

# Greater Arlington Beaches Citizens Planning Advisory Committee

## February 10, 2020 Meeting Summary

Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, FL, 32246

### Meeting Attendance:

**Members:** Will Messer, Chair; Dr. Ramsey Salem, Vice Chair; Mike Anania; Arlington Business Society; Amita Agnihotri, Osprey Point HOA; Kirk Armstrong, Lucina Lake Association; Andre Boutte, Hickory Creek Association Inc.; Pamela Brown, Osprey Pointe HOA; Nell DeCoursey, Hickory Creek HOA; Kacy Evans, Caroline Forest HOA; Lenore Hanapel; Covington Creek HOA; Harley Herndon, Cypress Cove Good Neighbors; Tim Keeley, Kensington Association; Sheila Litwhiler, Beachwood Civic Association; Joseph Manitoine, The Woods Community; Peter Mione, Old Arlington Inc.; Eddi Parsons, Monument Oaks HOA; John Roberts, The Valley at Hidden Hills; Patricia Sanders, Charter point Community Association; Justine Wadyko, Waterleaf HOA;

**Excused:** Larry Belge, River Woods – St. Johns Landing HOA; Delmas Harper, POISE, Inc.; Lad Hawkins, Communities of East Arlington; Pete Miller, Indian Springs Community Association; Jerry Petoskey, Old Mill Cove Community Organization; Nina Poigiouklidis, Ibis Point Owners Association;

**Visitors:** Sharwonda Peek, DCPS; Anne Waldron, SJRHCA; Mark Caliel, SAO; Boris Khariamov; Alex Khariamov; Shantell Hughes, River Point; Lauran Price, Kensington HOA; Tammy Gilbert; Coral Messina, SAO; Charles Smith, APCA; Patty Peterson, APCA; Alexandra Dell, Clifton; Ann Clapp, GENA;

**Staff:** The Honorable Aaron Bowman, City Council District 3; Carol Brock, City Council District 3; Lt. Rich Buoye, JSO; Nikki Evans, City Council At-Large Group 2; Clayton Owens, JFRD; Gloria Crawford, JaxParks; Steve Long, Public Works; The Honorable Joyce Morgan, Connie Quinto, Planning and Development Department; Gary Roberts, Municipal Code Compliance; Jackie Spiritas, JPL; Rosemary Wesolowski, Neighborhood Services Office

**Call to Order/Verify Quorum:** Chair Messer called the February 2020 GAB CPAC meeting to order at 6:30 pm. Rosemary Wesolowski verified that a quorum was present.

**Presentation(s):** Sean Nelson, Managing Partner, Dolphin Pointe introduced himself and informed the CPAC that Dolphin Pointe Skilled Nursing Center, 5355 Dolphin Point Blvd, Jacksonville, FL 32211 and is expected to open in March 2020. Dolphin Pointe is a 146 bed two story facility that will offer both long term care and rehabilitation. Mr. Nelson showed a presentation that reflected the upscale interior of the facility. In the near future, Dolphin Pointe will hire approximately 250 to 275 employees for the facility and they will work closely with the Jacksonville University Nursing Program. The skilled nursing facility is the first phase of construction at this location.

Once the plans are finalized and financing is in place, phase two will be built. Phase two will be an assisted living facility that is three stories tall with room for 115 individuals, just south of the skilled nursing center. Then a number of years in the future, phase three will be constructed as an independent living community on land adjacent; a design or details are not available.

**Margaret Dees, Jacksonville University, Senior Vice President,** Economic Development and External Engagement introduced herself and provided the history of Jacksonville University (JU) and current enrollment statistics.

Ms. Dees stated there has been significant growth and expansion since 2014 both on and off campus. JU has added six new buildings, a downtown campus, a SIM (stimulation mannequins) center on Beach Boulevard across from Brooks Rehab Facility, added 40 new graduate and undergraduate programs, and became the dedicated academic partner to Osearch. Ms. Dees projected a campus map and identified where JU has invested over \$100 million dollars on various projects on the campus.

The Health Science Complex is nearing completion. This is the new building on University Boulevard just north of the campus. Many are confusing this building with Dolphin Pointe project, but it is a JU Building. The JU Orthodontic and Occupational Therapy programs will move into this building once it is finished.

Jacksonville University is also working with JTA, FDOT and the City of Jacksonville on the new roundabout that will be located on University Boulevard, just outside their main entrance gates. At this time, construction for the roundabout should begin in April 2020. After the roundabout is completed, public art will be installed in the center of the roundabout. Shan Shan Sheng from San Francisco, California was the artist selected out 65 candidates to design, fabricate, and install the large scale artwork.

#### **Elected Officials Report:**

**Joyce Morgan, City Council District 1-** informed the CPAC that today, the JEA Investigation Committee started their work. Council Member Morgan was in attendance this morning and the committee has stated they will start with public record requests from JEA and full disclosure from all City Council Members.

Council Member Morgan also attended the Food Desert Meeting today and she is happy to announce that Winn Dixie will re-open the closed Publix grocery store in the Gateway Shopping Center. At the Food Desert Meetings, the members will take a comprehensive look at all areas of the city to identify to underserved communities and how to correct them.

Council Member Morgan announced that she and Council Member Bowman both serve on the Resiliency Subcommittee. The purpose of this subcommittee is to look at sea-level rise and they will hold their next meeting on February 27, 2020.

It was stressed that we need to get individuals to work either part-time or full-time with the 2020 Census especially in District 1. If you know anyone that is interested, please encourage them to apply by the end of the month.

The LUZ Subcommittee reviewed an application for a proposed development off St. Isabel Road. Council Member Morgan stated she hopes the CPAC members will take their concerns to City Hall, to the Planning Commission meeting and to every Land Use meeting.

The CRA Zoning Overlay will be introduced to City Council at the meeting tomorrow night.

Council Member Morgan extended an invitation to the CPAC to attend her upcoming Town Hall Meeting on February 24, 2020 at 6:00 pm at St. Paul United Methodist Church, 8264 Lone Star Road, 32211.

Council Member Morgan - 904-255-5201 or [Joycemorgan@coj.net](mailto:Joycemorgan@coj.net)

**Aaron Bowman, City Council District 3** – shared that he is actively working on additional signage for the Atlantic Highlands Park which is a small park located at 1725 Sunnyside Drive, 32224 off San Pablo Road; many in the community do not know about this park. Council Member Bowman stated the new

dog park at Abess Park is located just north of the soccer fields and is expected to be completed by the end of spring.

FDOT has a construction project on Atlantic Boulevard near the intersection in front of Queens Harbour; hopefully a new traffic light will be installed. The councilman is still receiving complaints about the traffic that backs up on Beach Boulevard due to student pick up at the new Duval Charter School located at 12800 Beach Blvd, Jacksonville, FL 32246. Council Member Bowman is working with the principal and hopefully a traffic study will be completed soon.

In the near future, Council Member Bowman will have a town hall meeting to provide an update on the JTA road project on San Pablo Road.

Council Member Bowman – 904-255-5203 or [ABowman@coj.net](mailto:ABowman@coj.net)

**Nikki Evans, City Council At-Large Group 2 Executive Council Assistant** provided the CPAC with newsletter from Council Member Salem. Ms. Evans stated the Council Member Salem has been busy working on an Anti-Vaping campaign. The purpose of the campaign is to create public awareness to educate citizens and particularly young people about the dangers and risks of e-cigarettes and vaping. Additionally, Council Member Salem has been Chairing the Opioid Epidemic Special Committee.

On March 24, 2020, there will be a City Council Resolution for late Ms. Geraldine Atkinson for her service and commitment to the Arlington community.

Council Member Salem – 904-255-5216 or [RSalem@coj.net](mailto:RSalem@coj.net)

#### **Staff Reports:**

**JSO (Jacksonville Sheriff's Office)** – Lieutenant Rich Buoye announced in the next three or four months, the JSO Substation will move to 9100 Merrill Road and close the Regency Square Mall Substation. The new substation will be in the same strip mall as the Publix and the Golden Coral.

There will be an active shooter training exercise on and immediately around the Mayport Naval Station this week on Wednesday sometime in the morning. Everyone was encouraged to participate in the 9 pm Routine.

JSO Zone 2 substation – 9501 Arlington Expressway – 904-726-5100

**JFRD** (Jacksonville Fire and Rescue Department) – Chief Owens stated he did not have a report, but was available for questions.

**Jacksonville Public Library** – Jackie Spiritas reminded the CPAC that library cards expire every three years. To renew your library card you must show proof of Duval County residence and apply in-person at one of our 21 library locations.

Many of the public libraries will be early voting sites, including the Pablo Creek Regional Library. The early voting sites will be open 7 days a week, 10 am to 6 pm starting 3/2/2020 and ending on 3/15/2020.

Jacksonville Public Library and AARP Foundation partner each year to bring free tax preparation to the community. AARP Tax-Aide sites are staffed by IRS-certified volunteers that provide free tax counseling and preparation services to millions of low- and middle-income taxpayers, with special attention to those ages 60 and older. Tax-Aide programs will be held from February 1 through April 15, 2020 at the

following branches: Main Library; University Park Branch; Regency Square Branch; Mandarin Branch; South Mandarin Branch; Beaches Branch; Southeast Regional; Pablo Creek Regional; and Charles Webb Wesconnett Regional. To learn more about the opportunity, please visit:

<http://events.jaxpubliclibrary.org/event/>

Jackie Spiritas – [spiritas@coj.net](mailto:spiritas@coj.net)

**JTA** – Chair Messer announced that JTA was unable to attend tonight, but they did send information about route changes. The JTA information is located on the sign in table and please help yourself to the materials after the meeting.

**Neighborhood Municipal Code Compliance Division** – Supervisor Gary Roberts announced in Zone 2 the Code Compliance teams worked 1,322 cases in the past 30 days. The Zone 2 Code Compliance Team is actively conducting a systematic inspection in the Arlington neighborhood and they have 300 cases so far. The next systematic inspection will be completed in the Glynlea/Grove Park community.

**Parks, Recreation and Community Services** – Gloria Crawford, Chief of Senior Services introduced herself to the CPAC and provided handouts on services provided by her office. Ms. Crawford announced that Frances Padgett Senior Center on Arlington Road has been closed due to major renovations and they hope to have the center open by the end of March 2020.

Ms. Crawford announced the World of Nations will be held February 28<sup>th</sup> through March 1<sup>st</sup> just off Bay Street where the former City Hall and former Court House were located. This year Jacksonville will host the 40<sup>th</sup> Annual Jazz Festival on Memorial Day weekend; a list of performers has not been finalized yet. On March 20, 2020 there will be a free movie outside at Ed Austin Regional Park at sunset. The movie will be Black Panther and free popcorn will be provided.

**Planning and Development Department** – informed the CPAC if they would like to be added to the GAB CPAC LUZ Subcommittee email list, please submit your request to Connie at [ConnieQ@coj.net](mailto:ConnieQ@coj.net)

Connie Quinto – [ConnieQ@coj.net](mailto:ConnieQ@coj.net)

**Public Works** – Steve Long, Chief of Right of Way and Storm Water Maintenance announced cleaning of the Sandalwood Canal has been placed on the CIP list, but funding has not been identified yet.

Steve Long – [Slong@coj.net](mailto:Slong@coj.net)

**DCPS** – Sharwonda Peek shared on January 11, 2020 Duval County Public Schools' held their annual School Choice Expo which features an array of educational options for the 2020-2021 school year. Each year the expo will offer attendees a chance to learn about programs throughout elementary, middle and high schools. Many of the district's programs are designed to hone a child's special interest, talent, gift or skill to maximize their opportunity for success. The event showcases magnet programs, career academies, charter schools, high school acceleration programs and neighborhood schools for all grade levels. Teachers, principals and students from every school will be on hand to talk with parents and students about their academic offerings.

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

**LUZ (Land Use and Zoning)/Governmental Affairs** - Mike Anania reported the subcommittee reviewed a number of applications and will make a motion on two of the applications. The motions are:

**Deny Large Scale Land Use Change – Ord. 2020-046 at 0 St. Isabel Street, 32277.** After reviewing the request for the Land Use Amendment to the Future Land Use Map (FLUM) the following observations were made:

The request has provisions for ingress/egress that could create excessive traffic on a small neighborhood road.

- The request is inconsistent with the Greater Arlington Vision Plan:
- Guiding Principal 1 Community Character
  - 1.1: Identify, preserve, protect, promote and enhance the neighborhood assets and character of the Greater Arlington Beaches communities.
  - Sub Principle 1.2: Identify, preserve, protect, promote and enhance the natural assets and character of Greater Arlington Beaches communities.
- Guiding Principal 2 Land Use, Growth & Development
  - Sub Principle 2.1: Promote greater density/diversity of land uses in appropriate locations.
  - Sub Principle 2.2: Revitalize and redevelop, while safeguarding and advancing neighborhood character
  - Sub Principle 2.3: Create/Implement land use regulations and design standards for non-residential and residential development.
  - Sub Principle 2.4: Non-Residential Land Development Regulations shall advance affected neighborhoods.

The request has been reviewed by the CPAC and with community input finds that it is counterproductive to the concerns and investments of those residents in the long established LDR community surrounding the site.

The motion passed unanimously.

**Deny Large Scale Land Use Change – Ord. 2019-307 at 8835 Ricardo Lane, 32216.** The following observations were made:

- The request is to permanently change land use in a predominantly LDR area with small neighborhood roads to CGC, thus creating a spot zoning effect.
- The reasons given for the request by the applicant are insufficient to justify the major change in the land use. There are many other, less impactful remedies available to the applicant.
- The request is inconsistent with the Greater Arlington Vision Plan Ord. Guiding Principal 1 Community Character:
  - 1.1: Identify, preserve, protect, promote and enhance the neighborhood assets and character of Greater Arlington Beaches communities.
  - Sub-Principle 1.2: Identify, preserve, protect, promote and enhance the natural assets and character of Greater Arlington/Beaches communities.
- Guiding Principal 2 Land use, Growth & Development

- Sub-Principle 2.3: Create/Implement land use regulations and design standards for non-residential and residential development.
- Sub-Principle 2.4: Non-Residential Land Development regulations shall advance affected neighborhoods.

The request has been reviewed by the CPAC and with community input finds that it is counterproductive to the concerns and investments of those residents in the long established LDR community surrounding the site.

The motion passed unanimously.

**Beautification/Parks** – Larry Belge - not in attendance

**Environment** – Lad Hawkins – not in attendance

**Membership** – Chair Messer inquired if anyone would be interested in serving as the Membership Subcommittee Chair? If so, please contact Rosemary or Chair Messer.

**Transportation** – Chair Messer did not have a report

**Ad Hoc Committees:**

**North Florida Transportation Planning Organization (NFTPO)** – Chair Messer stated at the last meeting, a priority road work project was identified on Atlantic Boulevard; between University Boulevard and Arlington Road. This project will focus on flooding on Atlantic Boulevard near the Silver Smith Creek Bridge. A time line for the project has not been identified.

**TRUE (Taxation, Revenue and Utilization of Expenditures) Commission** – John Roberts stated that the TRUE Commission continues to be concerned about the possible sale of JEA. The TRUE Commission would like to obtain and review annual electrical usage amounts for both residential and commercial accounts. As the population continues to grow in Duval County, the Department of Energy models indicate an increase demand for electric in the area.

**Neighborhood Services Office Report** – Rosemary Wesolowski announced the Neighborhood Department and the Neighborhood Services Office is in the middle of CommUniverCity 2020 and recognized the CommUniverCity participants that were in attendance at the CPAC meeting. Please remember the deadline for Neighborhood Awards is March 6, 2020; copies of the nomination form are available by the sign in sheets. The St. Johns River Celebration will be held on Saturday, March 21, 2020 at multiple sites citywide. Most of the events will begin at 8:00 am and end by noon. A list of site locations for the clean-up was available for review. Please remember the Pablo Creek Regional Library is an early voting site, thus impacting the GAB CPAC meeting dates in March, August and October. The March 2020 CPAC meeting will be held on March 25, 2020. Copies of the GAB CPAC 2020 Meeting Calendar are available on the sign in table.

Rosemary Wesolowski – 255-8261 or [rosemary@coj.net](mailto:rosemary@coj.net)

**Chairs Report** – Chair Messer reminded the members if are interested in learning more about a subject or would like to chair a subcommittee, please let him know.

Chair Messer passed to gavel to Vice Chair Salem. Vice Chair Salem presented a Certificate of Appreciation to Mike Anania for serving as the Land Use and Zoning Subcommittee Chair in 2019.

**Old Business** - none

**New Business** – Member Peter Mione announced that Old Arlington Inc. will hold their general meeting on February 18, 2020 at the Arlington Women’s Club located 5714 Arlington Road and will feature local author Rodney Hurst. Mr. Hurst will share his first-hand knowledge and experience of the Jacksonville Civil Rights Movement, as well as how notable Jacksonville African Americans impacted our city and the nation. The meeting will begin at 6:30 pm.

Council Member Morgan extended an invitation to the Keep Jacksonville Beautiful Awards at the Haskell Building on February 28, 2020 at 6:00 pm.

**Public Comment** – none

**Motion to Adjourn**

The next meeting of the District 2 CPAC will be on **Wednesday, March 25, 2020** at 6:30 pm at the Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, FL, 32246