

Southeast Citizens Planning Advisory Committee

July 23, 2018 Meeting Summary

NEFAR Office, 7801 Deercreek Club Road, Jacksonville, FL 32256

Meeting Attendance

CPAC Members:

The Gables HOA – Debbie Johnson Chair
Oak View Corner Oaks Owner Association – Jon Malmind
Alumni Civic Association – Kathleen Perera
Bartram Springs HOA – Joe Luczak
Blackwood Forest HOA – Pamela Fraser
Blackwood Forest HOA – Steve Clark
Brierwood Neighborhood Association – Robin Pickle
City Council District 11 – Donna Herrin
Deercreek Owners Association – Peter Gentry
Deercreek Owners Association – Carol D'Onofrio
Deerwood Improvement Association – Ernst Cornehl
East Hampton HOA – Eric Laner
Englewood Full Service School – Ralph Hodges
Greater Hood Road Community Association – Jim Hill
Hampton Glen at Deerwood HOA – Abby Howard Murphy
Pickwick Park Civic Association – Betty Wolfe
Rose Creek Condominium Association – Henry Rogers
Secret Cove Civic Association – George Banks
The Lakewood Community – Dick Cardell
Villa San Jose Civic Association – Marj Rothstein
Villa San Jose Civic Association – Joanne Parker Griffin

Excused –

Brierwood Neighborhood Association – Nancy Barry
Saddlebrook Homeowners Association – Gloria Stephens
The Arc Jacksonville Village – Denise Torres

Staff and Elected Officials:

City Council District 3 Aide – Carol Brock
City Council District 6 – Matt Schellenberg
City Council District 11 – Danny Becton
JEA – Suzanne Goss
JPL – Keli Likins
JTA – Cheryl Riddick
JSO – Lt. Knecht
Neighborhoods Department – Stephanie Burch
Neighborhoods Code Compliance – Robert Crawford
Neighborhood Services Office – Rosemary Wesolowski
Planning and Development – Arimus Wells
Public Works – Duane Kent

Guests:

Jimmy Daniels – Pickwick Park
Prasanna Patel
Himaja Patel
Kathy Soares – Highland Glen HOA
Holly Decardenas – Pickwick Park
Alex Pham
Jaylynn O'Connor
Michael Justice
Chris Green
Kayla Daniels – UNF Nursing
Brett Nolan
Steve Kelley
Arden Joseph
Ann Clapp - GENA
Richard Skule - GENA
Maria Condaxis
Katy Marshall – The Landings at Belle Rive
Michelle Hughes
Amy Fu

- 1. Call to Order/Verify Quorum:** Chair Johnson called the meeting to order. Rosemary Wesolowski verified that a quorum was present.
- 2. Approval of the Previous Meeting Summary:** A motion was made by George Banks to approve the May 2018 meeting summary and Jim Hill made a second; the summary was approved. A motion was made George Banks to approve the June 2018 meeting summary and Jim Hill made a second. One correction was noted; with the correction the June meeting summary was approved.
- 3. Presentation(s): Glen East, CEO, NEFAR (Northeast Florida Association of Realtors)** provided an overview of the upcoming construction that will begin later this month at the NEFAR Office. NEFAR has rented space at the Avenues Mall to use as the NEFAR training room during construction. Mr. East stated he would continue to allow the SE

CPAC to conduct their meetings in the space he rented at the Avenues Mall during the construction.

Council Member Matt Schellenberg, District 6 announced to the CPAC that his next Town Hall Meeting will be held on Thursday, August 16, 2018, 6:30pm to 8:00pm at the South Mandarin Branch Library - 12125 San Jose Blvd, 32223. Council Member Schellenberg stated that he really appreciates hearing from his constituents at his town hall meetings, and encouraged all to attend.

Council Member Schellenberg shared some updates that are occurring in his council district. The updates were:

He is working to address the flooding issues that have occurred in his district over the last nine months.

The Mandarin Senior Center, 3848 Hartley Road, Jacksonville, FL 32257 has been awarded \$1 million to expand the center. Currently, the Mandarin Senior Center is the only senior citizen center in the Southeast District and the center is overcrowded and in dire need of expansion and improvements.

Losco Regional Park is also receiving upgrades. These upgrades include a splash pad, new playground equipment and nature trails.

The replacement of the dock at County Dock Park is still in the waiting phase. The city has been waiting on FEMA funds to pay for the replacement of the dock for the past two years.

Danny Becton, City Council District 11– provided the following updates:

On July 10, 2018 held the final public meeting to discuss the Comprehensive Plan Amendment and Rezoning of 9.94 acres of property located at the northwest quadrant of Gate Parkway and Point Meadows Drive from Residential-Professional-Institutional (RPI) and Community General Commercial (CGC) to a Planned Unit Development (PUD). The project will provide for a variety of pedestrian-friendly mixed uses that will include: retail, restaurants, specialty stores including an anticipated self-storage facility, furniture store and a gas facility with convenience store. Council Member Becton stated the project would be similar to Tapestry Park (off Southside Boulevard near Tinsel Town). This project will be known as The Palms.

On July 16, 2018, 6:00 pm at the Southeast Regional Library, it was announced that a purchase and sale agreement has been reached for a new fire station site to be home to Station #63 and will be located on Gate Parkway near Burnt Mill Road. The fire station site is located just north of a proposed new mixed-use development to be called "The Palms". The site is approximately 2.72 acres and is being purchased from Nouveau Management Group, LLC for the amount of \$1,757,740. Council Member Becton also announced a "temporary" station will be built on an adjacent parcel located off Gate Parkway near Burnt Mill Road, near the new permanent site for Fire and Rescue Station #63. During construction of the new station there will be a temporary mobile home for living quarters and a temporary structure for the fire engine and rescue equipment/vehicles. This station is waiting on an agreement approved by City Council; once approved the temporary station will be brought online and should be operational by year-end.

On July 21, 2018, 6:00 pm at Florida State College Jacksonville, Deerwood Center Campus, Council Member Becton held a Town Hall meeting to discuss the Community Revitalization and Development Projects of Baymeadows. The community had the opportunity to interact with the developers, review plans/schedules and have an opportunity to share their input. The main topics discussed were D.R. Horton's new residential communities and road improvements, a commercial development named Baymeadows Park, FDOT's Transportation Improvements proposed for Baymeadows Road in support of these projects, the proposed conversion of a vacant hotel (Inn of Baymeadows) and lastly, the

Baymeadows Community Revitalization Plans as sponsored by the Baymeadows Community Council.

Council Member Becton informed the CPAC that the Hines Project (located between the FBI and Ikea) on Gate Parkway has been named. The project is officially called Southside Quarter. Southside Quarter is a 105-acre mixed-use property off Gate Parkway that will blend office, residential, hotel, retail, and commercial in one community. This is keeping with the trend for integrated live, work and play development. The developer is hoping that the proximity to the St. John's Town Center will create the synergy to make this community Jacksonville's key entertainment, retail, transportation and employment community. The office sites are in the first phase of construction. This includes construction up to two 125,000-square-foot buildings for a total of 250,000 square feet. The office building sites will provide lake views, will be highly visible from J. Turner Butler and I-295, ample parking, and will be walkable for all residential units to all the retail components. St. Vincent's Healthcare, a hotel and McKesson Medical-Surgical (medical distributor) will be a part of Southside Quarter. To learn more about the Southside Quarter please visit their website at www.southsidequarter.com

Council Member Becton informed the CPAC that the PARC Group is developing the project along Interstate 295 and Florida 9B. This development will be similar to Nocatee and it has been named eTown. Exit signs are appearing along exit signs along I-295 that show "E-Town Parkway" and the roads are currently under construction. The final master plan for eTown has not been finalized at this time. An announcement of the plan is expected in the upcoming months. Council Member Becton stated the developer is preparing plans for single family, multi-family and commercial uses. The bulk of the land is east of Florida 9B and I-295, while there is some west of Florida 9B. The project will be approximately 1,478 acres of land; currently the Davis family owns the land. So far, David Weekley Homes bought 111.28 acres for \$6 million and plans 143 homes to be developed as a joint venture between David Weekley Homes and ICI Homes. They expect models to be under construction before the end of the year. The Toll Brothers paid almost \$4.9 million for property within eTown; at the site they purchased they plan to build 113 to 115 homes on 62 acres of a 133-acre site acquired.

For more information on eTown you can call (904) 992-9750 or email etown@parcgroup.net.

Contact Council Member Becton at 630-2737 or dbecton@coj.net

4. Elected Officials Reports:

Carol Brock, District 3 City Council Aide – stated Mayor Curry presented the 2019 City of Jacksonville budget to City Council today. Tomorrow night, City Council will hold their first meeting with Council Member Bowman serving as the City Council President.

Contact Council President Bowman at 630-1031 or ABowman@coj.net

5. Staff Reports (3 minute time limit)

JSO (Jacksonville Sheriff's Office) – Lt. Knecht informed the CPAC Lt. Jimmy Judge was reassigned to the Urban Core District and will no longer attend the Southeast CPAC. Lt. Romano and Lt. Weber will be attending the CPAC meetings when Lt. Knecht is unavailable. Lt. Knecht announced that there will be a Safety Walk at Bartram Park Preserve at "The Point" on Wednesday, July 25, 2018 at 6:30 pm. Everyone is encouraged to meet at the Club House located at 14550 Garden Gate Drive. Lt. Knecht encouraged everyone participate in the JSO 9:00 pm Routine; remove all values and guns from your vehicles at 9 pm and make sure the vehicles are locked.

Contact JSO at Zone 3 Substation-828-5463

JFRD (Jacksonville Fire Rescue Department) – not in attendance

Duval County Public Schools – not in attendance

Neighborhoods – Stephanie Burch announced that calls to Mosquito Control are very high right now. The high volume of rain is a large contributing factor to the increase of mosquitoes; please remember drain any standing water around you home to eliminate possible mosquito breeding sites. It is kitten season and Animal Care and Protective Services is desperately in need of foster families and/or adoptions. If you would like to foster or adopt, please call Animal Care and Protective Services Tuesday-Friday 12 - 7 pm or Saturday-Sunday 10 am - 6 pm at (904) 630-CITY (2489). Animal Care and Protective Services is located at 2020 Forest Street, 32204. The 2019 Matching Grant Program will kick off in September or October of this year; details will be provided soon.

Neighborhoods Department (Code Compliance) – Robert Crawford announced that Code Compliance has collected 2,204 snipe signs in the SE district. Municipal Code Compliance did not conduct any systematic inspections in the SE district in July. In the month of July, the Municipal Code Compliance officers completed 1,693 inspections in the SE district.

Contact Robert Crawford at 255-7042 or robertc@coj.net

Planning and Development Department – Arimus Wells informed the CPAC that all large scale developments (anything over 10 acres), such as eTown must be submitted to the state for approval before it will be presented to the City of Jacksonville.

Contact Arimus Wells at arimusw@coj.net

Public Works Department – Duane Kent made the following announcements:

- A turn lane will be added to Scott Mill Road; starting at Mandarin Road and continuing south.
- At the intersection of Shiloh Mills Boulevard and Gate Parkway a traffic light will be added. Installation should begin late 2018 or early 2019.
- Sidewalks will be installed on Mandarin and Orange Picker Roads. This will begin in the fall.
- The Deerwood Park Boulevard Bridge (west of Gate Parkway) will be constructed; this project is currently in the design phase.

JTA – Cheryl Riddick – reminded the CPAC about the new First Coast Flyer on Beach Boulevard. In the near future there will be community meetings to discuss the new First Coast Flyer, and service/route changes.

Contact Cheryl Riddick at 632-5522 or criddick@jtafla.com

JEA – Suzanne Goss stated at the last CPAC meeting, two members stated that a portion of Hodges Boulevard had insufficient street lights. JEA completed a lighting review and it was determined that the lighting is insufficient. JEA and the City of Jacksonville's Public Works Department will work together to improve lighting from Chet's Creek Church to J. Turner Butler Boulevard on Hodges Boulevard.

6. Subcommittee/Liaison Reports (3 minute time limit) –

LUZ (Land Use and Zoning) – Pete Gentry stated the LUZ Subcommittee reviewed 15 applications and one motion was made:

Ordinance 2018-0442, LUZAP Tracking #1810 for a PUD Companion, RE #167741-0700, located at 0 Gate Parkway. The membership voted to request a deferral until additional project information has been provided. The CPAC would like to review the traffic study that was completed to see if information regarding ingress / egress points and the potential impact on the surrounding neighborhoods were conducted. The CPAC voted 10 to 3 – the motion passed.

Beautification/Parks/Environment – Dick Cardell – stated he was recently in Norway and everywhere he visited was very clean.

Economic Development – Gloria Stephens – not in attendance

Education – George Banks – no report

Membership – vacant – Chair Johnson introduced Joanne Parker Griffin as the new alternate for Villa San Jose Civic Association.

Safety – Betty Wolfe – On August 4, 2018, the Zone 3 Safety Fair will be held at the Avenues Mall.

Ad-Hoc:

North Florida TPO – Jim Hill – did not have a meeting in July, no report.

TRUE (Taxation, Revenue and Utilization of Expenditures) Commission – Gloria Stephens-not in attendance. Chair Johnson informed the CPAC that Gloria Stephens will be resigning from the SE CPAC as she is moving to St. Johns County in the near future. If anyone is interested in representing the SE CPAC on TRUE Commission, please let Debbie Johnson or Rosemary know.

7. **Neighborhood Coordinators Report** – Rosemary Wesolowski announced the Neighborhood Services Office will offer Condo Association and Homeowner/Townhome Association Board training on August 21, 2018. Flyers for the training were available. Additionally, the SE CPAC will need to form a Nomination Subcommittee for the Chair and Vice Chair election that will be held in November. Contact Rosemary Wesolowski at 255-8261 or rosemary@coj.net
8. **Chairs Report** – Debbie Johnson reminded the CPAC that our August meeting will be held at the Avenues Mall and information will be provided as it becomes available.
9. **Unfinished Business -**
10. **New Business –**
11. **Public Comment-**
12. **Motion to Adjourn – meeting adjourned at 8:30 pm**

NEXT MEETING: August 27, 2018 ~ 6:30 p.m.

Avenues Mall, 10300 Southside Boulevard, Ground Floor, Jacksonville, FL 32256