

Greater Arlington Beaches Citizens Planning Advisory Committee

March 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; Pamela Brown, Osprey Point Homeowners Association; 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.; Alex Hoffman, The Woods Community; 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; Wayne Van Doren, Old Mill Cove HOA; Justine Wadyko, Waterleaf HOA

Excused: Larry Belge, River Woods – St. Johns Landing HOA; Nell DeCoursey, Hickory Creek HOA; Lad Hawkins, Communities of East Arlington; Nina Pougouklidis, Ibis Point Owners Assoc.; Ramsey Salem, Queens Harbour POA;

Visitors: Richard Egan, Belmont Lakes HOA; Antonio Chang, Beachwood Civic Association; Herbert Ramsdell, Southside Estates Civic Association; John Nooney; Ed Radloff, Colony Cove; Ryan Overby; Nicole Szarlan

Staff: The Honorable Ken Amaro, District 1; Robert Bautochka, Municipal Code Compliance; Connor Corrigan, Planning & Development Department; Derek Dixon, FDOT; Devon Holland, JPL; Sergeant Steven Patrick, JSO; Lieutenant Jarmar Smith; Rosemary Wesolowski, Neighborhood Services Office

Call to Order/Verify Quorum: Chair Keeley called the March 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 – Approval of the February 2025 meeting summary will take place at the April meeting.

Presentation(s): **Kat Wright, Director of Public Art-Cultural Council of Greater Jacksonville** shared that a \$25,000 public art project will be coming to a Greater Arlington/Beaches location by September 30, 2025.

The Art in Public Places Program under the Cultural Council of Greater Jacksonville has been working with the City's Parks Recreation and Community Services Department to curate a sampling of projects. A brief 2-minute survey was emailed to all the CPAC members prior to the meeting. Ms. Wright reviewed the locations and art options. The options are Patton Park – an artistic Bench; Catherina Abby Hannah Park – a mural wrap that will be placed on either an exterior wall of the campground bathrooms or near the splash pad/playground area; and Beachwood Community Center – a sculptural designed signage to identify the center. Everyone was encouraged to participate in the survey.

Kat Wright – kwright@culturalcouncil.org

Elected Officials Report:

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

- There will be a groundbreaking ceremony for the Lone Star Road Connection project on March 27, 2025. Contact the Council District 1 office for more details.
- In May 2025, there will be a grand re-opening of the new swimming pool at Blue Cypress Park; additional details will be provided once that are available.
- The golf course expansion project is underway at Blue Cypress Park.
- Resurfacing of the Arlington Expressway has been completed. There is a committee working to identify beautification projects to enhance the Arlington Expressway. Several recommendations are under consideration. The most popular recommendation is to add new signage to identify the Arlington community. Councilmember Amaro has committed some funds to this project.
- Mayor Deegan will hold a Budget Town Hall meeting on March 27, 2025 at Terry Parker High School.
- Council member Salem will hold a meeting on Tuesday, March 11, 2025, at 4:00 pm in City Hall to discuss local DOGE efforts.
- Councilmember Amaro asked the CPAC members to remind their neighbors there is a Municipal Code that states you must separately place your garbage, recycling or yard waste curbside no later than 6 a.m. on your scheduled collection day or no sooner than 5:00 p.m. on the day before your scheduled collection. All empty containers or inappropriate waste should be removed from the curb no later than 6 a.m. the day after scheduled collection.

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

Staff Reports:

JSO – On behalf of Commander Alicea, Sergeant Patrick provided the following JSO report:

- Announced that crimes against persons are down 18%; crimes against property are down across the board and motor vehicle thefts are down almost 55%. 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.
- At the February meeting, multiple CPAC members informed Commander Alicea of a traffic concern on Atlantic Boulevard at Doolittle Drive. After the meeting, Commander Alicea investigated and found out that this traffic issue is due to the Amazon distribution center. Florida Fish and Wildlife Conservation Commission (FWC) has been hired to assist with traffic to allow the trucks to exit the distribution center unobstructed. The Commander learned that a dedicated lane will be constructed to prevent daily roadway blockage; this dedicated lane should be completed sometime this summer. JSO recommended to FWC not to block the lane the entire three hours, but to only when the trucks would be coming out.

Commander Alicea – 904-630-8166

JFRD – Lieutenant Smith advised everyone to change their batteries in their smoke detector. If you need your batteries changed or need a smoke detector, please call 904-630-CITY (2489) to make this request.

Lieutenant Smith – JarmarS@coj.net

FDOT – Derek Dixon provided updates for the questions that were previously emailed to him. The questions/updates were:

- The streetlights are still out on J. Turner Butler Boulevard (SR 202), when will they be repaired? A contractor damaged an electrical pull box at a construction site near SR 202 and Hodges Boulevard. The contractor is claiming they did not damage the box. FDOT has decided to order the specialty item that is needed to complete the repair and hopes to have the lights restored within the month.
- When will I-295 be widened from Town Center Boulevard to the Dames Point Bridge? FDOT is currently widening I-295 between SR 202 and Beach Boulevard. This project is expected to be completed in summer 2025 (weather and unforeseen circumstances permitting). FDOT has studied a widening project between the Dames Point Bridge and SR 202. This information can be found on the FDOT website www.nflroads.com/I295 the project is proposed to be completed in 2030.
- Mr. Dixon informed the CPAC members if they would like to propose any City of Jacksonville or FDOT roadway projects, please share them with your North Florida Transportation Planning Organization (NFTPO) liaison. Your NFTPO liaison can make the recommendation to NFTPO so they can prioritize the project and possibly identify funding for the project.

Derek Dixon – 904-360-5400

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

- March 27 – 29, 2025 the Big Bag Book Sale will be held by the Friends of the Jacksonville Public Library will be held at University Park Library. The proceeds from the sale help fund special programs the library has to offer. The sale includes movies, audio books, records, jigsaw puzzles and a variety of other items.
- JPL will offer a wide variety of fun activities for school age children during spring break. There will be live guest performers, many different STEM activities, and art labs. Please visit <https://jaxpubliclibrary.org/> to see the various program offered at all the libraries.
- Jax Pop-Con will be held at the Main Library on Saturday, March 22, 2025, from 11:00 am to 5:00 pm. Please visit <https://jaxpubliclibrary.org/blog/jax-pop-con> for complete details.
- JPL and Duval County Public Schools will collaborate for the Elementary Art Exhibition which will be held March 27-29, 2025. The Exhibition will be held at 15 library locations.
- On March 12, 2025, there will be a Lit Chat with author Jamie Ford at the Southeast Library at 7:00 pm. The conversation will focus on his new bestselling novel, *The Many Daughters of Afong May*. <https://jaxpubliclibrary.org/blog/lit-chat-interview-new-york-times-bestselling-novelist-jamie-ford>

Devon Holland – DHolland@coj.net

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

- In the past 30 days, 965 inspections were completed, and 109 snipe/litter signs were removed.
- Supervisor Bautochka reviewed Section 518.418 of the Duval County Municipal Code. This covers septic tanks, grease traps and excavations and states they shall be maintained in sound condition and shall be at all times covered in an approved manner. This information was provided as there has been an increase in complaints pertaining to neighbors' septic tanks overflowing. If you smell or see sewage overflow, please call 630-CITY (2489) and the Environmental Quality Division will inspect/investigate the complaint.

Robert Bautochka – RBautochka@coj.net

Planning and Development Department – Connor Corrigan – no report

Connor Corrigan – 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 two new LUZ applications and presented the following motion:

- **Approve WLD – 2025-0088** at 1111 Cesery Boulevard (RE#136657-0100). The Greater Arlington/Beaches CPAC voted to approve LUZ request WLD-2025-0088 to reduce the minimum distance between a proposed liquor license and a church or from 500 feet to 490 feet with the same conditions approved for the previous WLD granted to the previous owner/establishment (WLD-19-11). Those conditions include:
 - The proposed establishment may only operate as a bonafide restaurant utilizing the 4COP/SRX license.
 - No alcohol may be served after 10:00 pm. The proposed establishment should close no later than 11:00 pm.

The motion carried unanimously

Beautification/Parks – Larry Belge – no report

Environment – Lad Hawkins – not present

Membership – vacant

Ad Hoc Committees:

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

Park Safety Council – CPAC Member Donnie Oulton stated the next meeting will be held on March 24, 2025.

TRUE Commission - Alex Hoffman – reported that they now have full membership on the TRUE Commission. The commission recently had a presentation from the Downtown Investment Authority (DIA) and the focus of the presentation was on how they process property through their real estate program. There was also discussion about downtown parking and how this affects the city revenues.

Neighborhood Services Office Report – Rosemary Wesolowski announced that the MYJAX system is in the process of being updated. The updates should greatly enhance the system.

The CPAC reminded 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

Chairs Report – Chair Keeley presented Alex Hoffman with his new member packet representing The Woods Community. Chair Keeley shared that the CIP recommendation (to install a new HVAC system in the PAL cafeteria and to permanently install the audio/visual equipment used for the CPAC Hybrid meetings) was submitted on time.

Old Business – none

New Business – none

Public Comment –

Member Eddi Parson discussed a letter that the SE CPAC wrote/submitted concerning the Florida Land Use recommendations or ordinances. Ms. Parsons read the letter which contained opposition to Ordinance 2024-0869, a proposed change that would change various sections of Chapter 656 (Zoning Code). Ms. Parsons encouraged those that support this recommendation to contact their city council representative and voice their concerns.

Visitor John Nooney introduced himself and informed the GAB CPAC that he has been attending the Northeast Florida Regional Council meetings for two years to advocate for the acquisition of land that would allow public access to local waterways. In addition, Mr. Nooney attends the Waterway Commission meetings also to request land acquisitions for future parks or access point our local waterways.

Visitor Steve Matchett introduced himself and stated he was in attendance to raise awareness of 2025-0090; this is the adoption round of the transmitted amendments. Mr. Matchett stated the Ordinance 2025-0090 also increases the density and ability to build duplexes, triplexes and quadraplexes in the RLD land use category. The RLD land use category would change from 7 units to 20 units in the Urban Area (UA) and 25 units in the Priority Urban Area (PUA). Arlington has the distinction of having both urban area and priority urban area classifications. Dates for the upcoming Planning Commission and City Council meetings were provided.

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, April 14, 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.