

Greater Arlington Beaches Citizens Planning Advisory Committee

April 8, 2024, Meeting Summary

Ed Austin Regional Park, PAL Building, 3450 Monument Road, Jacksonville, FL 32225

Meeting Attendance:

CPAC Members: Amita Agnihotri, Osprey Pointe HOA; Robert Beckham, Pelican Bay HOA; Larry Belge, River Woods – St. Johns Landing HOA; Pamela Brown, Osprey Pointe HOA; Michael Corcoran, Kensington HOA; Scott Cowitt, Hawkins Cove Owners Association, Inc.; Nell DeCoursey, Hickory Creek HOA; Kacy Evans, Caroline Forest HOA; Lenore Hanapel, Covington Creek HOA; Delmas “Dedee” Harper, POISE, Inc.; Lad Hawkins, Communities of East Arlington; Alexander Hoffman, Ashley Green HOA; Tim Keeley, Chair, Kensington Association; Sheila Litwhiler, Beachwood Civic Association; Joe Mantione, The Woods Community; Donnie Oulton, Glynlea Park Neighborhood Association; Eddi Parsons, Monument Oaks HOA; Jerry Petoskey, Old Mill Cove Community Organization; Nina Pougjouklidis, Ibis Point Owners Association; Debra Wagner, Hawkins Cove Owners Association, Inc.; Justine Wadyko, Waterleaf HOA

Excused: NONE

Visitors: Andrea Lepianka, Caroline Forest; Kandace Knutson; Rick Hastings, Hidden Hills Country Club Estates; Rachel Grage, FL State House D16 Candidate; Hanna Moore, Campaign Manager; Jeanie Avant, Hidden Hills Country Club Estates; Nancy Cleaveland; Roberta Thomas, Fort Caroline Club Estates South; Fred’s phone; Linda Franks; Dave Bispilearhoff; i-Pad Pro

Staff: The Honorable Ken Amaro, District 1; Erin Abney, Planning and Development Department; Assistant Chief Alicea, JSO; Scott Adams, JPL; Robert Bautochka, Municipal Code Compliance; Sharwonda Peek, DCPS; Lisa Ransom, Neighborhood Services Office; Don Tuten, JEA; Rosemary Wesolowski, Neighborhood Services Office

Call to Order/Verify Quorum: Chair Keeley called the April 2024 GAB CPAC meeting to order at 6:35 pm. Rosemary Wesolowski verified that a quorum was present.

Pledge of Allegiance

Approval of the Previous Meeting Summary – Approval of the March 2024 meeting summary was completed.

Presentation(s): **Barabra Wingo, President, Norman Studios Silent Film Museum, Inc.** informed the CPAC about the history of the silent film industry and the revitalization of the Norman Studios Silent Film Museum.

In the early twentieth century, for a brief period of time, Jacksonville Florida was dubbed the Winter Film Capital of the World. Many silent film studios set up shop locally. In 1916 in the Arlington area, Eagle Film City was formed. In the early 1920’s this studio was purchased by Richard E. Norman and became known as Norman Laboratories. Norman Laboratories released films under the name Norman Film MFG and Norman Studios. Mr. Norman’s films were among the nation’s first to produce race films starring African American characters in positive, non-stereotypical roles.

Norman Studios consisted of a five-building complex located at 6337 Arlington Road and is the sole silent film studio remnant from Jacksonville’s heyday as the Winter Film Capital of the World.

Several silent movies were made at Norman Studios between 1920 and 1928 and many of the films were filmed entirely on the property.

After the cameras stopped rolling at Norman Studios, the property would become known as the Gloria Norman Dance Studio, which operated at this location from 1935 to 1976. In the 1990's an Arlington preservation group (Old Arlington Inc.) was formed, to help save the historic, but rapidly deteriorating film/dance studio buildings. In 2002, the City of Jacksonville purchased four of the five original buildings and stabilized the buildings; restoration on the exterior of the buildings was completed in 2007. Recently, the City of Jacksonville was able to purchase the fifth building which was the original set/stage building, thus reuniting all the original buildings. This newly acquired building was recently unanimously voted by Jacksonville City Council to be named the Rita F. Reagan Building to honor the longtime preservationist and Norman Studios Silent Film Museum co-founder. The efforts of Old Arlington Inc, and Ms. Reagan were validated when the studios and property were designated a National Historic Landmark by the National Park Service in 2016.

If you are interested in learning more about Norman Studios, please visit the studios on the first or the third Saturday of each month from 11:00 am to 3:00 pm at 6337 Arlington Road, 32211 or visit their website at Normanstudios.org.

Elected Officials Report:

The Honorable Ken Amaro shared the following updates:

- Recognized Ms. Barbara Wingo, President, Norman Studios Silent Film Museum, Inc. for her commitment to Norman Studios and recognized the late Rita Reagan for her many years of dedication to the preservation of Norman Studios.
- Palms trees along Rogero Road have been trimmed and 65 trees were planted to replace those that died and/or damaged by vehicular accidents.
- Landscaping enhancement will be completed near the turbo roundabout on University Boulevard N.
- Last month, the Arlington Republican Club completed a clean-up along Hartsfield Road.
- Council member Amaro is working on a few traffic calming roadway projects in different neighborhoods throughout City Council District 1.
- The councilman spoke with the owners/management team of the College Park Shopping Center regarding the current occupancy rate at the shopping center. The discussion with the owner/management revealed that the renovation is in the final phase of the shopping center redevelopment. Once this last phase is completed, additional businesses will open.

Ken Amaro- KAmaro@coj.net or 904-255-5201

Staff Reports:

JSO – Assistant Chief Alicea presented the following JSO report for District 2:

- In the past 30 days:
 - There were 244 incidents of crimes against persons, which is down 14 incidents from the prior 30 days.
 - There were 369 incidents of property crimes, which is down 13 incidents from the prior 30 days.

- There were 126 incidents of crimes against property, which is the same as the prior 30 days.
- The crime statistics were broken down by the various JSO subsectors in the GAB District.

Assistant Chief Alicea – 904-630-8166

Jacksonville Public Library (JPL) – Scott Adams, introduced himself and shared the following information:

- Duval County Public Schools Art Reception will be held at the Southeast Regional Library on April 13, 2024, and at the Pable Creek Regional Library on April 17, 2024.
- On April 16, 2024, the University Park Branch Library will host a Life Lit program through the University of Florida, Duval County IFAS Office. The focus of the program will be local pollinators, bees, butterflies, birds and bats. For more information call 904-255-BOOK.
- The American Association of Retired Persons (AARP) and JPL are still offering free tax preparations to the community until April 15, 2024. It was noted that appointments are mandatory. Visit www.jaxpubliclibrary.org for more details.

Scott Adams – Sadams@coj.net

JEA – Don Tuten addressed local utility scams that are circulating. Mr. Tuten confirmed that JEA will never call any customer one hour prior to cutting off their utilities. JEA does not accept payment from PayPal, Zelle, Venmo or any type of prepaid card. If you ever receive a call like this hang up. Any JEA customer can call 665-6000 during business hours or use the JEA website (JEA.com) to look at the status of their account.

JEA does offer several types of rebates for home improvement upgrades. Please visit JEA.com to see the various rebates available.

JEA offers a free home energy efficiency assessment for their customers. An efficiency expert will come to your home and complete an inspection. From their findings, recommendations will be provided to help increase the energy and/or water efficiency in your home.

Don Tuten – 904-665-6000

Duval County Public Schools – Sharwonda Peek informed the CPAC that annually, DCPS offers a magnet school and a special school transfer lottery. The results for the magnet school lottery went out on Friday, April 5, 2024, and the results for the special school transfer will go out tonight.

Sharwonda Peek- peeks@duvalschools.org

Municipal Code Compliance Division (MCCD) – Robert Bautochka shared the following updates:

- In the past 30 days, 1132 inspections were completed, and 237 snipe/litter signs were removed.
- Two smaller proactive inspections were conducted. In the St. Nicholas area, 46 new cases were generated and in the Spring Glen Community (off Atlantic Boulevard) 41 new cases were generated.
- The next corridor inspection will take place on Fort Caroline Road. The inspection will begin at University Boulevard North and end at Townsend Boulevard.
- It was stated MCCD has limited ability enforcing commercial vehicles violations. The types of commercial vehicles that MCCD can enforce in residential areas include semi-trucks, flatbed trucks, box trucks, and dump trucks to name a few. Pickup trucks and

vans (with signage on them) are not considered commercial vehicles or a violation to parking in a residential area.

- The Jacksonville Assistance and Relief or JAR program was discussed. The purpose of the Jacksonville Assistance and Relief Program is to facilitate a means of compliance to those who would otherwise be unable to achieve it due to disability or economic disadvantages. If you cannot comply with the violations on your property due to a disability or economic hardship, please feel free to visit:
<https://www.coj.net/departments/neighborhoods/municipal-code-compliance/jacksonville-assistance-and-relief-program>
- Florida Senate Bill 60 prohibits code inspectors from initiating investigations of potential violations of codes and ordinances by way of anonymous complaints. The tickets will be closed if they are submitted anonymously.

Robert Bautochka – RBautochka@coj.net

Planning and Development Department – Erin Abney staffed the meeting on behalf of Connor Corrigan, and she did not have a report.

Connor Corrigan – Ccorigan@coj.net or 904-255-7844

Subcommittee Reports (3-minute time limit):

LUZ (Land Use and Zoning)/Governmental Affairs – Michael Corcoran informed the CPAC that the subcommittee reviewed two applications and presented two motions to the full CPAC. The motions are:

- Denial of 2024-05 at 13301 Beach Boulevard (RE# 167067-0020) to allow the Eastside Community Church to have an electric message sign for the following reasons:
 - A flashing multicolored electronic bulletin board at ground level adds to the visual pollution and creates a significant distraction to the heavy traffic using Beach Boulevard. This ground level distraction could also trigger seizures in motorists who have epilepsy and other similar conditions.
 - An electronic bulletin board is not the most effective way to communicate with regular attendees of the church. Email, text or even U. S. Mail are far more effective means of communication and not carry the additional potentially hazardous side effect of flashing lights.

The motion carries.

- Denial of 2024-0231 at 6240 Fort Caroline Road (RE# 113196-1000, 113196-0000) a PUD to permit the use of the property as an outdoor RV and Boat storage as well as CCG-1 uses for the following reasons:
 - The proposed usage is vehemently opposed by the surrounding communities for the blight-like conditions that this change will cause. The community sent several residents to speak at the CPAC to advise on how this will adversely affect the serenity of these quiet communities.
 - The petitioner has attempted this action three or four times in the past without offering any improvements to the property. There are numerous violations pending on the property for various ongoing issues and the community believes this is an attempt to circumvent the permitting process.

The motion carries.

Beautification/Parks – Larry Belge – reminded the attendees that we need to remain mindful when placing our yard waste at the curb. Please stack the yard debris in a manner that will not fall over and land in the street.

Environment – Lad Hawkins – stated three years ago, JTA had plans to transfer a parcel of land that is adjacent to Buck Park to the City of Jacksonville to expand the park. Mr. Hawkins stated he will contact the Parks, Recreation and Social Services Department about the status of this land.

Membership – vacant

Ad Hoc Committees:

North Florida Transportation Planning Organization (NFTPO) – Scott Cowitt stated the monthly NFTPO meeting was cancelled due to inclement weather.

Park Safety Council - vacant

TRUE Commission- Mr. Hoffman stated that he is still in the appointment phase and looks forward to representing the GAB CPAC on the TRUE Commission.

Neighborhood Services Office Report – Rosemary Wesolowski reminded the CPAC that the Neighborhood Awards Ceremony will be held on November 7, 2024, but the deadline to apply is May 23, 2024. Copies of the application and handouts about the award program are available on the sign in table.

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

Chairs Report – Chair Keeley presented a new member packet to Cheryl Brantley representing Hidden Hills Country Club Estates. Welcome Cheryl.

Chair Keeley informed the CPAC that he received a letter from the Mayor's Office regarding the GAB CPAC 2024 CIP recommendations that were submitted in February 2024. Chair Keeley read the letter he received and reviewed the recommendations that the GAB CPAC submitted. After some discussion, it was determined that Chair Keeley would respond to the letter and recommend that a pedestrian/traffic engineering study be conducted on San Pablo Road to identify safety improvements for pedestrians and motorists alike.

Old Business – none

New Business – none

Public Comment – none

Motion to Adjourn – there was a motion and a second; the meeting was adjourned.

The next meeting of the District 2 CPAC will be on Monday, May 13, 2024, - the meeting will be held in-person at Ed Austin Regional Park, PAL Building Cafeteria, 3450 Monument Road, 32225 at 6:30 pm and the meeting will also be available virtually on Zoom.