

Southeast Citizens Planning Advisory Committee

January 27, 2025, Meeting Summary

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

Meeting Attendance:

Members: Susan Bailey, Linkside at Baymeadows HOA; Nancy Barry, Brierwood Neighborhood Association; Joyce Brown, Pine Forest Community Action Corp.; Walter Bryant, St. Nicholas Area Preservation; Jonathan Burgess, Edgewater at Sunbeam Condo Association; Dick Cardell, The Lakewood Community; Ryan Colvin, Bayard Community Association; Ramon Day, Timberland Ridge HOA, Inc.; Carol D'Onofrio, Deercreek Owners Association; Jose Gonzalez, Mandarin Community Center; Clifton Green, The Arc Jacksonville Village; Joanne Griffin, Villa San Jose Civic Association; Donna Herrin, Sweetwater by Del Webb; William Herron, Shiloh Creek; Jim Hill, Greater Hood Road Community Association; Rich Horvath, Cypress Trails HOA, Inc.; Abby Howard Murphy, Hampton Glen at Deerwood HOA; Debbie Johnson, The Gables Homeowners Association; Scott Koslowski, James Island Homeowners Association; Eric Laner, East Hampton HOA; Andrea Letizia, Williamstown HOA; Joe Luczak, Bartram Springs HOA; Shann Mills, San Jose Forest; Karen Moers, Sans Souci Neighborhood Association; Jacqueline Partenteau, Brierwood Neighborhood Association; Kathleen Perera, Alumni Civic Association; Linda Gail Rowe, Lake Mandarin HOA; Craig Shoup, Council At-Large Group 2; Kathy Soares, Highland Glen HOA; James Taylor, Deerwood Improvement Association; Marcie Turner, Kernan Mills Community Association, Inc.; Catie Wallace, Edgewater at Sunbeam Condo Association; Gary Weise, Secret Cove Civic Association

Excused: Carol Eichling, Village Green Two Condo Association; Jon Malmind, Oak View Corner Owners Association

Visitors: John Nooney; Ray Graham, Campfield; Sandy Graham, Campfield; Al Bott; Chrissy Bott; Laura Backus, San Jose Civic Association; Lora Lewis, Brierwood Neighborhood Association; Joanne Arnick, Edgewater at Sunbeam Condo Association; Elise Brosch; Randall Smith, Summer Grove Condo; Ann Clapp; Erika, Riverbrook at Glen Kernan HOA; Pamela Mullin-Falzone; Andrea Letizold; Grace

Staff: The Honorable Raul Arias, District 11; The Honorable Michael Boylan, District 6; The Honorable Matt Carlucci, At-Large Group 4; Erin Abney, Planning and Development; George Foote, Executive Council Assistant, City Council District 5; Commander Glossman; Evin Herzberg, Executive Council Assistant, City Council District 11; Shay Hill, JEA; Rudy McClain, Municipal Code Compliance; Jackie Spiritas, JPL; Rosemary Wesolowski, Neighborhood Services Office

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. Rosemary Wesolowski verified that a quorum was present.

Approval of the Previous Meeting Summary – The October 2024, November 2024, and December 2024 meeting summaries were approved.

Presentation(s): John Sapora, Housing Resiliency Program Manager, LISC Jacksonville presented on Heir's Property.

Heir's property is property that is inherited without a will, estate plan, or court document from the owner who has passed away, causing unclear or disputed legal title ownership for the descendants.

If the title of the home remains in the deceased family members' name, it is difficult to prove ownership. Those that remain living in the home are legally considered tenants, even if they continue to pay taxes and the upkeep of the property. Proof of ownership is required to access home equity loans, tax rebates, homestead exemptions and disaster recovery assistance. Essentially, Heir's Property prevents heirs from true homeownership and from passing the property down to future generations. This also leaves the property vulnerable to real estate developers who can acquire the land.

The presentation briefly discussed probate, intestate succession, and educated the CPAC about a Lady Bird Deed. In Florida, a Lady Bird Deed is a type of enhanced life estate deed allowing property owners to retain control during their lifetime while naming beneficiaries to inherit the property upon their death. It bypasses probate and protects Medicaid eligibility and enables the owner to sell or change beneficiaries without the beneficiaries' consent.

Through LISC, Three Rivers Legal Services can help people resolve Heir's Property through legal services. Applications for LISC/ Three River Legal Services were available for those that need assistance.

LISC Jacksonville – 904-598-9196

Elected Officials Report:

The Honorable Michael Boylan, City Council District 6, provided the following report:

- Council member Boylan informed the CPAC that 2024-0871 is a bill that has been introduced to address disruptive behavior in City Council meetings. The bill was taken up at the last City Council meeting but due to attendance issues, the bill was tabled and rescheduled for Tuesday night.
- Council member Boylan has plans to introduce a bill to appropriate \$150,000 of his council funds to hire a consultant to assist in coalescing City Council District 6.
- FDOT is in the design phase of updating Hartley Road; groundbreaking on the Hartley Road project should begin late summer or fall of 2025.

The Honorable Micheal Boylan – 904 255-5206 or MBoylan@coj.net

The Honorable Raul Arias, City Council District 11, shared the following updates:

- Acknowledges that he is aware the community has concerns Ord 2024-0868 and Ord 2024-0869 proposed text amendment to the City's Comprehensive Plan which would increase the allowable density in the Low Density Residential (LDR) and Medium Density Residential (MDR) land use categories. Council member Arias encouraged the community to work on a compromise and a solution.

- Council member Arias commended Sheriff Waters and JSO for their exceptional service and announced that homicides have dropped significantly in the past three years.
- On February 18, 2025, Mayor Donna Deegan will host a Town Hall meeting at Atlantic Coast High School to discuss the community priority for the upcoming budget. This is the community's opportunity to have input into the budget process and encouraged everyone to attend the meeting.

The Honorable Raul Arias – 904-255-5211 or AriasR@coj.net

George Foote, Executive Council Assistant, City Council District 5 did not have a report, but was available for questions.

The Honorable Joe Carlucci – 904-255-5205 or JoeCarlucci@coj.net

The Honorable Matt Carlucci, At-Large, Group 4, informed the GAB CPAC about Ordinances 2025-0001 and 2025-0002. The following information was discussed.

Council member Matt Carlucci informed the CPAC that the monthly fee for solid waste removal fee has remained at \$12.65 for the past 15 years, but the actual cost is \$30.40. To cover the deficit the city has been borrowing the money through a loan from the city general fund. The city's annual loan payment rose from about \$3 million in 2017 to about \$36 million in 2024. If this issue is not addressed, the loan is on track to surpass \$500 million by 2031.

To correct this issue, Councilmember Matt Carlucci introduced two pieces of legislation, Ordinances 2025-0001 and 2025-0002. Ordinance 2025-0001 would increase the fee to residents, and Ordinance 2025-0002 will create an exemption for low-income individuals and families.

The Honorable Matt Carlucci – 904-255-5218 or MCarlucci@coj.net

Staff Reports:

JSO – Commander Glossman provided the following report:

- In the past 30 days, the Zone 3 crime statistics reflect that crimes against persons are down 40 incidents and crimes against property are down 48 incidents. That is a 13.14 % decrease in crime in District 3.
- Commander Glossman answered a question pertaining to the financial responsibility city owned property that is damaged due to a vehicular accident. It was stated that when damage from a vehicular accident occurs and city owned property is damaged, the damage is notated in the police report, then damage is handled by non-JSO staff process the insurance claim to repair the damage.
- Concerns about homeless camps were addressed and Commander Glossman shared how JSO is working to comply with new State legislation regarding the unhoused. A special multi-disciplinary team has been assembled, Jacksonville PATH (Providing Assistance to the Homeless), this has JSO and JFRD working together to address the city's homelessness issue amid a Florida law that bans people without homes from sleeping outdoors overnight in public places. This is a seven-person team that works one-on-one with unhoused individuals to connect them to resources and shelter.

Commander Glossman – 904-630-8100 or JSODistrict3@jaxsheriff.org

JFRD – Lieutenant Clarence Hodge stated that JFRD is still building the PATH Team, and the team members are trying to be proactive and supportive of the homeless they assist.

Lieutenant Hodge announced that since the onset of the cold weather, occurrences of structure fires have increased significantly. The following safety recommendations were provided to diminish your chance of residential fires: clean dryer filters and vents, have chimneys/flues professionally cleaned, do not burn pine in your fireplace, be careful cooking, keep an ABC rated fire extinguisher in your home, make sure you have working fire alarm(s) and a carbon monoxide alarms in your home.

Lieutenant Hodge – Hodge@coj.net

JPL – Jackie Spiritas shared the following updates:

- The Mandarin Branch Library is having a book sale on January 30, 10:00 am to 4:00 pm and on January 31, 10:00 am to 3:00 pm.
- JPL will partner again with AARP to provide free tax preparations. Taxes will be prepared by appointment only. Please use the following web links to find the information to pre-register: <https://jaxpubliclibrary.org/blog/free-tax-preparation-available-aarp>
- JPL is offering a Book Review Writing Contest, and it is open to all Duval County youth (Kindergarten through 12th grade). Book review may include text or drawings and must not exceed 300 words. There is a \$100 cash prize in four grade groups. Submit entries to ilovebooks@coj.net by February 22, 2025, or bring to any local library.

Jackie Spiritas – Spiritas@coj.net

JEA – Shay Hill announced the following:

- Due to the cold weather, most of us will experience higher electric bills than normal. JEA is going to offer payment extensions for 10 to 15 days beyond your due date without interest. You can also call JEA to set up a payment program.
- JEA offers a Neighbor-to-Neighbor program, anyone can make a donation. The program and the funds will help those in need of paying their JEA bill.

Shay Hill – 904-665-6000

Municipal Code Compliance Division – Rudy McClain made the following announcements:

- Municipal Code Compliance is actively working on training many new code compliance officers.
- Florida Senate Bill 60 prohibits code compliance officers from initiating investigations of potential violations of codes that were submitted via anonymous complaints; anonymous tickets will be closed.

Planning & Development Department – On behalf of Kaysie Cox, Erin Abney facilitated the LUZ Subcommittee - no report.

Kaysie Cox – 904-255-7853 or KaysieC@coj.net

Public Works – Sheldon Gibbs - not present

Sheldon Gibbs – 904-255-8762

Subcommittee/Liaison Reports (3-minute time limit):

Land Development Regulation Stakeholder Advisory Committee – Jose’ Gonzalez – stated the committee was tasked with reviewing the Missing Middle Overlay map. This is information that everyone is still trying to digest.

LUZ– JoAnne Griffin conducted the LUZ Subcommittee meeting – the subcommittee reviewed six new LUZ applications, four motions were presented to the full CPAC and the CPAC voted to approve two of the motions; letters will be written. Those motions are:

Denial of Ordinance 2024-0868 and Ordinance 2024-0869. Ordinance 2024-0868, a text amendment to the Future Land Use Element (FLUE) of the 2025 Comp Plan of the City to amend the Operative Provisions and the Low Density Residential (LDR) and Medium Density Residential (MDR) categories relation to duplexes, triplexes and quadplexes and density in the Mission Middle and adopting the Missing Middle Overlay Map.

The CPAC also voted to deny Ordinance 2024-0869, a zoning code change that amends Sec. 656.305 to include duplexes, triplexes and quadplexes in the RLD Districts. Amending the ordinance and the change of zoning will endanger and change the historical and current characteristics that make up the neighborhoods within the boundaries of the Missing Middle Overlay Map.

Zoning Code Sec.656 is currently in place to promote the health, safety, morals and general welfare of the public, Section 305 does not need to be amended. We request denial of this ordinance.

The motion passed unanimously.

Denial of Ordinance 2025-0061, at 12511 Aladdin Road (RE#158204 0000) The request to rezone 29.40 acres of land from RR-Acre to PUD to permit up to 63 single family dwellings. This request would change the neighborhood characteristics of the existing neighborhood.

Zoning of Planned Unit Developments: Sec 656.340 Procedures, Item 4 states internal compatibility. All land uses proposed within a proposed Planned Unit Development should be compatible with other proposed used and not have any undue adverse impact on any neighboring use.

The motion passed unanimously.

North Florida TPO – Jim Hill — no report.

Park Safety Council – Walter Bryant – no report.

TRUE (Taxation, Revenue, and Utilization of Expenditures) Commission – Ramon Day – no report.

Neighborhood Coordinator Report – Rosemary Wesolowski – reminded the CPAC that the City of Jacksonville will host the Neighborhoods, USA (NUSA) conference May 20-23, 2025. Registration for the conference will begin in February. The City of Jacksonville Neighborhood Awards winners will be presented with their awards at this conference on May 20, 2025.

Rosemary Wesolowski 904-255-8261 or rosemary@coj.net

Chairs Report – Chair Koslowski informed the CPAC that he was unable to attend the quarterly CPAC Chairs meeting with the mayor’s staff on Friday, January 24, 2025.

The SE CPAC has the opportunity to submit CIP recommendations again this year. Rosemary shared the CIP recommendation invitation letter that contains the criteria for any project we submit. There was a discussion about the previous CIP recommendations that have been submitted in previous years. Everyone was encouraged to think of new projects that meet the established criteria. Please share your new CIP recommendations with Rosemary prior to February 21, 2025.

Unfinished Business – None

New Business – None

Public Comment –

- Member Raymond Day made a motion pertaining to the Planning Commission. The motion was made, and after some discussion, there was an amendment. The final motion is:
 - Where as, the Southeast CPAC believes it is in the best interest of the Land Use policy that all matters come before the Planning Commission, Therefore, be it resolved, the Southeast CPAC requests that all matters regarding land use policy remain before the Planning Commission until properly and fully considered.
Where as, the Southeast CPAC believes the Jacksonville City Council should not remove matters from the Planning Commission.

The motion passed.

- John Nooney read the summary of a previous public comment he made to the SE CPAC. Mr. Nooney stated that the Florida Inland Navigation District is looking for land acquisition; this was discussed at their October or November meeting. Currently, there are three properties on an acquisition list. It was also mentioned that Mr. Nooney attended the Florida Regional Council two years ago and shared a list of potential lands that could be acquired for public access. Mr. Nooney returned to the Regional Council Meeting on January 9, 2025, and the possibility of future land acquisition is looking good. Mr. Nooney also shared that the Tree Commission has \$36 million in cash and local citizens need to plant trees.
- Visitor Chrissy Bott shared her concern regarding Ordinances 2024-0868 and 2024-0869. Ms. Bott encouraged everyone to attend all city council meetings and planning commission meetings and speak out against these ordinances. Ms. Bott mentioned that Mayor Deegan will host several town hall meetings, and she encouraged everyone to attend and speak out.

Motion to Adjourn – there was a motion to adjourn and a second.

The next meeting of the District 3 CPAC will be a hybrid meeting and will be held on **Monday, February 24, 2025**, at 6:30 pm. Join us in-person at the Mandarin Senior Center, 3848 Hartley Road, 32257 or virtually on Zoom webinar.