

New Business

- **2024-0971 - Planned Unit Development – 0 Pecan Park Road:** The applicant seeks to rezone approximately 1,009 acres from PUD to PUD to allow for a mix of industrial, commercial, residential, and office space. A motion was made and seconded to send a letter, not in objection, to the project, but to the proposed lot size of 40 feet versus 60 feet lots. CPAC members passed the motion unanimously.
- **2024-0975 – Conventional Rezoning: 3838 Hemlock St.:** The applicant seeks to rezone approximately 27.19 acres from RR-Acre to RLD-40 to allow for single-family dwellings. A motion was made and seconded to object to the application. CPAC members passed the motion unanimously.
- Erin Abney informed the CPAC of Ordinance 2024-0868 and 2024-0869 introduced by Council Member Rory Diamond. The request is to update a portion of the comprehensive plan within the Low-Density Residential (LDR) land use category. The low-density residential is primarily for the urban priority area in the urban areas of Duval County. The ordinances seek to update the density limitations within the urban priority and urban area from seven units per acre to 20 or 25 units per acre and then update the zoning code to allow for duplexes, triplexes, and quadruplexes within the Residential Low Density (RLD) zoning districts. The two ordinances are going through the public hearing process.
- Vice Chair Barr announced that Council Member Mike Gay's proposed Ordinance 2024-0851, which is intended to establish the Northeast Development Review Board, was deferred and will go before the Land Use & Zoning Committee at 5 p.m., Thursday, January 23, 2025, in City Hall, 117 W. Duval St. This allows the community to make comments or ask questions.

Erin Abney - (904)255-7817 or EAbney@coj.net

9. Unfinished Business – None

10. New Business – None

- **Neighborhood Coordinator's Report**—Neighborhood Coordinator Michelle Godwin-Ware announced that the City of Jacksonville would be hosting the Neighborhood USA (NUSA) Conference on Tuesday, May 20, 2025. The Neighborhood Awards winners will be presented at the conference. The request for proposals to host a workshop during the NUSA conference has been extended to Saturday, February 1, 2025. Please visit the NUSA website at <https://www.nusa.org/conferences> for more information.

Michelle Godwin-Ware - (904) 255-8236 or Michellelegw@coj.net

- **Public Comments/Concerns/Announcements:** John Nooney, 2023-0819

12. Motion to Adjourn: Chair Barr adjourned the meeting at 6:57 p.m.

Next CPAC Meeting: *Wednesday, February 11, 2025*, 5:30 p.m. Hybrid - **Oceanway Community Center**, 12215 Sago Ave. W., 32218, and via Zoom. Meeting ID: 812 5463 0846 Passcode: 225227.

Next Governmental Affairs Subcommittee Meeting: *Wednesday, February 11, 2025*, 4:30 p.m. **Oceanway Community Center**, 12215 Sago Ave. W. 32218 and via Zoom. Meeting ID: 812 5463 0846 Passcode: 225227.

Summary prepared by Michelle Godwin, Neighborhood Coordinator, Neighborhood Services Office, (904) 255-8236 or MichelleGW@coj.net

A copy of the audio recording of this North 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: [COJ Public Records Request](#)