

Greater Arlington Beaches Citizens Planning Advisory Committee

January 13, 2025, Meeting Summary

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

Meeting Attendance:

CPAC Members: Amita Agnihotri, Osprey Point HOA; Larry Belge, River Woods – St. Johns Landing HOA; Cheryl Brantley, Hidden Hills Country Club Estates HOA; Pamela Brown, Osprey Point Homeowners Association; Michael Corcoran, Kensington HOA; Scott Cowitt, Hawkins Cove Owners Association, Inc.; Nell DeCoursey, Hickory Creek HOA; Gary Dickinson, Grove Park 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; Sheila Litwhiler, Beachwood Civic Association; Joanne McIntosh, Ashley Green HOA; 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: Robert Beckham, Pelican Bay HOA; Nina Pougliouklidis, Ibis Point Owners Assoc.; Ramsey Salem, Queens Harbour POA

Visitors: Wayne Van Doren, Old Mill Cove HOA; Richard Egan, Belmont Lakes HOA; John Nooney; Gary Anderson, Golden Glades; Edward Radloff, Colony Cove; Rich Sonneberg; Justin Lengyel, Charter Point

Staff: The Honorable Ken Amaro, District 1; The Honorable Matt Carlucci, At-Large, Group 4; The Honorable Will Lahnen, District 3; Robert Bautochka, Municipal Code Compliance; James Carroll, Public Works; Connor Corrigan, Planning & Development Department; Renee Goode, JEA; Lieutenant Jarmar Smith; Rosemary Wesolowski, Neighborhood Services Office

Call to Order/Verify Quorum: Chair Keeley called the January 2025 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 2024 and December 2024 meeting summaries were approved by the CPAC.

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, Heirs' 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 Matt Carlucci, At-Large, Group 4 and Dylan Reingold, Office of General Council 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.

After a lengthy discussion concerning both ordinances, a motion was made to send a letter stating their support for both the ordinances that Council member Carlucci has filed.

The motion was approved unanimously.

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

The Honorable Will Lahnen, District 3 informed the CPAC that he is aware of Ordinances 2024-0868, 2024-0869 and 2024-0870. He stated with the recent updates that have been completed, no one that lives in City Council District 3 will be impacted by these ordinances.

The Honorable Will Lahnen – 904-255-5203 or WLahnen@coj.net

The Honorable Ken Amaro, District 1, reiterated that the solid waste fee has been flat since 2010, and we need to address this issue. He looks forward to conversations to determine what is the best way to correct this problem.

Council member Amaro also stated that he has great concern pertaining to Ordinances 2024-0868, 2024-0869 and 2024-0870. The council member stated he understands the importance of creating affordable housing but does not agree with how these ordinances are written and requested that City Council District 1 be removed and not included in the designed area of these ordinances.

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

Staff Reports:

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

- Announced that overall crime in District 2 is down except theft to motor vehicles. Year to date in District 2 there have been four more incidents of theft to motor vehicles. Crime statistics were provided for each subsector in District 2.
- 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 stated since the onset of cold weather, JFRD has responded to many residential fires. Everyone was encouraged to have an emergency evacuation/escape plan in place for their residence. In addition to having an evacuation plan, it was recommended to have everyone that spends time in the home (including babysitters, grandparents, etc.) know all the exits in the home, the meeting spots for the evacuation plan and participate in practice emergency evacuations.

Lieutenant Smith – JarmarS@coj.net

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

- Announced that the Regency Square Library Branch has reopened. The main restrooms are open for use, but the restrooms in the children's area are still closed.
- 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>
- Jax Stacks Reading Challenge continues. This is a year-round reading challenge specifically for adults. To learn more about the program visit: <https://jaxpubliclibrary.org/jaxstacks>

Devon Holland – DHolland@coj.net

JEA – Don Tuten on behalf of Shay Hill reported:

- JEA has a new app available. With the new app you can pay your bill online and monitor all usage.
- JEA has a solar concierge program due to the popularity of solar panels. There appears to be many solar panel scams. If you are thinking of purchasing solar panels, please contact JEA to speak with someone in the concierge program first. For more information please visit: <https://www.jea.com/solarconcierge>
- JEA will host the Seniors in Need Resource Fair monthly at the JEA Headquarters, 225 N. Pearl Street. Please call 665-5000 to learn more about the resource fair.

Shay Hill – 904-665-6000

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

- In the past 30 days, 745 inspections were completed, and 330 snipe/litter signs were removed.
- A special small inspection project will be conducted in the Monterey area soon.
- Supervisor Bautochka reviewed a portion of Chapter 518, Jacksonville Property Safety and Maintenance Code; Sec. 518-415. All fences on property covered by this Chapter

must be kept in good repair, free from accident hazards, and shall be protected by paint, preservative or weather-resistant material. Fences constructed of noncorrosive metals or decay-resistant species of wood such as cypress and cedar are not required to be painted. It was noted that the City of Jacksonville does not require homeowners to have a fence unless they have a swimming pool. If you see a fence that is in disrepair, please call 630-City or enter a concern into MyJax, Code Compliance can inspect to see if the fence is a violation.

Robert Bautochka – RBautochka@coj.net

Planning and Development Department – Connor Corrigan – provided an update regarding the LUZ letters generated at the December 2024 CPAC meeting. The CPAC letter requesting a deferral for an application on Forest Boulevard until a traffic study could be reviewed was approved by the Planning Commission. The Transportation Division stated that the segment of Forest Boulevard, near the proposed project, is operating at 15% capacity and that additional vehicles would not adversely affect traffic. The second letter for 2024-0922, an application for proposed townhomes at Townsend Road and Fort Caroline Road has been deferred. There will be a town hall meeting to discuss this project. If you would like to attend this meeting, please call Partick Krukowski (the attorney representing the application) for meeting details 904-348-6877.

Mr. Corrigan reviewed Ordinances 2024-0868, 204-0869 and 2024-0870 with the full CPAC and answered questions to the best of his abilities.

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

Subcommittee Reports (3-minute time limit):

LUZ (Land Use and Zoning)/Governmental Affairs – Mike Corcoran stated the subcommittee did not review any new LUZ applications at the subcommittee meeting earlier, but they did discuss the three Ordinances that Mr. Corrigan just shared with the CPAC. After a lengthy discussion, the LUZ Subcommittee prepared a motion to present to the full CPAC.

The motion presented states:

- Denial of 2024-0868, 2024-0869 and 2024-0870 because these proposed bills are clear attempts to add more people into smaller spaces originally zoned for single-family homes. These proposed ordinance changes are in direct conflict with the Greater Arlington/Beaches Vision Plan which requires all proposed development be of a complementary nature, to advance and elevate the quality of its immediate and adjacent properties. These changes are an attempt to circumvent the Greater Jacksonville Vision Plan and does not maintain a similar characteristic of the surrounding dwellings, nor does it match the existing neighborhood scale of character.

All three of these proposals ignore the effect on the value of the surrounding single-family homes by increasing the volume of traffic in the affected neighborhoods, increasing the amount of crime that always follows the addition of multifamily units into single family neighborhoods which ultimately negatively affects the peace and tranquility of those communities.

Proposed Ordinance 2024-0870 is nothing more than an attempt to put more units into an already small plot of land.

The Greater Arlington/Beaches communities are vehemently opposed to these changes expressing concerns about the already dangerous traffic, child/pedestrian safety issues and will increase exponentially if these changes are approved. It is the unanimous decision of the CPAC that this project is not in the best interest of the existing community or Jacksonville as a whole.

The motion passed unanimously

Beautification/Parks – Larry Belge – reminded everyone that cold weather is in the forecast and reminded them to take appropriate precautions for their pipes, plants, pets and people.

Environment – Lad Hawkins – no report

Membership – vacant

Ad Hoc Committees:

North Florida Transportation Planning Organization (NFTPO) – Scott Cowitt no meeting was held in January.

Park Safety Council – CPAC Member Donnie Oulton stated the council has been given the go-ahead to visit parks and make recommendations in compliance with a safety check sheet. The council will meet on January 27, 2025, if they have a quorum.

TRUE Commission - Alex Hoffman – no report

Neighborhood Services Office 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 Keeley informed the CPAC that the CPAC Chairs met with the mayor's staff on Friday, January 24, 2025. Please let him know if there are any concerns or questions that you would like him to bring up, please send them to Rosemary.

Chair Keeley announced that he and several CPAC members attended the ribbon cutting ceremony for the re-opening of San Pablo Road.

The GAB CPAC has the opportunity to make/submit CIP recommendations. Rosemary shared the CIP recommendation invitation letter that contains the criteria for any project we submit. Chair Keeley reminded the CPAC that he previously shared with the CPAC a letter he received from Kathleen Collins that did acknowledge all the CIP projects that are funded; none of the CIP recommendations that the GAB CPAC submitted were funded. Everyone was encouraged to think of new projects that meet the established criteria. Please share your new CIP recommendations at the February 10, 2025, CPAC meeting.

Chair Keeley introduced new CPAC member JoAnne McIntosh, representing Ashley Green HOA and presented her with an appointment letter from Mayor Deegan and a new member packet.

Old Business – none

New Business – none

Public Comment –

Member Donnie Oulton encouraged the CPAC members to attend the Planning Commission meetings and City Council meetings. Mr. Oulton stressed the importance of attending these meetings when your community is concerned about new projects.

Visitor John Nooney introduced himself to the CPAC, described the location of his home and expressed his desire to have additional kayak launches. Mr. Nooney shared that he attends the Jacksonville Waterways Commission meetings, the FINE Commission meetings and the Northeast Florida Regional Council meetings.

Visitor Ed Radloff stated that he did attend the City Council LUZ meeting. At the meeting, Council member Diamond strongly supports the zoning ordinances that he submitted (2024-0868, 2024-0869, 2024-0870, these proposed ordinances have a lot of citizens writing to their council members in opposition. Mr. Radloff reminded the CPAC that he does live in an HOA, and they are actively fighting two proposed townhome communities near his neighborhood.

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, February 10, 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.