

Greater Arlington/Beaches Citizens Planning Advisory Committee

August 11, 2025

Hybrid Meeting: Ed Austin Regional Park, Police Athletic League Building, 3450 Monument Road, 32225

Meeting Attendance

CPAC Members: Chair, Timothy Keeley, Kensington Association; Vice Chair, Eddi Parsons, Monument Oaks HOA; Pamela Brown, Osprey Pointe HOA; Scott Cowitt, Hawkins Cove HOA; Gary Dickinson, Grove Park HOA; Kacy Evans, Caroline Forest HOA; Lad Hawkins, Communities of East Arlington; Sheila Litwhiler, Beachwood Civic Association; JoAnne McIntosh, Ashley Green HOA; Donnie Oulton, Glynlea Park Neighborhood Association; Herbert Ramsdell, Southside Estates Civic Association; Wayne VanDoren, Old Mill Cove HOA.

Elected Officials and Staff: The Honorable Ken Amaro, City Council District 1; Joe Johnson, Council Executive Assistant to Amaro; Robert Bautochka, MCCC; James Carroll, Public Works; Connor Corrigan, Planning and Development Department; Sharwanda Peek, Duval County Public Schools; Eric Soriano, JPL; Daniel Piastreck, JaxParks; Fred Berley, COJ Military and Veterans Department.

Guests: Melvin Peepers, Southside Estates Civic Association; Candaladia Peepers, Southside Estates Civic Association; John J. Nooney, Pottsberg Creek.

ZOOM Participants: Cheryl Brantley; Alicia Axson; Maria Jeffers, Anita, Osprey Pointe; Robin Long; Lieutenant Jamar Smith, JFRD; Lenore Hanapel, Covington Creek HOA.

Meeting Summary

1. **Call to Order/Verify Quorum:** The Greater Arlington/Beaches CPAC Chair Tim Keeley, called the August 11, 2025, meeting to order at 6:31 p.m.

Pledge of Allegiance

2. **Approval of Previous Meeting Summary:** Tabled for next month.
3. **Presenter:** None for this month. Councilmember Rahman Johnson will be the presenter next month. He will discuss his proposal to codify the Neighborhood Bill of Rights. Copies of which have been distributed.
4. **Elected Officials Report:** Joe Johnson, representing Councilmember Ken Amaro, announced the Council member will hold a Town Hall meeting on August 25, 2025, at the University Park Branch Library on University Boulevard North. There will be representatives from the Parks and Planning and Development Departments, to discuss Arlington area developments. The District 1 School Board Representative, Tony Ricardo, and a representative from the Durham Bus Service, will also be in attendance to bring updates. John Nooney, citizen, asked Mr. Johnson if Councilmember Amaro would be willing to sponsor a resolution on a bond acquisition project pertaining to access to waterways. Mr. Johnson indicated that he would pass the information along to the councilmember.

Council member Ken Amaro – Kamaro@coj.net

5. Chair's Report:

- Chair Keeley announced that Council member Rahman Johnson will make a presentation on his proposal to codify the Neighborhood Bill of Rights.
- Vice Chair Eddi Parsons sent information that her HOA has disbanded and as such she is willing to resign from the CPAC. Our CPAC Coordinator has been asked to inquire as to whether the HOA acted appropriately. Ms. Parsons has been asked to continue in her current CPAC capacity until such time the CPAC receives further instructions.

6. Staff Reports:

- **JTA** – Cheryl Riddick – Not present.
- **JPL** – Eric Soriano made several announcements:
 - He thanked the community for supporting the summer learning programming.
 - He stated that the library is welcoming back families with Back-to-School Events.
 - The Regency Square Branch Library will be closed from August 18 through September 1, 2025, for renovations and will reopen on September 2, 2025.
 - Lit Chat Interview with Jasmin Graham on August 16, 2025, 1:00 to 2:00 pm; at the University Park Branch. She will be discussing her book, Sharks Don't Sink.
 - For more information: <https://jaxpubliclibrary>

Eric Soriano – Esoriano@coj.net

- **Military Affairs and Veterans Department (MAVD)** – Fred Berley provided information on the following:
 - Purple Heart Recognition Day – August 7, 2025, at the Veterans Memorial Wall, at 6:30 pm.
 - Applications for participation in the November 11, 2025, Veterans Day Parade are being accepted through September 15, 2025. Applications are available on-line: www.jaxveteransdayparade.com
 - The Army Navy Football Game Watch party will take place on December 13, 2025. MAVD is currently looking for a new location to hold the Watch Party. Details to follow.

Fred Berley – Fberley@coj.net

- **JFRD** – lieutenant Jamar Smith discussed safety evacuation plans for the home:
 - He stressed planning, preparing and executing the family plan
 - He stated that it is important to have a meeting place and to practice quarterly.
 - Lieutenant Smith also talked about the importance of staying hydrated and reviewed the signs of dehydration.

Lieutenant Jamar Smith – JamarS@coj.net

- **Parks, Recreation and Community Services** – Daniel Piastuck reported the following:

- Blue Cypress Park Golf Course opened three additional holes two weeks ago.
- The Blue Cypress Swimming Pool has been very popular this summer and offers senior water aerobics.
- Pools will stay open during the weekends only through Labor Day.
- Hurricane Season is underway and the department is busy ensuring that parks are clean and safe from natural debris. He encouraged citizens to report any hazards seen on playgrounds and in the parks.
- Construction on restrooms by Pirate Park at Friendship Fountain is underway and should be completed within the next six months.

Daniel Piastuck – Dpiastuck@coj.net

- **JSO** – Lieutenant Greg Terrell for Commander Rickie Valentine, reviewed crime statistics for the past thirty days:
 - ECHO Sector – Crime against persons, 70; crimes against property, 66.
 - FOXTROT Sector – Crimes against persons, 55; crimes against property, 74.
 - GOLF Sector – Crimes against persons, 40; crimes against property, 73.
 - For District 2, as a whole, crimes against persons was 194, which is down from 251 in the previous 30 days; crimes against property was 264, which is down from 325 in the previous 30 days.
 - Lieutenant Terrell reminded everyone to lock their car doors at night and encourage family and friends to do likewise. Also, he stated not to keep valuables in the car.
 - Electric Bikes are a concern, and he stated that he hopes the State of Florida will consider legislation for more stringent regulations.

Lieutenant Greg Terrell – JSODistrict2@jaxsheriff.org

- **MCCD** – Robert Bautochka, District 2 Supervisor, reported the following:
 - In the last 30 days, 1,084 inspections were completed and 89 litter signs were removed.
 - He asked that citizens report any concerns regarding dead, dying or dangerous trees or tree limbs, especially since we are in the middle of hurricane season.
 - Items left in the right of way, will be handled by solid waste.
 - He encouraged citizens to make full use of 630-CITY to call in blight and other complaints.

Robert Bautochka – Rbautochka@coj.net

- **Mayor's Staff** – Brittany Norris: Not present.

7. Old Business: None.

8. New Business: None.

9. Subcommittee and Liaison Reports:

- **Land Use and Zoning (LUZ) Subcommittee:** Chaired by Tim Keeley – Three applications were reviewed and no actions were taken.
 - One additional application was added for discussion: 2025-0487 and 2025-0488 – PUD, Apna Bazar. 11153 Beach Boulevard. The addition of a slaughterhouse to the existing grocery store be added.

It was noted that this bill is before City Council for a vote on August 12 and the CPAC is requesting that this bill be re-referred and re-advertised, as per Chapter 166, Florida State Statutes, as it is a major departure from the intended purpose.

The developer's attorney, Cyndy Trimmer, DMH&D, was present and spoke to the application. The CPAC will send a letter to the Planning Commission and the City Council. The CPAC has questions about the appropriateness of the proposed development.

- **Beautification/Parks Subcommittee:** No report.
- **Environment Subcommittee:** No report.
- **Membership:** Vacant

Ad Hoc

- **T.R.U.E. (Taxation, Revenue, and Utilization of Expenditures) Commission:** No report.
- **North Florida TPO:** Chaired by Scott Cowitt –
- **Parks Safety Council:** Chaired by Donnie Oulton – The Council lacks a quorum, so it is unable to take any official position on issues. There continues to be concerns about the regular maintenance of parks and playground equipment. A large concern is that vandals break into electrical boxes, which creates hazards. The city can be slow to make needed repairs. Vandals also kick around mulch

10. Public Comments and Announcements:

- Bill 2025-448 will be addressed on August 12, 2025, before City Council. The Bill deals with redevelopment of property. Currently, the law stated that if more than 50% of the value of the property is being spent, then the entire site must be brought up to code, which means landscaping, signage, etc.

Bill 2025-448 is asking to change the 50% to 70% must be spent before the property must be brought up to code, and this was only intended for industrial property. About 3,000 commercial properties per year fall under this and only a couple dozen are industrial. The CPAC should ask the LUZ Committee to re-refer this and get it back, and start over and do it properly.

The Motion was made to: Recommend the re-referral for LUZ Amendment Bill 2025-448. This bill is before the City Council for a vote on Tuesday, August 12, 2025. The bill was written to apply only to industrial property and was noticed in the paper that way. The City, the LUZ Committee expanded the bill. This is a major departure that

substantially changes the bill's scope and impact. According to testimony at the meeting by Public Works Director Sickler. Should the Council move forward with the LUZ Amendment, the CPAC should respectfully request that the bill be re-referred and re-advertised for Chapter 166 of Florida Statute.

The Motion was seconded. People are concerned because City Council should do this properly and let the citizens decide if they want this. The CPAC will send a letter.

- John Nooney is seeking resolutions recognizing the effort to advance the fines of Florida's inland navigation District, potential land acquisition projects, in alignment with Resilient Jacksonville. He submitted a speaker's card for the CPAC files.

11. Adjournment: The GAB CPAC Meeting adjourned at 7:33 pm. The next meeting will be held on Monday, September 8, 2025, at the Ed Austin Regional Park, PAL Building, 3450 Monument Rd., Jacksonville, FL 32225, at 6:30 pm.