

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

## **October 1, 2018 Meeting Summary**

Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, FL 32246

### **Meeting Attendance**

#### **CPAC Members:**

Clifton Civic Association - Melody Shacter - Vice Chair  
Arlington Business Society – Mike Anania  
Bentwater Place – Edward Maxted  
Caroline Forest Homeowners Assoc. - Kacy Evans  
Communities of East Arlington - Lad Hawkins  
Covington Creek HOA – Joan Becker  
Cypress Cove Good Neighbors – Harley Herndon  
Hawkins Cove HOA – Kristopher Edewaard  
Hickory Creek HOA – Lennette Hauver  
Ibis Point Owners Association – Nina Pougiouklidis  
Kensington Association – Tim Keeley  
Lake Lucina Association – Kirk Armstrong  
Old Arlington Inc. – Peter Mione  
Old Mill Cove Community Organization – Jerry Petoskey  
Osprey Point HOA – Pam Brown  
Osprey Point HOA – Amita Agnihotri  
Queens Harbour POA – Will Messer  
River Woods – St. Johns Landing HOA – Larry Belge  
The Valley at Hidden Hills – John Roberts  
Waterleaf HOA – Vida McCullough

#### **Excused:**

Charter Point Community Association – Bob Barletta  
Council Appointee – District 1 – Michele Davis  
Cypress Cove Good Neighbors – Ben Tucker  
Hickory Creek HOA – Nell DeCoursey  
Monument Oaks HOA - Eddi Parsons  
Monument Oaks HOA – Bob Davis  
Queens Harbour POA - Dr. Ramsey Salem – Chair

#### **Staff and Elected Officials:**

City Council -At Large Group 2 ECA – Nikki Evans  
JEA – Renee Goode  
JPL – Michael Sullivan  
JSO – Lt. Valentine  
Neighborhoods Code Compliance – Thomas Register  
Neighborhood Services Office – Rosemary Wesolowski  
P&DD – Connie Patterson  
Public Works – Steve Long

#### **Visitors:**

Patricia Hairston – Pablo Point Civic Association  
Kathleen Brown – Pablo Point Civic & myself  
Socorro McCauley – 325 Pablo Point  
Valerie Britt – Self as Pablo Point Owner  
Edward Hauver – Hickory Creek HOA  
Richard Becker – Covington Creek HOA

**Call to Order/Verify Quorum-** Vice Chair Shacter called the October 2018 GAB CPAC meeting to order at 6:30 pm. Rosemary Wesolowski verified that a quorum was present.

**Approval of the Previous Meeting Summary** – The September 2018 meeting summary was approved by the CPAC.

**Presentation(s): Jennifer Mitchell, Ph.D., Office of Communications, St. Johns River Water Management** informed the CPAC about the mission of the St. Johns River Water Management (SJRWM). The mission of SJRWM is “to protect our natural resources and support Florida’s growth by ensuring the sustainable use of Florida’s water for the benefit of the people of the District and the state.” To meet that mission/vision statement, the St. Johns Water Management District’s daily work is focused on four main core missions. The four core missions are:

1. Improve water quality - the SJRWM works to address water quality issues in a variety of ways such as cost-share projects with local governments, aquatic systems restoration and protection projects; permitting; land acquisition and management activities. Additionally, SJRWM monitors water conditions on a regular basis and their efforts are closely coordinated with many partners, including the Florida Department of Environmental Protection (EPA).

2. Address water supply – by working with the EPA, local governments and stakeholders to address water supply, SJRWM uses hydrologic data to set minimum flows and levels for rivers, lakes and springs. These levels can change as a result of changes in population growth or decline thus impacting how much water a region will need and where the water may come from to meet those needs. Water conservation is a key component of ensuring an adequate water supply.
3. Flood protection – SJRWM utilizes both structural (levees and control structures) and non-structural techniques to provide flood protection. Non-structural flood protection is achieved through stormwater management rules, purchase and conservation of floodplain wetlands to provide floodwater storage and the collection and dissemination of hydrologic data to guide flood preparedness and responses.
4. Stewardship of natural water systems – This mission is divided between natural lands and waters. Most of the natural systems benefits come from effective permitting, water quality improvement projects, minimum flows and levels and cost-share projects. Currently, SJRWM manages more than 425,000 acres of public land it has purchased, manages another 335,000 acres through a variety of partnerships with numerous agencies and local governments. Important activities include hydrologic restoration of altered drainage, invasive species management, use of prescribed fire for restoration and wildfire prevention, and providing resource-based recreation opportunities. Locally, this mission is very important to Julington Creek and Durbin Preservation Area.

SJRWM also works with neighborhoods. Many communities have worked with SJRWM in regard to permitting. SJRWM issue several types of permits that are needed in neighborhoods/communities. The two most common permits that communities would be impacted by deal with how much water is used by homeowners/businesses and with how new development affects water resources.

The first type of permit, which authorizes water use, is called a Consumptive Use Permit (CUP). A CUP allows water to be withdrawn from surface and groundwater supplies for reasonable and beneficial uses such as public supply (drinking water), agricultural and landscape irrigation, and industry and power generation. The CUP benefits all people by requiring water conservation to prevent wasteful uses, requiring reuse of reclaimed water (treated wastewater and storm water) instead of higher quality groundwater, and setting limits on how much water can be withdrawn at each location in the aquifer.

The second permit is called an Environmental Resource Permit (ERP). The ERP program is designed to ensure new construction will not adversely affect the way water flows and is stored in certain areas, thus causing flooding. One benefit from the ERP is preventing stormwater pollution to Florida's lakes and streams and by protecting wetlands.

ERPs were first required in 1995. They combine the former wetland dredge and fill permit issued by the Florida Department of Environmental Protection (EPA) and the Management and Storage of Surface Waters permit issued by the SJRWM. For communities that were constructed before 1995, permits for stormwater retention ponds could have been issued by the EPA or SJRWM.

Anyone proposing construction of new facilities, including governmental agencies, developers building new residential or commercial areas, or anyone who wants to fill in wetlands must have an ERP. Once an ERP is issued for a specific purpose and contains a number of conditions that must be followed. Permit holders are responsible for implementing these conditions and filing whatever reports may be necessary, including an as-built certification upon completion of construction. Once construction is completed and the association is turned over to the

community, the community is then responsible for the stormwater pond maintenance and inspections.

Dr. Mitchell did not have the information for the stormwater pond inspections on hand, but she stated she would send that information to Rosemary to share with the CPAC.

#### **Elected Officials Report:**

**Joyce Morgan, City Council District 1** – on behalf of Council Member Morgan the following report was read to the CPAC:

- Council Member Morgan will hold her next Town Hall meeting on Monday, October 29, 2018 at 6:00pm at The House of Prayer (6651 Crestline Dr.)
- The next CRA meeting will be held on October 10, 2018 at 3:30 pm at City Hall, Second Floor Conference Room.
- The next City Council Meeting will be held on October 9, 2018 at 5:00 pm
- There are two new grand opening in the Arlington area. They are:
  - Sk8CityJax at Regency Court Shopping Center (9244 Arlington Expressway). The owners hope to open by Thanksgiving.
  - Surge Adventure Park at Regency Court Shopping Center (9292 Arlington Expressway) will offer zip lines, ninja courses, competitive climbing and trampolines. Drew Brees, New Orleans Saint Quarterback is the owner; and opening date is TBD.

**Nikki Evans, At Large, Group 2 Executive Council Aide** provided the following updates:

- Earlier in the year, Council Member Crescimbeni served as chair of a Special City Council Committee that was created to study the possible sale of Jacksonville Electric Authority (JEA). The Special Committee adopted their report in late July 2018 which outlines the countless contributions JEA makes to our community. A copy of the final report can be found at: <http://www.coj.net/city-council/standing-committees/special-committee-on-the-future-of-jea>. The sale of JEA did not occur.

It was noted that a conversation about selling JEA may occur again next year; especially after the city elections. Council Member Crescimbeni believes that any final decision to sell JEA should be made by the citizens of Jacksonville/Duval County. Due to these beliefs, a straw ballot question will appear on the November 6<sup>th</sup> ballot.

The JEA Straw ballot question will appear at the end of the ballot (except in Atlantic Beach). Vote "yes" if you want the voters of Jacksonville/Duval County to make the final decision on any future sale of JEA. Vote no if you want only the Jacksonville City Council to make the final decision on any future sale of JEA.

#### **Staff Reports:**

**JSO (Jacksonville Sheriff's Office)** – Lieutenant Valentine provided the following updates:

- In the last 30 days violent crime is down 13.7% and property crime is down 19.44% in Zone
- As Halloween approaches, please visit the FDLE website to identify any local sexual predators or offenders. Sec. 685.104. - Prohibited Activities for Sexual Offenders and Sexual Predators; Exceptions. Any person designated a Sexual Offender or Sexual Predator shall:

*Avoid all Halloween related contact with children; from 6:00 a.m. to 11:59 p.m., on October 31 (or any other day on which Halloween is celebrated) post a sign at his or her residence, including a vessel, or vehicle, stating, "No candy or treats here." Such signs shall be in letters at least two inches high and shall be legible on the property leased, rented, owned or occupied by the Sexual Offender or Sexual Predator, and clearly*

visible from the street, waterway, or any property that is open to public access. The signs may be removed after 11:59 p.m. on October 31, or the day on which Halloween is celebrated. Except for lighting provided on a year-round basis by the owner or manager of a multi-family residential unit for the purpose of security or walkway or hallway illumination, leave all outside residential lighting off during the evening hours after 5:00 p.m. on October 31 (or any other day on which Halloween is celebrated). Do not place or allow any display, including but not limited to displays for any nationally or locally recognized holiday or seasonal event or practice, to be visible from the exterior of any Sexual Offender's or Sexual Predator's residence, including a vehicle or vessel, or on any property which is leased, rented, owned or occupied by such person, if such display is primarily targeted to entice, attract, or lure a child onto any residence or property, or onto or nearer to any vehicle or vessel rented, owned or occupied by such person. Enforcement of this section shall not be limited to the actual calendar date of any given nationally or locally recognized holiday or seasonal event or practice.  
Zone 2 substation – 9501 Arlington Expressway – 904-726-5100

**JEA** – Renee Goode shared handouts with the CPAC about that contained information about Restoration 1-2-3. Restoration 1-2-3 is a three phase process that JEA will implement if a massive storm or hurricane impacts our area. Ms. Goode also encouraged the CPAC to visit [jea.com](http://jea.com) to register for JEA alerts and explained how you can text power/water outages to JEA.

**JFRD (Jacksonville Fire & Rescue Department)** – not in attendance

**Jacksonville Public Library** – Michael Sullivan, Executive Assistant provided the following updates:

- Thanked all that supported an increase in the JPL budget. With the additional funds, JPL will be able to have all the branches open at least 6 days a week and be able to purchase land for a new library in the Oceanway area.
- Early voting will begin on October 6, 2018 and run through November 4, 2018.
- The Jacksonville Public Library system won the Jet Blue Soar with Reading Challenge. The prize includes \$25,000 in children's books and a reading room makeover. JPL has not selected the library that will receive the reading room makeover yet.

Jackie Spiritas – [spiritas@coj.net](mailto:spiritas@coj.net)

**Neighborhoods Department (Municipal Code Compliance Division)** – Thomas Register provided a report that contained the following statistics for the GAB District: In September 2018, Code Compliance completed 2333 inspections in the GAB District; on average Code Compliance completes 1700 inspections per month. A brief breakdown of the inspections include: commercial inspections - 50; illegal signs - 28; junk vehicles - 316; litter signs - 30; nuisance - 946; board up - 68; graffiti - 9; nuisance pool - 28; nuisance tree - 92; residential - 363; unsafe structure - 46; zoning - 357. Mr. Register has created a Code Compliance newsletter that will be emailed to all on the GAB CPAC email distribution list.

Thomas Register, 255-7290 or [tregister@coj.net](mailto:tregister@coj.net)

**Planning & Development Department** – Connie Patterson stated the next Renew Arlington CRA Overlay meeting will be held on October 13, 2018. Please contact Connie for complete details for the meeting.

Connie Patterson, 255-7822 or [Constancep@coj.net](mailto:Constancep@coj.net)

**Public Works** – Steve Long stated the Public Works Department budget went well this year and a

large part was due to council members in the GAB District. Mr. Long acknowledged Council President Bowman and Council Member Morgan for their commitment to this district and the betterment of our city.

Mr. Long stated that the guest speaker, Dr. Mitchell from St. Johns River Water management did a great job explaining maintenance of stormwater ponds/systems. Mr. Long verified that the City of Jacksonville maintains stormwater ponds that are owned by the City or are associated with COJ roads, parks and city owned structures only. Each individual subdivision is responsible for the stormwater ponds in their communities. The City of Jacksonville does maintain the sewer drain on public roads. The pictures that Dr. Mitchell showed of leaves, pine needle and other plant materials clogging a sewer can greatly impact drainage in your community. Mr. Long encouraged those that live near a sewer to please remove any plant material or trash that may have washed onto the sewer.

Mr. Long mentioned that Public Works Department requested funding to purchase a large piece of equipment called a Vac-Con (used to clean street drainage sewers) in the 2018/19 budget. Once the FY 2018/19 budget was approved it was noted that the Public Works Department did receive funding to purchase this piece of equipment.  
Steve Long, 255-4283 or slong@coj.net

**Subcommittee/Liaison Reports (3 minute time limit):**

**LUZ (Land Use and Zoning)/Governmental Affairs** – Mike Anania announced the LUZ Subcommittee reviewed numerous applications and heard a presentation from a concerned neighborhood group. Four motions were made:

1. Denial of Ordinance 2018-0638 at 0 Atlantic Boulevard. A proposed large scale revision to the future land use map series of the 2030 Comprehensive Plan to change the future land use designation from Low Density Residential (LDR) and Community/General Commercial (CGC) to Medium Density Residential (MDR) and Conservation (CSV) on approximately 21.95+ acres of land located in City Council District 3 at 13723 Atlantic Boulevard and 0 Atlantic Boulevard between San Pablo Road North and the Pablo Creek. The CPAC made the following observations:
  - The CPAC supports reserving the approximately 7 acres of the on-site salt marsh to CSV.
  - The CPAC does not support the intensification of the site from LDR which allows 7 units per acre to MDR which allows 20 units per acre. This will have adverse impacts on the traffic in the surrounding neighborhoods.
  - The increase in traffic will adversely impact the evacuation of the area that is classified Flood Zone A.The CPAC voted unanimously to deny this application
2. Denial of Ordinance 2018-0641 at 8724 Lone Star Road. The CPAC made the following observations:
  - The site is currently in a CN zoning district and the current uses adequately service the surrounding neighborhoods.
  - The request is to change to a more intense zoning of CCG-1.
  - The request would increase the intensity of uses “by right” to ones that will have a negative impact to the surrounding neighborhoods such as: mobile auto detailing, processing and dispensing of low THC cannabis. CCG-1 allows some uses “by exception”. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises or off-premises

consumption or both, pawn shops, billiard parlors and night clubs. Some uses by exception will require relief from Part 4.

- The intensification is inconsistent with the surrounding zoning and would constitute “spot zoning”.
  - The applicant does not provide compelling reasons to justify the adverse impact. The CPAC voted unanimously to deny this application.
3. Denial of Ordinance 2018-0644 at 4455 Atlantic Blvd. This is a rezoning from CRO to PUD to allow design specific signage. In the application it describes the future need for a PUD to “permit future development consistent with an academic campus...Future buildings would be allowed with a modification to the PUD”. The application is not defined well enough to make an informed determination for approval/denial of the PUD and “future development”. The zoning code has other remedies that are sufficient to give relief to the applicant. The CPAC could support when a complete plan is offered for the entire PUD designs.  
The CPAC voted unanimously to deny this application.
4. Support with Conditions of Zoning Exception E-18-83 at 2115 University Boulevard South. This is an exception to allow retail sales of trophies and embroidery items as permitted by 656.311(iii)(d)(15)”. The conditions that the CPAC would like to be added are: the exception is attached to the applicant and not the property and the retail sales are limited to the ones requested and no others. Allowing expansion of other retail sales will adversely impact the trips generated and the surrounding neighborhood. There is insufficient parking and landscaping for any other intensification of use.  
The full CPAC voted to unanimously to support this application with conditions.

**Beautification/Parks** – Larry Belge - no report.

**Environment** – Lad Hawkins – no report

**Membership** – vacant

**Neighborhoods** – Melody Shacter – no report

**Transportation** – Will Messer - no report

**Ad-Hoc Committees:**

**TRUE (Taxation, Revenue, and Utilization of Expenditures) Commission** – John Roberts stated the TRUE Commission has created an ad hoc committee to review park maintenance. The TRUE Commission has completed some research on per capita spending on parks in Florida cities. Compared to the other major cities in Florida, Jacksonville spends half of the per capita on parks and park maintenance.

**North Florida TPO** – Will Messer stated the NFTPO October meeting will be held on Wednesday, October 3, 2018.

**Neighborhood Coordinator Report** – Rosemary Wesolowski informed the CPAC that:

- The November meeting will be held on Monday, November 19, 2018. The library will be closed for Veteran's Day on our traditional meeting day of the second Monday of the month.
- The GAB CPAC has a Nomination Subcommittee. Ramsey Salem and Melody Shacter are both available to run again and have accepted the nomination. If

you would like to nominate another CPAC member, please send the nomination to Rosemary to share with the Nomination Subcommittee.

- Today is the 50<sup>th</sup> Anniversary for Consolidated Government in Jacksonville.
- All CPAC members are invited to celebrate the CPAC 25<sup>th</sup> Anniversary on October 23, 2018 at City Hall starting at 4:00 pm. A reception will kick off the evening at 4:00 pm in the Lynnwood Roberts Room in City Hall. At 5:00 pm all of the Anniversary guests will move to City Council Chambers for the reading of a CPAC Proclamation by Council President Bowman. After the reading of the proclamation, the reception will resume in the Lynnwood Roberts Room. Please RSVP at 255-8250 if you plan to attend.
- There are handouts on the sign-in table for upcoming free tree give-away.

**Chairs Report** – Vice Chair Melody Shacter informed the CPAC that the 26<sup>th</sup> Annual Environmental Awards Ceremony will be held on Thursday, October 25, 2018 at 11 a.m. The awards will recognize local organization, companies and individuals who have made a significant contribution to preserve our local environment throughout the year. October 6, 2018 is the first Saturday in the month of October and all in the Arlington and surrounding communities are encouraged to participate in the First Saturday of the Month Clean up. On November 3, 2018 the 10<sup>th</sup> Annual Right Whale Festival/2018 Beach Cleanup will be held. The cleanup will be held 8-10 am and the festival continues after the beach cleanup at the Sea Walk Pavilion at Jacksonville Beach from 10 am – 4 pm with lots of family friendly activities.

**Unfinished Business** - none

**New Business** – none

**Public Comment** - none

**Motion to Adjourn**

**The next meeting of the District 2 CPAC will be Monday, November 19, 2018 at 6:30 pm at the Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville FL, 32246**