

## **Southeast Citizens Planning Advisory Committee**

### **April 24, 2023, Meeting Summary**

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

#### **Meeting Attendance:**

**Members:** Susan Bailey, Linkside Baymeadows; Nancy Barry, Brierwood Neighborhood Association; Walter Bryant, St. Nicholas Area Preservation; Ryan Colvin, Bayard Community Association; Carol D’Onofrio, Deercreek Owners Association; Jose Gonzalez, Mandarin Community Center; Cliff Green, The Arc Jacksonville Village; Joanne Griffin, Villa San Jose Civic; Donna Herrin, Sweetwater by Del Webb; William Herron, Shiloh Creek; Jim Hill, Greater Hood Road Community Association; Rich Horvath, Cypress Trails HOA, Inc.; Abby Howard Murphy, Hampton Glen at Deerwood HOA; Debbie Johnson, The Gables HOA; Scott Koslowski, James Island Homeowners Association; Joe Luczak, Bartram Springs HOA; Jon Malmind, Oak View Corner Oaks Owners Association; Rowena Nagales, Riverbrook at Glen Kernan HOA; Kathleen Perera, Alumni Civic Association; John Reed, Linkside at Baymeadows; Linda Gail Rowe, Lake Mandarin HOA; Craig Shoup, Council At-Large Group 2; Kathy Soares, Highland Glen HOA; Denise Torres, The Arc Jacksonville Village; Marcie Turner, Kernan Mill Community Association, Inc.; Gary Weise, Secret Cove Civic Association

**Excused:** Joyce Brown, Pine Forest Community Action Corp.; Ramon Day, Timberland Ridge HOA, Inc.; Dolores Landrum, Campfield Masters Homeowners Association

**Visitors:** Matt Igou; John Nooney; Carol Eichling, Village Green II Condos; Ann Clapp; Sharyn Myles, LMHOA; Andrea Letizia, Williamstown HOA; Richard Skule; Tyler Nicholson

**Staff:** The Honorable Michael Boylan, District 6; Jared Chemay, MCCD; Kaysie Cox, Planning and Development; Nikki Evans, Executive Council Assistant, City Council At-Large Group 2 ; Lieutenant Charles Johnson, JFRD; Joseph Johnson, Executive Council Assistant, Council District 11; Robin Smith, Public Works; Eric Soriano, JPL; Rosemary Wesolowski, Neighborhood Services Office; Lieutenant Paul W. Worthington, JSO

#### **Call to Order/Verify Quorum:**

Chair Griffin 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 March 2023 summary was approved.

**Presentation(s): C. Shay Hill, Government Relations Specialist, JEA, and Renee Manna, Director, Government Relations Specialist, JEA** informed the CPAC about solar power at JEA.

There are eight solar facilities in the JEA territory that provide/sell various amounts of solar power to JEA. JEA does not own any solar facilities at this time. The facilities are located on the west side and north side of the city.

JEA acquires solar energy through a competitive bid process. The bid process includes an RFP, qualified proposals are evaluated and scored, with the highest score winning the contract. The awardee will then proceed with the facility permitting, construction and commissioning. JEA is a non-profit organization

and traditionally non-profit organizations cannot take advantage of tax incentives. That may change due to the recently announced Inflation Reduction Act, which has a tax provision that may allow JEA to perform a self-build facility. The new Act is still under review by JEA.

Mr. Hill did share some issues with solar power. Those issues include:

- Solar power is only functional when light is available (not useful at night or under clouds).
- Intermittent resource (fluctuates throughout the day as clouds pass)
- System costs (capital, operation, maintenance, and decommissioning) can be pricey.
- Solar is very land intensive (each megawatt of solar requires six to eight acres of land).
- Material used to manufacture solar modules are not “green”. At the end of their useful life, the modules are more expensive to recycle than to replace. In the United States, only 10% of modules are recycled.

Currently, 58% of our power generated by JEA is from natural gas, 2% from renewable sources (solar, landfill gases, and biomass), 12% from coal/petcoke, and 28% is purchased from other energy companies. JEA has a goal of utilizing 35% clean energy by 2030 and plans an 80% reduction in CO2 emissions (from the 2005 levels) and to offset energy efficiency programs.

It was questioned if homeowners could sell excess solar power to JEA and what is the rate JEA will pay? It was confirmed that JEA could purchase the excess power and they paid the homeowner fuel cost rates (which fluctuates) versus commercial rates.

To learn more about the JEA solar projects, visit [www.JEA.com/solar](http://www.JEA.com/solar)

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

**The Honorable Michael Boylan, District 6,** shared the following updates:

- Tomorrow night at the City Council meeting, the ground use agreement (Ordinance# 2023-0209) for the future location of the Jacksonville Fairgrounds is on the agenda. It is proposed that the Jacksonville Fairgrounds should relocate to the Westside. The proposed future site is comprised of 82 acres and there are plans to build a 40,000 square foot exhibition hall and other buildings to accommodate the needs of the fair.
- City Council members will also discuss the process of posting public notices at the council meeting tomorrow night. A year ago, state legislature went into place to allow city governments the option of posting public meeting notices electronically on specific websites. This option has been discussed by several committees locally and the discussion will continue tomorrow night.
- Council Member Boylan stated he will hold a community meeting at the Mandarin Community Club on May 15, 2023, to discuss the proposed development on County Dock Road; this meeting will begin at 7:00 pm.
- Brief updates for a few LUZ applications in the Mandarin area were provided.
- Council Member Boylan announced that he will hold a Town Hall meeting on Wednesday, April 26, 2023, 6:30 pm at the Mandarin Senior Center.
- The old landfill on Sunbeam Road has been redeveloped and all can enjoy new bicycle and hiking trails there.

Michael Boylan – 904-255-5206 or [MBoylan@coj.net](mailto:MBoylan@coj.net)

**Joe Johnson, Executive Council Assistant, District 11** – on behalf of Council Member Becton, Mr. Johnson informed the CPAC a couple of roadway projects:

- Baymeadows Road East at Stonebridge Parkway and Baymeadows Road East at Hampton Park Boulevard; both intersections will have new traffic signals installed.
- On A. C. Skinner Parkway, in front of the A. C. Skinner Charter School a school zone will be created, and flashing crosswalk for the students will be installed.

Danny Becton – 904-255-5211 or [dbecton@coj.net](mailto:dbecton@coj.net)

**Nikki Evans, Executive Council Assistant, City Council At-Large – Group 2**, announced Council Vice President Salem’s pilot composting program (for Riverside/Avondale restaurants) will begin next week. The six-month pilot program was designed to test the efficacy and benefits of commercial composting.

Ron Salem, City Council Vice President – 255-5216 or [Rsalem@coj.net](mailto:Rsalem@coj.net)

### **Staff Reports:**

**JSO – Lieutenant Paul W. Worbington**, shared in the past 30 days in Zone 3, crime is down in every category that JSO tracks. The lieutenant warned there has been an increase of smash and grabs at gyms citywide. Everyone was encouraged to lock their valuables in the trunk or leave them at home. The smash and grabs mostly occur between 6:30 am and 6:30 pm. Also, JSO continues to investigate vehicular burglaries and theft from homes under construction.

Zone 3 Substation – 904-828-5463

**JFRD – Lieutenant Charles Johnson**, provided the following updates:

- The City of Jacksonville and JFRD offer Small Business Help Sessions bi-monthly for individuals that want to start a new business. If you have zoning, building, or fire code questions, please visit: <https://www.coj.net/smallbusinesshelp> to register for a half-hour consultation.
- Everyone was encouraged to familiarize themselves with how to use their home fire extinguisher prior to an emergency at their home.
- The community can request an annual fire safety inspection to be completed at their home. Please call 630-CITY to request your fire safety inspection.

Captain Charles Johnson – [JohnsonC@coj.net](mailto:JohnsonC@coj.net)

**JPL – Eric Soriano, Library Manager**, shared the following information:

- The Tenikka Hughes book drive was a big success; thanks to those that donated.
- Plans for the Summer learning project are in the final planning stages. For more information please visit: [www.jaxpubliclibrary.org/summer](http://www.jaxpubliclibrary.org/summer)
- Most libraries will be early voting sites starting May 1, 2023, through May 14, 2023. Contact your local library to confirm if it is an early voting site.
- A new library will be constructed on the New Berlin Road; this is located on the north side of Jacksonville.

Eric Soriano – [esoriano@coj.net](mailto:esoriano@coj.net)

**Municipal Code Compliance Division – Jared Chemay, Senior Officer**, stated in the past 30 days, Code Compliance Officers completed 713 inspections.

Code Compliance Officers actively remove litter (snipe) signs and focus on identifying and fining individuals or businesses responsible for placing litter (snipe) signs in the wrong locations. Fines for litter (snipe) signs range from \$50 to \$500. The fine varies depending on how many times the individual/business has committed the violation. Citizens can remove and dispose of illegally placed litter (snipe) signs or call 630-CITY to request to have the signs removed.

If you have an old concern or complaint that was reported to 630-CITY and you would like to express your displeasure on how it was handled, please send an email to: [codeenforcement@coj.net](mailto:codeenforcement@coj.net). In your email, please include the case number/reference number, the address where the concern is located, explain why you do not like how the issue was handled, provide all of your contact information and a Code Compliance Officer will contact you to discuss the issue.

The Jacksonville Assistance and Relief or JAR program was reviewed. 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 with 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>

Florida Senate Bill 60 prohibits code inspectors from initiating investigations of potential violations of codes and ordinances by way of anonymous complaints. The tickets will be closed if they are submitted anonymously.

Jared Chemay – 904-255-7000

**Planning & Development Department – Kaysie Cox** - no report

Kaysie Cox – 904-255-7853 or [KaysieC@coj.net](mailto:KaysieC@coj.net)

**Public Works – Robin Smith** – no report, available for questions.

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

**LUZ– Craig Shoup** – stated the subcommittee reviewed seven new LUZ applications and presented two recommendations to the CPAC:

Denial of Ordinance 2023-0231 at 2629 Loretto Road which seeks to rezone 10.34 +/- acres of land from RR-Acre to RLD-70 to allow for a single-family development. When a past request for the same rezoning (2016-805) was applied for this was litigated and the rezoning was denied. It was confirmed by a special magistrate. Mandarin Road is a designated scenic corridor requiring lots of one acre or more. This parcel is immediately adjacent Mandarin Road and is not consistent with the 2030 Comp Plan.

This motion passed with a 17 vs 1 vote.

Denial of AD 23-32 at 11691 Sedgemore Drive North which seeks a deviation to increase the height of a fence from 8 feet to 9 feet and reduce setbacks for multiple accessory structures. This property is in the Ramsgate Community which has an active HOA. This request should go before the HOA prior to applying for the ordinance. An approval from the HOA should be submitted with the application.

The motion passed with a 11 vs 7 vote.

**North Florida TPO – Jim Hill** – provided the following updates:

- The draft of the Unified Planning Work Program can be viewed at [www.NorthFloridaTPO.com](http://www.NorthFloridaTPO.com)
- NFTPPO is conducting a virtual presentation on their Transportation Improvement Program (TIP) List. This list contains roadway, airport, seaport, bicycle, and pedestrian projects for the five years. This list includes project in Clay County, Duval County, Nassau, and St. Johns Counties.
- The Duval County virtual TIP presentation will be held on May 11, 2023, 4:30 to 5:30 pm.
- The 2050 Long Range Planning process is underway.

**Park Safety Council – Walter Bryant** informed the CPAC that the Park Safety Council did not meet this month and they may not meet next month either. Mr. Bryant reminded everyone if they see a safety issue in a park, please call 630-City to report it.

To review the statistics and other data related to the Park Safety Council, please visit:

[www.coj.net/departments/parks-recreation/park-safety-council](http://www.coj.net/departments/parks-recreation/park-safety-council)

**TRUE (Taxation, Revenue, and Utilization of Expenditures) Commission** – Ramon Day – not present

**Neighborhood Coordinator Report – Rosemary Wesolowski** informed the CPAC about upcoming Neighborhood Services Office events:

- The Neighborhood Services Office will offer the annual CommUniverCity leadership training. The first class will be held on Tuesday, May 16, 2023, at 6:00 pm. Applications for CommUniverCity are available. The class size is limited to 30 participants. Deadline to apply is April 27, 2023.
- The Neighborhood Awards Program will also occur in October this year. Hard copies of the award nomination forms are available on the sign in table.

Rosemary Wesolowski 904-255-8261 or [rosemary@coj.net](mailto:rosemary@coj.net)

**Chairs Report** – Chair Griffin informed the CPAC that the each CPAC was invited to make recommendations again for the proposed FY 2024-2028 Capital Improvement Project plan. The criteria for making a CIP recommendation(s) were reviewed. The CPAC discussed the recommendations submitted last year and decided to submit the same recommendations this year.

Chair Griffin reminded the CPAC members that the CPAC will skip a presentation at the July 2023 CPAC to create a shorter meeting to be followed by dinner out as a CPAC. The CPAC will meet at Leci's Italian Restaurant on Philips Highway immediately following the July meeting.

**Unfinished Business** – None

**New Business:** - None

**Public Comment** – Visitor John Nooney stated he attended an Environmental Quality Division Protection Board meeting earlier today. Mr. Nooney mentioned the Artificial Reef Trust Fund. Mr. Nooney also mentioned the lack of locations to launch a kayak in and around the City of Jacksonville; he stated additional kayak launch areas are needed.

**Motion to Adjourn** – there was a motion to adjourn and a second.

The next meeting of the District 3 CPAC will be a hybrid meeting on **Monday, May 22, 2023**, at 6:30 pm. Join us in-person at the at the Mandarin Senior Center, 3848 Hartley Road, 32257 or virtually on Zoom.