

## **Greater Arlington Beaches Citizens Planning Advisory Committee**

### **February 10, 2025, Meeting Summary**

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

#### **Meeting Attendance:**

**CPAC Members:** Amita Agnihotri, Osprey Point HOA; Robert Beckham, Pelican Bay HOA; Larry Belge, River Woods – St. Johns Landing HOA; Cheryl Brantley, Hidden Hills Country Club Estates HOA; Michael Corcoran, Kensington HOA; Scott Cowitt, Hawkins Cove Owners Association, Inc.; 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; Nina Pougouklidis, Ibis Point Owners Assoc.; Ramsey Salem, Queens Harbour POA; Wayne Van Doren, Old Mill Cove HOA; Justine Wadyko, Waterleaf HOA; Debra Wagner, Hawkins Cove Owners Association, Inc.

**Excused:** Pamela Brown, Osprey Point Homeowners Association; Nell DeCoursey, Hickory Creek HOA;

**Visitors:** Richard Egan, Belmont Lakes HOA; Debbie Gelwicks, Ashley Green HOA; Tony Chang, Beachwood Civic Association; Alexander Hoffman, The Woods Community; Al Ferraro; Amy Ferraro

**Staff:** The Honorable Ken Amaro, District 1; Commander Alicea, Zone 2; Robert Bautochka, Municipal Code Compliance; Fred Berley, Military and Veterans Affairs; Connor Corrigan, Planning & Development Department; Daniel Piastuck, Parks, Recreation and Community Services; Cheryl Riddick, JTA; Lieutenant Jarmar Smith; Rosemary Wesolowski, Neighborhood Services Office

**Call to Order/Verify Quorum:** Chair Keeley called the February 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 January 2025 meeting summary was approved by the CPAC.

**Presentation(s):** Noah Ray, Emergency Preparedness Supervisor, JFRD presented on Local Mitigation Strategy Update.

Every county in Florida has a Local Mitigation Strategy (LMS) in place. The purpose of the LMS is to identify threats, hazards, hazard vulnerabilities, hazard risks, identify gaps and areas for improvement.

The natural hazards that are reviewed and evaluated for the LMS include tropical cyclones, severe weather, storm surge, extreme heat, sea level rise, flooding, infectious disease, drought, coastal erosion, saltwater intrusion, wildfire, winter storms and extreme cold.

In addition to natural disasters, LMS also looks at man-made hazards and technological hazards including the threat of critical infrastructure. These hazards include hazardous materials

(HAZMAT), improvised explosive devices, active shooter incidents, biological attacks, chemical attacks and terrorism and targeted violence. Indirect actions of the LMS will address zoning requirements, construction requirements, adequate insurance, planning and coordination.

The current LMS Plan expires on August 18, 2025. There is a draft version of the updated plan for public comment at: [www.jaxready.com/mitigation](http://www.jaxready.com/mitigation)

If you review the 2025 updates, the updates include the hazard summary table with numerical risk scores, an added map section, all the tables, figures and maps contain current data. Additionally, the LMS project list has been updated too.

Everyone was encouraged to download the JAXREADY app and copies of the 2024/2025 City of Jacksonville Preparedness and Response Guide were available.

Noah Ray – 904-255-3117

### **Elected Officials Report:**

**The Honorable Ken Amaro, District 1**, shared the following updates:

- The Lone Star Road extension project is expected to begin in March; an exact date will be announced in the future.
- Vehicular vandalism to the playing fields at Blue Cypress Park continues to be a problem. Traffic bollards have been installed to prevent future vehicular vandalism.
- In May 2025, the new swimming pool will open at Blue Cypress Park for the summer.
- Three of the apartment complexes on Justina Road were recently purchased by an investor in Philadelphia, Pennsylvania. Councilmember Amaro spoke to the new owners and the new owners stated they plan to enhance the complexes and transform the corridor.
- The status of Regency Square Mall is still in limbo. The councilman is hopeful in March we may have a solid decision on the future of the mall.
- Tomorrow night, there will be a City Council meeting and one of the topics to be discussed will be the proposed increase in the user fee for trash collection.
- Councilmember Amaro will host a town hall meeting on February 24, 2025, 6:00 pm at Parkwood Baptist Church, on Lone Star Road. Everyone is invited to attend.

The Honorable Ken Amaro – 904-255-5201 or [KAmaro@coj.net](mailto:KAmaro@coj.net)

### **Staff Reports:**

**JSO – Commander Alicea**, presented the following JSO report:

- Announced that crimes against persons are down 14.66% and crimes against property is down 11.75%. 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.
- Multiple CPAC members informed Commander Alicea of a traffic concern on Atlantic Boulevard at Doolittle Drive. Details were provided and the Commander stated he would investigate.

Commander Alicea – 904-630-8166

**JFRD – Lieutenant Smith** advised everyone to be mindful when using surge protectors or power strips. Even if the surge protectors/power strips have six or seven outlets, it was recommended not to use all of them. It was recommended to never use a power strip or extension cord for major appliances and be mindful where the cords are placed to avoid trip hazards. Lieutenant Smith confirmed that JFRD is still looking for land to build a fire station near the Hartsfield Road and Merrill Road area. The fire station near Bruce Park (next to the Frances Padgett Senior Center) was recently renovated and a new fire station was constructed off Arlington Road near the Glynlea/Holiday Hills community. Lastly, fire hydrants are inspected annually by JEA regardless of what type of road they are on (city road, state road, or private road).

Lieutenant Smith – JarmarS@coj.net

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

- 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>
- As part of the JPL Black History Month celebration, everyone is invited to celebrate the 125th anniversary of Lift Every Voice and Sing at all 21 Jacksonville Public library locations. Please use the following web address to <https://jaxpubliclibrary.org/blog/lift-every-voice-and-sing-125th-anniversary-celebration> to learn about the different celebrations offered.
- There will be a Junior Lit chat with Zoe Persico at the Beaches Branch Library on February 22, 2025, at 1:00 pm.
- 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

**JTA – Cheryl Riddick** informed the CPAC that JTA customers who are 65 years old and older may ride JTA buses for free and are no longer required to have the special Senior Star Card to ride for free. Upon boarding a bus, any 65-year-old (or older) passenger will need to show the bus driver a valid Florida State ID or Florida Driver's License for their free ride.

Cheryl Riddick – 904-630-3100

**Military Affairs and Veterans Department (MAVD)– Fred Berley** shared the following announcements:

- The November Veterans Day Parade was a well-attended event.
- MAVD is offering free tax preparation for active military and veterans alike and appointments are required, please call 904-255-5550 to schedule your appointment.
- On March 8, 2025, in partnership with The Players Championship, a military job fair will be held. Visit <https://www.jacksonville.gov/welcome/news/the-players-championship-hosts-13th-annual-militar> for more information.
- Our local Memorial Day event will be held at the Veterans Memorial Wall, 1145 E. Adams Street, 32202. The event begins at 8:30 am.
- Military Spouses Night Out will be held on June 5, 2025, 5-8 pm. Pre-registration is required, please call Tiffany Morales - 904-255-5524 - to register.

Fred Berley – 904-255-5524

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

- In the past 30 days, 881 inspections were completed, and 235 snipe/litter signs were removed.
- A special small inspection project was conducted in the Monterey area and 62 new cases were created.
- Supervisor Bautochka shared that the hurricane roof tarp exception has expired.

Robert Bautochka – [RBautochka@coj.net](mailto:RBautochka@coj.net)

**Parks, Recreation and Community Services – Daniel Piastuck** provided the following updates:

- In addition to the new swimming pool at Blue Cypress Park opening in May, new playground equipment is scheduled to be installed this summer. Also at Blue Cypress Park, the golf course is currently under renovation. Upon completion, the renovation will add three additional holes to the golf course.
- Isle of Palms Park has new fitness equipment installed and is waiting for the final inspection to be conducted before it is open to the public.
- Victory Park has added two new pickleball courts and will have fitness equipment added this spring.
- Reedy Point Park has new pilings installed for the construction of a fishing dock.
- Fort Caroline Community Center had all the trees trimmed and is in the design phase for new playground equipment to be installed.
- Ed Austin Regional Park recently completed all tree trimming and new playground equipment was installed.
- Oak Harbor Boat Ramp has been renovated and the project was completed ahead of schedule.
- New fencing has been installed at Norman Studios.
- The Arlington Lions Pavillion roof repair is underway.
- The Parks, Recreation and Community Services Department is hiring lifeguards and summer camp counselors. Please visit <https://www.jacksonville.gov/departments/parks-and-recreation/headlines/hiring-lifeguards> for more information.

Daniel Piastuck – [Dpiastuck@coj.net](mailto:Dpiastuck@coj.net)

**Planning and Development Department – Connor Corrigan** – no report

Connor Corrigan – [Ccorigan@coj.net](mailto:Ccorigan@coj.net) or 904-255-7844

**Subcommittee Reports (3-minute time limit):**

**LUZ (Land Use and Zoning)/Governmental Affairs – Mike Corcoran** stated the subcommittee reviewed five new LUZ applications and motions on two motions were presented to the full CPAC. The motions presented were:

- **Denial of 2025-0086** at 7900 Arlington Expressway (RE# 142483-0000) of a PUD being sought to allow the development 96 multi-family units for the following reasons:
  - Current zoning requires multiple parking spaces per unit unless it is a single bedroom unit. All the proposed units are multi-bedroom units. The request states that the use of the ITE parking manual, which is primarily used for industrial or warehouse properties rather than for residential parking. The plans also state that due to the proximity of public transportation fewer parking spaces are required,

any deviations concerning parking fewer than required should be addressed in a separate deviation request.

- o Waivers of lot size, width, landscaping and setback requirements should be addressed in separate deviation requests

The Greater Arlington/Beaches CPAC is not opposed to the idea of a PUD for this property but the request for this property attempts to combine multiple requests for one deviation beyond the scope of a standard PUD and its current requirements into one big deviation and was therefore unanimously decided by the CPAC to deny the request.

- Denial of 2025-0088 at 7920 & 7860 Arlington Expressway (RE# 142483-0003 and 142483-0100) requests a PUD for the development of 659-775 multi-family units for the following reasons:
  - o Current zoning requires multiple parking spaces per unit unless it is a single bedroom unit. All the proposed units are multi-bedroom units. The request states that the use of the ITE parking manual, which is primarily used for industrial or warehouse properties rather than for residential parking. The plans also state that due to the proximity of public transportation fewer parking spaces are required, any deviations concerning parking fewer than required should be addressed in a separate deviation request.
  - o Waivers of lot size, width, landscaping and setback requirements should be addressed in separate deviation requests

The Greater Arlington/Beaches CPAC is not opposed to the idea of a PUD for this property but the request for this property attempts to combine multiple requests for one deviation beyond the scope of a standard PUD and its current requirements into one big deviation and was therefore unanimously decided by the CPAC to deny the request.

**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** – CPAC Member Donnie Oulton stated the council met and discussed changing the quorum from four to three attendees. The committee did discuss a variety of local parks, and most are in good shape

**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 on February 12, 2025, at: <https://www.nusa.org/>

The City of Jacksonville Neighborhood Awards Program will be held at the Prime F. Osborn, III Convention Center on May 20, 2025, at 6:00 pm.

Rosemary Wesolowski – 904-255-8261 or [rosemary@coj.net](mailto:rosemary@coj.net)

**Chairs Report** – Chair Keeley introduced new member Wayne Van Doren representing Old Mill Cove HOA and presented him with his appointment letter from the Mayor and new member packet.

Chair Keeley reviewed the required criteria that must be met for any CPAC CIP recommendation(s) for the upcoming budget cycle. After a brief discussion the following recommendation was made: to install a new HVAC system and to permanently install the audio/visual equipment that is used to conduct the Zoom component of the hybrid CPAC meeting.

**Old Business** – none

**New Business** – none

**Public Comment** –

Member Larry Belge informed the CPAC that AT&T has been installing fiber optic cable throughout Arlington for the past 6 or 7 months. This should help increase the speed of internet service in Jacksonville.

Member Gary Dickinson invited everyone to attend the reenactment of the Battle of Olustee at the Olustee Battlefield Historic State Park on US 90, just west of Duval County. There will be a reenactment on Saturday, February 22 and Sunday, February 23, 2025, at 1:30 pm.

**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, March 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.