

Greater Arlington Beaches Citizens Planning Advisory Committee

August 9, 2021, Meeting Summary

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

Meeting Attendance:

Members: Amita Agnihotri, Osprey Pointe HOA; Larry Belge, River Woods – St. Johns Landing HOA; Mary Jane Brewer, Live Oak Manor Neighborhood Association; Pamela Brown, Osprey Pointe HOA; Michael Corcoran, Kensington HOA; Kacy Evans, Caroline Forest HOA; Nicole Hamm, Southern Grove; Lenore Hanapel, Covington Creek HOA; Delmas Harper, POISE, Inc; Lad Hawkins, Communities of East Arlington; Harley Herndon, Cypress Cove Good Neighbor; Tim Keeley, Vice Chair, Kensington Association; Shelia Lithwhiler, Beachwood Civic Association; Will Messer, Chair, Queens Harbor POA; Pete Miller, Indian Springs Community Association; Eddi Parsons, Monument Oaks HOA; Jerry Petoskey, Old Mill Cove Community Organization; Ramsey Salem, Queens Harbour POA;

Excused: Bob Barletta, Charter Point Community Association; Nell DeCoursey, Hickory Creek HOA; John Roberts, The Valley at Hidden Hills; Justine Wadyko, Waterleaf HOA

Visitors: Ed Shvila, The Woods; Janice Curry, Celebrate Arlington; Earl Jones

Staff: The Honorable Joyce Morgan, City Council District 1; Chet Aikens, Executive Council Assistant, City Council District 1; Steve Long, Public Works; Julie McNeil, JPL; Ernest Murphy, Municipal Code Compliance Division; Cheryl Riddick, JTA; Connie Quinto, Planning and Development Department; Jackie Spiritas, JPL; Lieutenant Terrell, JSO; Kara Tucker, Parks, Recreation and Social Services; Rosemary Wesolowski, Neighborhood Services Office

Call to Order/Verify Quorum: Chair Messer called the August 2021 GAB CPAC meeting to order at 6:30 pm. Rosemary Wesolowski verified that a quorum was present. Chair Messer informed the GAB CPAC members that CPAC Member and Former CPAC Chair Mike Anania passed away and share a brief bio reflecting his dedication to the GAB CPAC. In honor of Mr. Anania, the CPAC shared a moment of silence.

Approval of the Previous Meeting Summary – The July 2021 GAB CPAC meeting summary was approved.

Presentation(s): Steven Kelley, Director of Downtown Real Estate and Development, Downtown Investment Authority (DIA) provided the following overview on current downtown redevelopment plans. The presentation focused on the redevelopment plans for Central Core, Church and Cathedral districts in the original downtown area of Jacksonville. Within these three districts, five main components of redevelopment were established and presented to the CPAC; the components are:

1. Residential – Growing the downtown residential population and units. Currently we have 4,314 residential units with 6,878 residents living downtown. There are 1,646 residential units under construction. Once construction on these units have been completed, it is estimated that the downtown residential population will increase to 9,505 residents. Currently, we have another 2,056 residential units in the proposal/preconstruction phase. When construction is completed on the proposed units, it is estimated that there will be 12,793 downtown residents.

2. Infrastructure to Support Downtown Neighborhoods, Create Destinations for the Entire City and Tourist and Increase Value – this would include expansion of the Riverwalk (both sides of the river), development of riverfront parks space. Projects that are pending or under construction include: multiple hotels; the installation of the permanent display of USS Orleck; rebuilding and re-location of the Museum of Science and History (MOSH); Fire Museum; redevelopment of Friendship Fountain and surrounding park; development of Musical Heritage at the Florida Times Union Performing Arts Center (projection of video and sound of the events that being performed live inside the performing arts center onto the CSX building) and the addition of marinas on the Northbank and Southbank of the St, Johns River.
3. Increase Employment and Support Office Vacancy – FIS Headquarter building is scheduled to open for business soon; plans are in place for the redevelopment of the Ambassador Hotel, Jones Brothers Furniture Building, Federal Reserve Building, Laura Street Trio, and the Independent Life Building; these projects will offer residential and commercial uses.
4. Retail Infill to Create Vibrancy – the Shoppes at Riverside have been completed and may expand; an additional grocery store and retail stores are in the plans as well as additional retail development is planned at Southbank Ventures project.
5. Parking, Mobility and Transit – Several parking garages are planned and/or under construction; Jacksonville Regional Transportation Center will offer a variety of transportation options; completion of the Bay Street Innovation Corridor; multiple two-way street conversions; completion of Hart Bridge modification; both Park Street and Riverplace Boulevard will undergo road diets; and completion of the Fuller Warren Bridge multi-use path will enhance mobility options.

Mr. Kelley provided a brief overview of the major DIA projects on the Northbank, Southbank and in Brooklyn area. Those projects include: One Park Jax, Riverfront Plaza; Rivers Edge; Vista Brooklyn; Friendship Fountain; the Four Seasons Hotel; The Southerly; and the St. Johns River Park. A copy of the PowerPoint Mr. Kelley used was emailed to the CPAC members.

Steven, Kelley – skelley@coj.net

Elected Officials Report:

Joyce Morgan, City Council Member, District 1 provided the following updates:

- Recognized the loss of GAB CPAC member and former CPAC Chair Mike Anania. Council Member Morgan is one of the sponsors of a City Council Resolution in honor of Mike Anania.
- The next City Council meeting will be held on Tuesday, August 10, 2021, at 5:00 pm, City Hall, 117 West Duval Street, 1st Floor, Council Chamber, 32202. The meeting is open to the public.
- The City Council Finance Committee Budget Hearing – Meetings will begin on Thursday, August 12, 2021. Mayor Curry presented the budget to City Council on July 20, 2021.
- The next City Council District 1 Town Hall meeting will be held on August 23, 2021, at the Regency Square Branch Library, 9900 Regency Square Blvd, Jacksonville, FL 32225 at 6:00 pm.
- Then next Safer Together meeting is scheduled for Wednesday, August 18, 2021, at 6:30 PM in the City Council Chamber. At this meeting, Council Members Morgan and Boylan will release the Safer Together Final Report they have worked on over the past year with Dr. Tammy Hodo,

Dr. Brain VanBrunt, members of JSO, City of Jacksonville representatives, and members of the community.

- Council Member Morgan introduced Janice Curry to the GAB CPAC. Ms. Curry is organizing the 2021 Celebrate Arlington 5k that will be held on Saturday, September 25, 2021, at 8:00 am starting at the Norman Studios, 6337 Arlington Road. Additional information can be found on Facebook, Nextdoor app or you can contact Council Member Morgan for up-to-date information.

Council Member Morgan – 904-255-5201 or JoyceMorgan@coj.net

Staff Reports:

JSO – Lieutenant Terrell shared JSO crime statistics from the past 30 days: aggravated batteries are down 24.9%; residential burglaries are down 5%; business burglaries are down 23.8%; auto thefts are down 16% and auto burglaries were up 17%.

Everyone was encouraged to participate in the 9 pm Routine; remember to remove valuables and firearms from your unattended vehicles. Remember to lock your car doors when you are not in the vehicle.

The Zone 2 Substation will be moving to their new substation hopefully by the end of July 2021. The new substation is located at 9119 Merrill Road, 32225. As a reference, the new Zone 2 JSO Substation is near the intersection of Merrill Road and Fort Caroline Road in a shopping center near the Big Lots store; or just east of I-295 and the Southside Connector.

JPL – Jackie Spiritas informed the CPAC about updates at Jacksonville Public Library (JPL):

- Adult classes are available for the Citizenship Test preparation. To learn more visit <https://tinyurl.com/ybwe6epz>
- Free GED Test preparation is available on Zoom. For more information and register call 904-255-6135 or visit <https://tinyurl.com/2sj6ewfs>
- Free English Classes are available via Zoom. For more information or to register call 904-255-6135 or visit <https://jaxpubliclibrary.org/services/center-adult-learning/esol>

Jackie Spiritas – spiritas@coj.net

Parks, Recreation and Social Services – Kara Tucker provided the following updates:

Blue Cypress Park:

- Four new pickleball courts have been added
- New trees have been planted to create more shade along the walking trail and near the river
- New fencing was installed at the fishing pier parking lot
- A lift station for the restrooms will be installed this fall
- Synthetic turf for one playing field to be installed this fall/winter

Mayport Community Center:

- Construction started in July 2021
- Overflow boat parking moved to the southwest, near A1A

Justina Road:

- New lighting and demolition of old building this fall/winter

Southside Senior/Community Center is under construction (located at Beach & Peach Park, adjacent to Southside Blvd)

Huguenot:

- New playground was installed
- The secondary trail/old road project has been completed

Senior Services:

- All centers and programs of the Division are open.

Kara Tucker – KaraT@coj.net

Municipal Code Compliance – Ernest Murphy announced no new systematic inspections were conducted in the Zone 2 in the past 30 days, but 825 inspections were completed, and 275 snipe signs were removed.

The Jacksonville Assistance and Relief or JAR program was discussed. The purpose of the Jacksonville Assistance and Relief Program is to facilitate a means of compliance to those who would otherwise be unable to achieve it due to disability or economic disadvantages. The Program's objective is to provide the abatement services required at no cost to those citizens who qualify, thereby achieving compliance and beautification of the city while not unduly burdening its most vulnerable citizens.

If you cannot comply the violations on your property due to a disability or economic hardship, please feel free to visit:

<https://www.coj.net/departments/neighborhoods/municipal-code-compliance/jacksonville-assistance-and-relief-program>

Ernest Murphy – EMurphy@coj.net or 904-402-5568

Planning and Development Department – **Connie Quinto** did not have a report but was available for questions.

Connie Quinto – ConnieQ@coj.net

Public Works – **Steve Long** informed the CPAC that the Public Works Department has awarded a contract to a new waste hauler. Meridian Waste contract will go into effect on October 1, 2021. This waste hauler will use a manual trash collection system; the trash trucks are not automated. Everyone can continue to use the trash cans that were provided by the City of Jacksonville. Once the trash cans that the city provided break and need to be replaced, it will be up to the homeowner to purchase their own trash cans. As an update to the missed yard waste collections, Mr. Long informed the CPAC that a temporary contract has been activated with a different waste hauler to assist with collection of yard waste only. Additionally, various COJ staff have been working outside of their normal types of duties to assist the Solid Waste Division in collecting the yard waste during the weekend. The Solid Waste

Division is getting caught up. Everyone was encouraged to continue reporting their missed collection to MyJax system either online at <https://myjax.custhelp.com/> or by call 630-CITY (2489).

Steve Long – Slong@coj.net

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

LUZ (Land Use and Zoning)/Governmental Affairs – Chair Will Messer served as Chair for the LUZ Subcommittee - the LUZ subcommittee reviewed seven applications and made two motions. The motions were:

Deny a request to change the land use category and rezone the 15.07 acres from CGC to HDR and CCG-1 to PUD 2021-431 & 2021-432 at 14051 and 0 Beach Boulevard. The CPAC made the following observations:

- Traffic:
 - No traffic signalization for 350 new units (approximately 1,00 new residents) to help facilitate safe entry on the highly trafficked Beach Boulevard.
 - Insufficient stacking ability on Beach Boulevard to offer safe entry into the new multifamily residential complex, thereby heightening the possibility of rear-end collisions and other accidents from stacking into a traffic lane due to insufficient stacking ability in the turn lane.
 - The request has provisions for a single ingress/egress and an additional exit that is expected to overwhelm Beach boulevard traffic entry.
 - There is no ability for the residents to travel east on Beach Boulevard from the new multifamily residential complex.
 - This new multifamily residential complex compromises the access for existing adjacent retail businesses.
 - The trips associated with this new multifamily residential complex will exacerbate Beach Boulevard rush hour traffic.
- Insufficient parking:
 - This development is proposing 1.4 parking spaces per unit which is inadequate per the City of Jacksonville parking code requirements. The parking requirements for this development is as follows:
 - One bedroom = 1.75 parking spaces
 - Two bedrooms = 2.00 parking spaces

The motion passed unanimously.

Deny a request to change the land use category and rezone 0.23-acre property from LDR to LI and RLD-60 to IL, 2021-421 and 2021-422 at 946 Jorick Court West. The CPAC had the following concerns:

- This land use change and rezoning request is representative of spot zoning.
- The request is intrusive to the RLD-60 neighborhood.
- There is no mitigation plan for how the parking for a commercial business would be mitigated in a residential neighborhood cul-de-sac.
- The proposed land use change and rezoning is inconsistent with the adjacent RLD-60 neighborhood.

- Approval will adversely impact the character and property value of the surrounding residences.
- The request has been reviewed by the CPAC and with community input finds that it is counterproductive to the concerns and investments of those residents in the long established RLD-60 community surrounding the site.

The motion passed unanimously

Beautification/Parks – Larry Belge – no report

Environment – Lad Hawkins – reminded the CPAC members about the Tree Commission and the Tree Planting Program. This program allows the City to plant trees within publicly maintained street rights-of-ways in Duval County when a property owner requests the installation of trees in the right-of way adjacent to their property. Property Owners can call 630-CITY to request the installation of one or two trees.

Membership – vacant

Ad Hoc Committees:

North Florida Transportation Planning Organization (NFTPO) – Nicole Hamm – the local gas option tax first round of projects was discussed to ensure all the projects were in place and ready to go. It was stated that projects in the NW District would be completed first.

TRUE (Taxation, Revenue and Utilization of Expenditures) Commission – John Roberts not present.

DCPS Sales Surtax Oversight Committee - Delmas “Dedee” Harper – no report, the next meeting will be held in September.

Neighborhood Services Office Report – Rosemary Wesolowski reminded the CPAC that the CPAC Chair and Vice Chair election will be held at the November 2021 GAB CPAC Meeting, and it is time to form the Nomination Subcommittee. The subcommittee will need a minimum of three members to participate to form the subcommittee. If you would like to serve on the Nomination Subcommittee, please contact Rosemary. Rosemary introduced CPAC member Mary Jane Brewer as the GAB Park Safety Committee representative; this committee will start meeting in the near future and Ms. Brewer will provide the CPAC with updates. Rosemary thanked the CPAC members for attending the meeting both in person and on Zoom.

Rosemary Wesolowski – 255-8261 or rosemary@coj.net

Chairs Report – Chair Messer thanked Vice Chair Keeley for conducting the July CPAC meeting. Chair Messer informed the CPAC that he will attend a meeting on Friday, August 13, 2021 with the mayor’s staff. If anyone has a concern or request that they would like brought up, please share now, or send an email to Rosemary prior to August 13, 2021. One member asked for an update on what GAB CPAC CIP recommendations as to what has been funded.

Old Business - none

New Business – none

Public Comment – Member Jerry Petoskey informed the CPC that he has visited Patti Anania a couple of times since Mike passed away. Mrs. Anania asked Jerry to thank all the CPAC members that have sent their condolences. Mr. Petoskey passed around a funeral program for the CPAC members to view. Zoom attendees requested that the program be scanned and emailed to them so they could see the program too.

Motion to Adjourn – meeting ended at 8:19 pm

The next meeting of the District 2 CPAC will be on Monday, September 13, 2021 - In person the meeting will be held at Ed Austin Regional Park, PAL Building, 3450 Monument Road, 32225 at 6:30 pm and the meeting will be available virtually on Zoom.