

Greater Arlington/Beaches Citizens Planning Advisory Committee

March 9, 2026

Hybrid Meeting:

Ed Austin regional Park, PAL Building, 2450 Monument Road, 32225

Meeting Attendance

CPAC Members: PAC Chair Gary Dickinson, Grove Park HOA; Vice Chair Tim Keeley, Kensington Association; Larry Belge, River Woods-St. Johns Landing HOA; Scott Bown, Hawkings Cover Owners Association, INC.; Kacey Evans Caroline Forest Homeowners Assoc.; Delmas Harper, POISE, Inc. Lad Hawkins, Communities of East Arlington; Sheila Litwhiler, Beachwood Civic Assoc.; Donnie Oulton, Glynlea Park Neighborhood Assoc.; Herbert Ramsdell, Southside Estates Civic Association; Wayne Van Doren, Old Mill Cove HOA; Melvin Peepers, Southside Estates Civic Association

Excused: Lenore Hanapel- Covington Creek HOA

Staff and Elected Officials: The Honorable Ken Amaro, City Council District 1; Mikayla Batteh, Planning and Development; Robert Bautochka, M CCD; Charice Lee, JSO-District 2; Lieutenant Jamar Smith, JFDR; Eric Soriano, JPL; Commander Valentine; Edwina Henry, Neighborhood Services; Martinique Glover, Neighborhood Services

Guests: Jane Ramsdell; Ryan McShea, Kensington Association; C. Peepers; Alexander Fraser, NEFHSC; Tiffany Khesed, Interrupting Redlining; Robert Hill, Alderman Park Civic Association; Sharwonda Peek, Duval County Public Schools; John Nooney; Trish Kapustka, University Park Civic Association

ZOOM Participants: Anita, Paige DeBold-FDOT, Lisa Ransom

Meeting Summary

- 1. Call to Order/Verify Quorum:** The Greater Arlington/Beaches CPAC was called to order by CPAC Chair Gary Dickinson at 6:35 p.m. on Monday, March 9, 2026. Edwina Henry verified that a quorum was present.

Chair Dickinson asked for a moment of silence for our First Responders and government officials.

Pledge of Allegiance

- 2. Approval of Previous Meeting Summary:** The Meeting Summary from February 9, 2026, was approved with no amendments needed.

3. Presentation: None.

4. Elected officials Report: The Honorable Ken Amaro, City Council District 1 provided the following updates:

- The pavement of Merrill Road has been completed.
- Upcoming City Council elections were noted.
- Arlington CRA is active. The primary challenge remains getting grant program participants to move forward with required improvements. Beautification efforts have begun along Merrill Road, University Boulevard, and Arlington Road. Notices will soon be issued to grant recipients who are not progressing, as the program requires compliance within a two-year window.
- A major concern for the legislative body is the potential to increase property taxes. Although rates could rise, these revenues support local community services.
- Overall, District 1 projects and initiatives are progressing well.
- In response to Chair Dickinson’s question, Council Member Amaro confirmed that the Arlington Road bridge will not return to four lanes to maintain its structural integrity. He suggested constructing a new bridge over Strawberry Creek; however, no discussions have occurred about initiating that project due to budget constraints.
- Council Member Amaro concluded by reminding residents that his office is always available for questions or concerns.

The Honorable Ken Amaro, City Council - Kamaro@coj.net

5. Staff Reports

- **JSO** - Commander Valentine - Incident Reporting:

Sector	Crime Type	Previous 30 Days	Past 30 Days
ECHO	Number of Incidents	168	97
FOXTROT	Number of Incidents	123	150
GOLF	Number of Incidents	166	134
HOTEL	Number of Incidents	99	89
District 2 Overall	Number of Incidents	556	470
Year to Date	Number of Incidents	1247	1171

- Commander Valentine reported an increase in firearms being left in vehicles, as well as an uptick in individuals leaving their cars unlocked. He encouraged residents to lock their vehicles and to remind others to do the same.
- A citizen announced that the Sheriff's Watch for District 2 meets on the fourth Thursday of each month at 6 p.m. Meetings are held at district 2 Substation, located at 9119 Merrill Road.
- Council Member Amaro noted that District 2 has played an important role in addressing homeless encampments in the area. Camps continue to migrate, and the primary challenge remains the distinction between public and private property.
- Commander Valentine further explained that law enforcement cannot forcibly remove homeless camps located on private property and cannot enter private property unless a crime has been committed or a warrant has been issued.

Commander Valentine- JSODistrict2@jaxsheriff.org

- **FDOT-Paige DeBold**
 - Ms. DeBold announced that she is taking over from Derek Dixon as FDOT District 2's Bicycle/Pedestrian, ADA, and Context Classification Coordinator.
 - Herbert Ramsdale asked about the proposal pertaining to Beach Blvd and Newell Road and the idea to take out the turning lane. Ms. DeBold stated that she was unfamiliar with the proposal and she would ask and get her response back to Ms. Henry.
 - **Update:** Ms. Debold reached out to Ms. Henry via email with the following information: FDOT project 447211 7 will take place at Beach Boulevard (U.S. 90) and Newell Boulevard. The project is currently in the very early design phase. At this time, FDOT is planning to restrict the left turn from Beach Blvd onto Newell Blvd. Construction is estimated to occur in FY 2027, but no additional details are available at this time.

More information can be found at <https://nflroads.com/ProjectDetails.aspx?p=5885>.

Paige DeBold - Paige.DeBold@dot.state.fl.us

- **Duval County Public School District - Sharwonda Peek- Assistant Superintendent for School Choice Pathways** announced the following
 - Spring Break will be March 16–20; students are also out on Monday, March 23.
 - The school lottery has been completed. Families who applied for a Magnet school or a school outside of their district will receive email notifications on Friday, March 13th.
 - The district emphasizes attendance; coming to school every day is crucial for student success.
 - The School Board voted to renew the referendum for the \$1million initiative.
 - This funding will support teacher salaries, as well as arts and athletic programs.

- The school district is moving forward with consolidation. Boundary changes and school closures are underway. The district’s website will have the most up-to-date information.
- **New campaign:** “Be Safe and Be Seen.” With the reversion to daylight savings time, it remains dark outside in the mornings. Ms. Peek emphasized the importance of ensuring that children wear light-colored or reflective clothing, especially during early morning hours when visibility is low.

Sharwonda Peeks - Peeks@duvalschools.org

- **JFRD** - Lieutenant Jamar Smith commented that
 - With the reversion to daylight savings time, it is a good reminder to check and/or replace smoke detectors.
 - JFRD has a smoke detector program, and they were able to install over 1,100 smoke detectors last year.
 - This program is free.

Lieutenant Smith – JamarS@coj.net

- **Jax Public Library** - Eric Soriano, Manager, shared the following information:
 - JPL has partnered with AARP to offer free tax-aid services and counseling. The program is open to the public, but it primarily serves low- to moderate-income adults and adults aged 50 and older. Walk-ins are welcome, but appointments are encouraged. Citizens can call (904) 255-2665.
 - JPL offers a wide variety of programs for all ages.
 - Mr. Soriano highlighted Genealogy Assistance, noting that it is one of the library’s most underused resources. On April 11, 2026, the library will host “A Taste of Genealogy.” This is a free event, and all you need to register is a library card.

Eric Soriano - esoriano@coj.net

- **Municipal Code**-Robert Bautochka reported the following:
 - 888 cases have been completed in the past 30 days, with 5,015 cases completed since the start of the fiscal year.
 - Municipal Code Compliance noted that while they receive complaints about junk vehicles, they do not have jurisdiction over those cases. All junk-vehicle complaints are referred to JSO for enforcement.
 - With election season approaching, residents are encouraged to be mindful of sign ordinances and ensure compliance.

Robert Bautochka – RBautochka@coj.net

- **Neighborhood Services** - Edwina Henry shared the following information:
 - The Urban Core CPAC held its district Neighborhood Block Party on Friday, February 28.
 - The first meeting planned for the Greater Arlington & Beaches District Block Party has taken place. The team is seeking participation from residents and community partners to help ensure the event is equally successful.
 - Martinique Glover was introduced as the new Neighborhood Coordinator permanently assigned to the Greater Arlington/Beaches CPAC.

Edwina Henry- EHenry@coj.net

6. Subcommittee/Liaison Reports

- **LUZ (Land Use and Zoning)/Government Affairs- Herbert Ramsdell**
 - The subcommittee reviewed four applications and decided to take action on three of them. When presented to the full CPAC, members voted in alignment with the subcommittee's recommendations. Listed below are the denied applications:
 - No. 2026-0219- Rezoning from Residential Low (Density-60) to Industrial Business Park (IBP) CPAC unanimously voted to send a letter in opposition to Ordinance.
 - No.2026-0165 Rezoning from Residential Low (Density-60) to Industrial Business Park (IBP) CPAC unanimously voted to send a letter in opposition to Ordinance.
 - No.2026 172(E-26-10)- Retail sale of all alcoholic beverages. Not in conjunction with a restaurant. Including liquor. Beer. or wine for on premises, off premises or both consumptions. CPAC unanimously voted to send a letter in opposition to Ordinance.
 - WLD-2602 – Reduce the required minimum distance between liquor license location and church or school from 1500 feet to 232 feet. CPAC unanimously voted to send a letter in opposition to Ordinance.
- **Beautification/Parks-Larry Belge**
 - Its Springtime, Larry Encouraged participants to get outside and work on cleaning up and beautifying their yards.
- **Environments-Lad Hawkins**
 - No Report
- **Membership-Vacant**
 - Donnie Oulton is considering chairing this subcommittee.

7. Ad-Hoc:

- TRUE(Taxation, Revenue and Utilization of Expenditures) Commission- Absent
- North Florida TPO- No Report

- Parks Safety Council-No Report

8. Chair's Report- Gary Dickinson

- Consolidated this report with new business to save time.

9. Unfinished Business: None

10. New Business: Neighborhoods District 2 Block Party

- Tentative event date: April 25, 2026
- Potential location: Blue Cypress Park, 4012 University Blvd N
 - A site visit is scheduled for March 13, 2026, at 10:00 AM
- Proposed event time: either 10:00 AM–2:00 PM or 12:00 PM–4:00 PM
- This event may partner with Melanin Market to help attract vendors
- Chair Gary has contacted the following groups regarding potential partnerships and demonstrations:
 - JSO
 - JFRD
 - JAXParks
 - Florida Highway Patrol
- It was noted that there is no designated budget, and the event will rely on in-kind donations and volunteers

11. Public Comments:

- **Tiffany Khesed** - Interrupting Redlining:
 - Interrupting Redlining will host a Town Hall meeting on March 23, 2026, to inform residents about the Neighborhood Bill of Rights. The event will take place at IBEW, located at 966 North Liberty Street.
- **Trish Kapustka**, University Park Civic Association:
 - Announced the History and Cemetery Tour taking place on March 28, 2026. The event will be hosted by Old Arlington Inc., with tickets priced at \$25. All proceeds will benefit Old Arlington Inc.
 - The tour will include visits to Parsons Cemetery and Gillmore Cemetery.
 - The meeting location for participants will be Blue Cypress Park.
- **John Nooney** - Citizen
 - Mr. Nooney discussed concerns about public access to the city's waterways and suggestions for improving. Chair Dickinson reminded him of the three-minute time limit and encouraged him to prepare a more concise motion to present to the CPAC.

12. Motion to Adjourn: Meeting was Adjourned at 7:35 pm

Next Meeting May 11 2026 at 6:30 pm; the LUZ subcommittee will meet at 5:30 pm

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