

Southeast Citizens Planning Advisory Committee

October 25, 2021, Meeting Summary

Mandarin Senior Center, 3848 Hartley Road, Jacksonville, FL 32257

Meeting Attendance:

Members: Brandon Andersen, Villa San Jose Civic Association; Nancy Barry, Brierwood Neighborhood Association; Joyce Brown, Pine Forest Community Action; Walter Bryant, St. Nicholas Area Preservation; Richard Cardell, The Lakewood Community; Ramon Day, Northwest Quadrant Equity Owners, Inc.; Carol D’Onofrio, Deercreek Owners Association; Sharon Ervin, Riverbrook at Glen Kernan HOA, Inc; Manny Gonzalez Akers, Pickwick Park; Joanne Parker Griffin, Villa San Jose Civic; Donna Herrin, Sweetwater by Del Webb; Jim Hill, Greater Hood Road Community Association; Ralph Hodges, Council-At-Large Group 4; Richard Horvath, Cypress Trails HOA Inc.; Abby Howard Murphy, Hampton Glen at Deerwood HOA; Debbie Johnson, The Gables HOA; Scott Koslowski, James island HOA; Eric Laner, East Hampton HOA; Joe Luczak, Bartram Springs HOA; Jon Malmind, Oak View Corner Oaks Owners Association; Sherry Marks, Kernan Mills Community Association, Inc.; Kathleen Perera, Alumni Civic Association; Robin Pickle, Brierwood Neighborhood Association; Craig Shoup, Council At-Large Group 2; Kathy Soares, Highland Glen HOA; Denise Torres, The Arc Jacksonville Village; Marcie Turner, Kernan Mills Community Association, Inc.; Gary Weise, Secret Cove Civic Association

Excused:

Visitors: LuCi Bennett; John Nooney; Nancy Wilson; James Stevenson; John Zona; Susan Zona; Linda Gail Rowe; MJ Beck; Stephen Brooks; Blake Hakimian, Northwest Quadrant Equity Owners Association; Gary Monahan; I-phone; Ann Clapp; Nekenia Wright; 904-660-4021; MJB

Staff: Danny Becton, City Council District 11; Michael Boylan, City Council District 6; Michael Chao, Municipal Code Compliance; Bradley Clayton, Municipal Code Compliance; Renee Goode; JEA; Patrick Higdon, Municipal Code Compliance; Keli Likins, JPL; Thomas Register, Municipal Code Compliance; Cheryl Riddick, JTA; Robin Smith, Public Works; Paul Soares, DCPS; Assistant Chief Craig Waldrup, JSO; Arimus Wells, Planning and Development Department; Rosemary Wesolowski, Neighborhood Services Office.

Call to Order/Verify Quorum:

Chair D’Onofrio called the SE CPAC meeting to order at 6:30 pm and welcomed everyone to the meeting at the Mandarin Senior Center and on Zoom. Rosemary Wesolowski verified that a quorum was present.

Approval of the Previous Meeting Summary – The September 2021 meeting summary was approved by the CPAC.

Presentation(s): Council Member Becton informed the CPAC on City Council Redistricting.

Every ten years, with the release of the new census data, City Council must adjust the City Council district boundary lines to account for population changes that have occurred since the previous census data in 2010. The overall goal of redistricting is to rebalance the population within each of the 14 City Council districts, so each district has roughly the same number of residents. The districts that have

grown the most in population will experience the most geographic boundary changes. Overall, Duval County has grown by approximately 12 to 13 percent the past decade.

To accomplish the task of redistricting, City Council has created a special committee. The Redistricting Committee members include: Council Member Aaron Bowman – Chair; Council Member Danny Becton - Vice Chair; Council Member Garrett Dennis; Council Member Brenda Priestly Jackson; Council Member Randy White. In addition to City Council members, Duval County School Board Members Kelly Coker and Darryl Willie also serve on this special committee.

There are some specific requirements and timelines that are established by Federal, State, and local laws and must be followed during the redistricting process; they include:

- Selection of Redistricting Consultant - The Redistricting Committee shall investigate possible persons or entities, including the Planning and Development Department (PDD), qualified to serve as a Redistricting Consultant. The Planning and Development Department was selected and will serve as the Redistricting Consultant in 2021/2022. The consultant (the Planning and Development Department) and the Redistricting Special Committee received the City's directives and were ready to work on various plan proposals when the final Census was certified on March 31, 2021.
- Obtain Legally Permissible Considerations for Redistricting in accordance with state, federal and case law - The Redistricting Committee will hear from the Office of General Counsel about the criteria and analysis consistent with the current status of federal law and court precedents that will determine what rules must be followed in developing legally defensible districts and the Redistricting Committee will develop guidelines based off of these legal considerations.
- Schedule for Preparation of Plan to be Submitted to Council - The Redistricting Committee shall adopt a schedule for preparation of a plan and present the plan to Council. This plan must be submitted by the Redistricting Committee to Council within 30 days after the U.S. Census data is certified, which was March 31, 2021. The redistricting consultant (the Planning and Development Department) began drawing alternative proposal maps in early 2021 using guidelines for new districts supplied by the Redistricting Committee and census data.
- Reapportionment Committees Present a Plan to the Rules Committee and City Council - Within 150 days after the U.S. Bureau of the Census certification of the final population count for the City, the Redistricting Committee is required to submit a final proposed plan to Council, in the form of an ordinance that will be referred to the Rules Committee.

The Redistricting meetings are noticed and can be attended by the public. The meetings can be accessed virtually through the Zoom or you can attend in-person in City Council Chambers. City Council Chamber are located on the first floor in City Hall, 117 Duval Street N., 32202. To learn more about Redistricting, the Redistricting meetings and to view the proposed redistricting maps, please visit: <https://www.coj.net/city-council/standing-committees/redistricting-special-committee>

Council Member Becton – Dbecton@coj.net or 904-255-5211

Elected Officials Report:

Danny Becton, City Council District 11 – Extended an invitation to the CPAC to attend the Ribbon Cutting Ceremony for Fire Station 63 at 6530 Gate Parkway, 32256 on October 26, 2021, at 10:00 am. Fire station 63 will serve over 5,000 homes, 400 businesses, 30 apartment complexes, and many schools in the Gate Parkway area. These communities and businesses will now have faster response times and lower insurance rates as Jacksonville Fire Rescue Department Fire Station 63 is ready to serve the community.

Council Member Becton – Dbecton@coj.net or 904-255-5211

Michael Boylan, City Council District 6 – provided the following updates to the CPAC members:

- The Four Seasons Hotel– Council Member Boylan wanted to share details of this proposed development in effort to have a better understanding of the finances behind the project and its benefits. Council Member Boylan views the proposed development as a unique opportunity to develop a key parcel of downtown which will create hundreds of jobs while providing a dollar-for-dollar return on investment (ROI) to the City of Jacksonville. Spending \$114 million in taxpayer funds can best be explained by reviewing the specifics:
 - The City’s only cash outlay is \$26 million completion grant which is not available to the developer until after their (guaranteed) private investment of \$301 million is made.
 - Once operational, the developer will get a tax rebate totaling no more than \$47.7 million over a span of 20 years. Currently, the land is owned by the City of Jacksonville and generates zero revenue in the form of ad valorem taxes and hasn’t for decades. Once developed, the developer will still be paying \$50.1 million in ad valorem taxes over the course of the same 20 years. The taxes broken down will provide \$15.9 million to the City of Jacksonville, \$1.4 million to the Water Management District and \$32.8 million to the Duval County School System.
 - The City of Jacksonville financial investments of \$26 million of CIP money will be used for improvements to the marina including a marina service building and the relocation of the fire station's dock, and the fire museum at the current Metropolitan Park.
 - The balance, \$20.6 million are noncash contributions the city will make in land conveyance, land swap and easement rights.
 - Because the developer has an active interest in the development and upkeep of adjacent parcels and the marina, they committed to contribute \$200,000 a year for 20 years (a total of \$4 million) for the maintenance of and programming for Metropolitan Park.

- American Rescue Plan (ARP) Funding – American Rescue Plan Act of 2021 is part of the most recent round of COVID-19 relief legislation. Each City Council Member has recommended an organization to COJ administration that has had an impact on their respective City Council districts and have been impacted by Covid-19. Once the recommendation are submitted, the administration will determine the qualifications for the various organizations for the grant and to determine if the loss they experienced warrants the funds. If approved, the awarded organizations will have to adhere to a grant agreement, including an audit of how the funds are

expended. The administration is using an outside consultant familiar with the ARP funding parameters to do much of that work.

- Council Member Michael Boylan informed the CPAC that he submitted a resignation letter to Council President Sam Newby to release him from the Safer Together Committee last week. This was a committee that was first created at the request of then-Council President Tommy Hazouri. The goal of Jacksonville's Safer Together Committee was to foster dialogue between the community and the Jacksonville Sheriff office. There has been over 20 hours of dialogue at the monthly workshops. The last two workshops had a change in character, participants got out of control and compromised the effectiveness of the workshops. The committee has been closed.

Council Member Boylan – Mboylan@coj.net or 904-255-5206

Staff Reports:

JSO (Jacksonville Sheriff's Office) – Assistant Chief Craig Waldrup, introduced himself and informed the CPAC that he is the new Assistant Chief for Zone 3. It was stated in Zone 3 (Southeast) in the past 30 days violent crime and property crime are up slightly. It was stated that the increase is mostly due to the theft of catalytic converters off vehicles. 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.

Zone 3 substation – 8875 Liberty Ridge Drive, Suite 110, 32256 – 904-828-5463

Duval County Public Schools (DCPS)– Paul Soares confirmed once the City Council Redistricting has been completed, DCPS will also redistrict the boundaries for the school board representatives.

JPL – Keli Likins, South Regional Manager, announced that JPL will host another Lit Chat with author Deesha Philyaw and offer a Book Signing event on Wednesday, November 10, 2021, 6:30 PM for of the debut of her short story collection *The Secret Lives of Church Ladies* which won numerous awards. This event will be held with a live audience at the Mandarin Branch Library, or you can watch it virtually via Zoom. Preregistration is required. To pre-register visit:

<http://events.jaxpubliclibrary.org/event/5604128>

Keli Likins – Klikins@coj.net

JEA – Renee Goode, reminded everyone that it is still hurricane season and encouraged everyone to update their contact information with JEA. The purpose is to make sure JEA can either email or text you information and reach you with power restoration updates. This can be completed by calling 904-665-6000 or visiting https://www.jea.com/Storm_Center/.

The winter month tend to increase everyone's electric bill. To schedule a water or energy audit for your home, please call 904-665-6000.

There was a question regarding the length of the billing cycle. Ms. Goode requested those with billing questions to provide the account information to Rosemary to share with her. Then the reoccurring problem of unscheduled power/water outages was discussed. If you are experiencing unscheduled power/water outages share with Rosemary so it can be researched and resolved.

Renee Goode – gooderr@jea.com

JTA – Cheryl Riddick announced Gameday Xpresss will be available for the Florida Georgia game with direct service from five JTA parking locations to TIAA Bank Field. Single game passes are \$8 from Downtown Locations and \$13 from Suburban locations. For additional information, please visit: <https://www.jtafla.com/media-center/press-releases/gameday-xpress-returns-for-2021-season/>

JTA is hiring a wide variety of positions in their organization. To see a full list of open positions or to learn more about a specific position, please visit: <https://www.jtafla.com/work-with-jta/careers/>

Cheryl Riddick – criddick@jtafla.com

Municipal Code Compliance Division – Chief Michael Chao, Bradley Clayton, and Patrick Higdon were in attendance at the Mandarin Senior Center and Thomas Register attended via Zoom. Mr. Higdon informed the CPAC that 946 cases were inspected in the past 30 day and a systematic inspection was completed in the Windy Hills community.

There was a question inquiring how the systematic inspection locations are selected. Chief Chao informed the CPAC that systematic inspections can be requested by the community. Code Compliance monitors their computer system and phone calls they receive to determine what areas have the most complaints and concerns. Areas with the most concerns/complaints are often selected for a systematic inspection.

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>

Chief Chao reminded the CPAC about State Bill 60 (SB 60). SB 60 amends the county and municipal code enforcement statutes to prohibit county and municipal code inspectors and code enforcement officers from initiating an investigation into violations of city or county codes or ordinances based upon an anonymous complaint. It also requires that an individual making a complaint of a potential violation provide his or her name and address to the local government body before an investigation may occur.

The prohibition does not apply if the code inspector or code enforcement officer has reason to believe the alleged violation presents an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources. The Bill went into effect July 1, 2021.

Bradley Clayton – bclayton@coj.net

Planning & Development Department – **Arimus Wells** did not have a report but was available for questions.

Arimus Wells – 904-255-7824 or ArimusW@coj.net

Public Works – Robin Smith provided the following updates:

- Fire Station 63 on Gate Parkway will open soon and land has been obtained for Fire Station 74 in the e-Town community.
- A traffic calming project is underway on Gate Parkway (between Southside Boulevard and the St. Johns Town Center); the project will provide elevated sidewalks and crosswalks.
- The Southside Senior Citizen Center (on Beach Boulevard, just east of Southside Boulevard) is nearing completion and should be finished by the end of the year.
- There was a request for a new trash collection calendar. Mr. Smith requested an email sent to him with the home address and he would forward to correct division.
- There was a question addressing road repaving. Mr. Smith requested those interested to send him an email with an address and he would forward to the correct division.

Robin Smith – RobinSmith@coj.net

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

LUZ– Joanne Parker Griffin and the LUZ Subcommittee reviewed seven LUZ applications. The LUZ Subcommittee would like to make an updated recommendation on an LUZ application that was reviewed at the September 2021 CPAC meeting. The recommendation/motion to the CPAC is:

- **Deferral of Ordinance 2021-0650** PUD 2522/2630 Belfort Road, 0 Belfort Road and 0 Synhoff Drive seeks to rezone 15.45 acres of land from RLD-60 to PUD to permit for 60 townhomes. The CPAC voted to request denial 2021-0650 in light of new environmental issues, such as flooding and the destruction of natural wild animals and bird habitats that will be a direct result of the current site plans for 60/56 townhome units. This site plans does not conform to the physical type of home, frontage, and layout of the surrounding area.

This project is also inconsistent with the current single family residential communities currently in this area. Reference is made to Zoning Code 656-125 – Limitations on rezoning of land, Item C-3 states uses permitted under the proposed rezoning will not be consistent or compatible with the existing and proposed land uses and zoning of adjacent and nearby properties or the general area or will deviate from an established or developing logical and orderly development pattern. Currently the 15.45+- acres is surrounded by numerous single-family home communities and is also an active area for wildlife including several species of turtles and birds. It is also currently the home of an active Bald Eagle nest.

The surrounding neighborhood community realizes that building will occur on this land but not to the magnitude of 60/56 townhomes on this site. The original planned permit identified 21 single family homes to be built. This is acceptable and is in concert with the surrounding areas.

The motion passed unanimously.

North Florida TPO – Jim Hill – no report

Park Safety Committee – Walter Bryant informed the CPAC that the Park Safety Committee held their second meeting this morning. It was a short meeting, but the Parks Safety Supervisor reported that there were no known safety issues at this time. A significant upgrade of all the playground equipment is underway. Several pieces of playground equipment deemed unsafe have been removed and others have been repaired. The next meeting will be held on November 22, 2021.

TRUE (Taxation, Revenue, and Utilization of Expenditures) Commission – Ramon Day reported Sheriff Williams attended the October 7, 2021, TRUE Commission meeting and answered all the questions that the TRUE Commission sent him last month. Some of the details that Sheriff Williams provided included:

- JSO has received a major upgrade in technology throughout the department.
- JSO has a total of 1827 sworn officers; 1400 of them have been hired in the past six years.
- JSO has a focus on improving community relations.
- Sheriff Williams stated that he requested funding for additional staff. Based on the population to officer ratio and several comparison related analyses JSO is understaffed.
- The Sheriff stated that State Law limits the power/involvement that a Citizens Review Board would have because we are a consolidated government.
- Due to the volume of calls for service and current staffing levels, JSO officers are only allotted one day of training per year and have limited opportunity for community services work.
- The TRUE Commission does feel that they have enough information to finalize their audit and report. Their report will include the request for an additional 380 sworn officers.

In addition to his TRUE Commission report, Mr. Day updated the CPAC on his work with re-establishing the Jacksonville Community Council Inc. (JCCI). The updates on the JCCI include:

- The JCCI has been meeting at least monthly since April 2021.
- They have reclaimed the JCCI.org domain
- The mission statement, vision statement and new by-laws have been adopted.
- The board membership has been expanded from 11 to 15 individuals.
- Once all the board members have all been selected, the board will be comprised of 8 women and 7 men. The racial breakdown will be 8 Caucasians, 4 African Americans, 2 Latinos, 1 Asian American and 1 Pacific Islander.
- JCCI members have conducted outreach to local agencies/stakeholders to determine their interest in the new JCCI.
- A membership drive will be forthcoming, and several City Council Members will seek funding to support the organization.

Neighborhood Coordinator Report – Rosemary Wesolowski – reminded the CPAC that the Nomination Subcommittee has formed. The Nomination Subcommittee members are Nancy Barry, Donna Herrin, Jim Hill, and Kathleen Perera. The Nomination Subcommittee hybrid meeting will be held on Wednesday, October 13, 2021, 6:30 pm at the Southeast Regional Library and on Zoom. If you would like to make a nomination, please contact Rosemary or one of the subcommittee members. The Matching Grant programs is open. Information for the Matching Grant program has been emailed to everyone. If you have not received information, please contact Rosemary. Lastly, on Saturday,

November 13, 2021, there will be a Paper Collection Event (for off-site shredding) at TIAA Bank Field in the parking lot. There will be a limit of two boxes per vehicle. Complete details will be forth coming.

Rosemary Wesolowski 904-255-8261 or rosemary@coj.net

Chairs Report – Chair D’Onofrio presented new member appointment letters to Ramon Day who will now represent his community, Timberland Ridge HOA, and Rowena Nagales, Riverbrook at Glen Kernan HOA.

Unfinished Business – None

New Business: - None

Public Comment – Visitor John Nooney stated he wanted to recognize the public participation that the CPAC allows. This is an opportunity for the public to speak. The main reason Mr. Nooney attended the meeting tonight was LUZ application 2021-0650. This LUZ application was the reason most of the visitors that attended the meeting earlier were here. Mr. Nooney stated that he feels too often the public is shut out and issues on Pottsburg Creek have been present for some time. Mr. Nooney encouraged the CPAC to attend the City Council Meeting tomorrow night and express any concern they may have.

Motion to Adjourn –

The next meeting of the District 3 CPAC will be a hybrid meeting on Monday, November 22, 2021, at 6:30 pm. Join us in-person at the at the Mandarin Senior Center, 3848 Hartley Road, 32257 in person or virtually on Zoom.