

Greater Arlington Beaches Citizens Planning Advisory Committee

December 9, 2024, Meeting Summary

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

Meeting Attendance:

CPAC Members: Robert Beckham, Pelican Bay HOA; Larry Belge, River Woods – St. Johns Landing HOA; Cheryl Brantley, Hidden Hills Country Club Estates HOA; Pam Brown, Osprey Pointe Homeowners Association; 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; Tim Keeley, Chair, Kensington Association; Donnie Oulton, Glynlea Park Neighborhood Association; Eddi Parsons, Monument Oaks HOA; Jerry Petoskey, Old Mill Cove Community Organization; Justine Wadyko, Waterleaf HOA; Debra Wagner, Hawkins Cove Owners Association, Inc.

Excused: Amita Agnihotri, Osprey Point HOA; Marion Anglin, Charter Point Community Association; Gary Dickinson, Grove Park HOA; Nina Pougiouklidis, Ibis Point Owners Association; Ramsey Salem, Queens Harbour POA

Visitors: Alex Hoffman, The Woods; Wayne Van Doren, Old Mill Cove; Ed Radloff, Colony Cove; David James Hammond, Fort Caroline Hills; Richard Egan, Belmont Lakes; Barhad Meiveal, Fairways Forest; Diana Richardson; Alices phone; Clorise Craft; Justin Lenguge; Nailah 1p

Staff: Commander Alicea, Zone 2; Robert Bautochka, Municipal Code Compliance; Kaysie Cox, Planning & Development Department; Jackie Gregson, Parks, Recreation and Community Services; Devon Holland, JPL; Lieutenant Jarmar Smith, JFRD; Rosemary Wesolowski, Neighborhood Services Office

Call to Order/Verify Quorum: Chair Keeley called the December 2024 GAB CPAC meeting to order at 6:30 pm. Rosemary Wesolowski verified that a quorum was present.

Pledge of Allegiance

Approval of the Previous Meeting Summary – The November and December CPAC meeting summaries will be approved at the January 2025 meeting.

Presentation(s): No Presenter

Elected Officials Report: None

Staff Reports:

JSO – On behalf of Commander Alicea, Lieutenant Cox presented the following JSO report for District 2:

- Shared crime statistics and confirmed overall crime in District 2 is down 19% in all categories.
- Thefts of Hyundais and Kias remain a problem.
- Everyone was reminded to participate in the 9:00 pm routine; remove all valuables from vehicles and lock your car every night at 9:00 pm.

Commander Alicea – 904-630-8166

JFRD – Lieutenant Smith provided the following updates:

- Everyone was encouraged to examine the condition of their extension cords before they put up their electric holiday decorations.
- When using holiday lights, be mindful not to overload any of your electrical outlets.
- Please have your chimney inspected and cleaned before you start a fire in your fireplace.
- Check your space heaters to ensure they are working properly and that the cords, plugs and outlets are intact.
- If you need smoke detectors in your home, please call 630-CITY to request to have them installed.

Lieutenant Smith – JamarS@coj.net

FDOT – Derek Dixon provided the following responses to questions that were sent to him prior to the CPAC meeting:

- How will FDOT address the ingress/egress onto Beach Boulevard (just west of Grove Park Boulevard) for a proposed apartment community? How will illegal U turns be handled at Grove Park Boulevard? Currently, FDOT only has a permit with the Pottsburg Creek Fish Shack. There are no proposed improvements at this intersection/area that are under FDOT review.
- What is the schedule and/or date of completion for the Wonderwood Project? Weather permitting, spring 2025.
- Merrill Road eastbound, past Hartsfield Road, where will U-turns be allowed due to the construction project? That is outside the FDOT limits; this is not an FDOT project.
- North bound I-295 heading towards the Dames Point Bridge roadway signage. Some citizens would like the signage to be moved further south in advance of the ramp for Merrill Road for better visibility. It was noted that the existing cantilever overhead signage is properly placed in accordance with the Federal Highway Administration requirements at Exit 46. There are no plans to relocate this signage.
- Alex Hoffman informed Mr. Dixon that the FDOT lighting along J. Turner Butler Boulevard (S.R. 202) is out on both sides of the road from San Pablo Road to I-295.

Derek Dixon – 904-360-5400

Jacksonville Public Library (JPL) – Devon Holland provided the following information:

- Renovations at the Regency Square Branch Library are underway and the library is currently closed for two weeks. The library is expected to reopen on December 16, 2024.
- In March 2025, JPL will Celebrate Reading Week. As part of this celebration, there will be a book review writing contest, all students in Duval County are eligible. Prizes will be awarded. Call 904-255-BOOK for more information.
- The San Marco Branch Library will celebrate its 75th Anniversary. If you would like to share any memories or photos of the library, please share them at any JPL library.

Devon Holland – DHolland@coj.net

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

- In the past 30 days, 894 inspections were completed, and 234 snipe/litter signs were removed.

- Municipal Code 518.422 Part B, this addresses commercial properties signage. If you see a sign on commercial property that is deteriorated, or damaged, please call 630-City to report it.
- Please enter all concerns or complaints by calling 904-630-CITY or enter them at anytime on the online MyJax system.

Robert Bautochka – RBautochka@coj.net

Neighborhoods Department – Lisa Ransom shared the following updates:

- The City of Jacksonville will host the Neighborhoods, USA (NUSA) conference in 2025. The Neighborhood Awards winners will be presented with their awards at this conference on May 20, 2025. Additional details will be forth coming.
- Ms. Ransom recognized Vice Chair Dedee Harper for her two years of service as Vice Chair; Chair Keeley also thanked Ms. Harper for her service as Vice Chair. Ms. Ransom presented Chair Tim Keeley with an award and expressed her appreciation to him for serving as CPAC Chair.

Lisa Ransom - LRansom@coj.net

Planning and Development Department – Connor Corrigan – no report

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

Public Works – James Carroll reported that the Public Works Department is currently working with several agencies on the Lone Star Connector project; a groundbreaking ceremony will be held in 2025.

James Carroll – 904-255-8786

Subcommittee Reports (3-minute time limit):

LUZ (Land Use and Zoning)/Governmental Affairs – Mike Corcoran stated the subcommittee reviewed four LUZ applications and presented two motions to the CPAC.

- Request for Deferral of 2024-0920 at 2115 Forest Boulevard (RE#123468-0010) to allow for the development of an 86-unit townhome complex at 2115 Forest Boulevard. until the next GAB CPAC meeting in Jan 2025.
The request was made because the Planning and Development Department has not received any documentation about the impact of a development of this size and by adding this many families would have significant impact on the immediate and surrounding communities serviced by a two-lane road with speed tables every 500 feet between Atlantic Boulevard and Beach Boulevard.

The motion passed unanimously.

- Request for Denial of 2024-0922 at 0 Townsend Boulevard (RE# 111359-0000), a conventional rezoning from CO to RMD-B for the purpose of building a twenty-three-unit townhome development for the following reasons:
 - This project is in direct conflict with the Greater Arlington/Beaches Vision Plan which requires that the proposed development be of a complementary nature, advances and elevates the quality of its immediate and adjacent properties. It

does not maintain a similar characteristic of the surrounding dwellings, nor does it match the existing neighborhood scale or character.

- o The surrounding community is vehemently opposed to this development, expressing concerns as to the already dangerous traffic and child safety issues in this area and a desire to see this plot designated as a conservation area to protect the myriads of nesting sites for the variety of aviary species seen on a regular basis.

The motion passed unanimously.

Beautification/Parks – Larry Belge – no report

Environment – Lad Hawkins – no report

Membership – vacant

Ad Hoc Committees:

North Florida Transportation Planning Organization (NFTPO) – Scott Cowitt no report

Park Safety Council – Donnie Oulton no report

TRUE Commission - Alex Hoffman – not present

Neighborhood Services Office Report – Rosemary Wesolowski – no report

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

Chairs Report – Chair Keeley thanked the CPAC for their continued support and that he looks forward to our CPAC meetings in 2025.

Old Business – none

New Business – none

Public Comment – Visitor Tourette Mitchell inquired whom she should contact to have lights installed at the Blue Cypress Park Pickleball courts. Ms. Mitchell was informed to contact the Director of the Parks, Recreation and Social Services (Daryl Joseph) and Council member Amaro.

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, January 13, 2025. 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.