

**Greater Arlington Beaches Citizens Planning Advisory Committee**  
**October 13, 2025**

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

**Meeting Attendance:** CPAC Vice Chair Eddi Parsons, Monument Oaks HOA; Larry Beige, River Woods – St. Johns Landing HOA; Cheryl Brantley, Hidden Hills Country Club Estates HOA; Pamela Brown, Osprey Pointe Homeowners Association; Scott Cowitt, Hawkins Cove Owners Association; Gary Dickinson, Grove Park HOA; Kacy Evans, Caroline Forest Homeowners Association; 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; Michael Corcoran, Kensington HOA; Jerry Petoskey, Old Mill Cove HOA; Debra Wagner, Hawkins Cove Owners Association, Inc.

**Excused:** CPAC Chair, Tim Keeley, Kensington Association; Wayne Van Doren, Old Mill Cove HOA.

**Staff and Elected Officials:** Robert Bautochka, MCCD; James Carroll, Public Works; Connor Corrigan, Planning and Development; Eric Soriano, JPL; JSO Commander Rickie Valentine; Fred Burley, Military and Veterans Affairs.

**Guests:** Jane Ramsdell; Melvin Peepers, Southside Estates Civic Association; C. Peepers; Shannon Peters; Kirsten Brewer; John J. Nooney.

**ZOOM:** Delmas Harper, POISE, Inc.; Nina Pougouklidis, Ibis Point Owners Association; Lenore Hanapel, Covington Creek HOA; Dustin Shacklock; Robin Lang.

**Meeting Summary**

- 1. Call to Order/Verify Quorum:** The Greater Arlington/Beaches CPAC Vice Chair, Eddi Parsons, called the October 13, 2025, meeting to order at 6:30 pm. Edwina Henry verified that a quorum was present.

**Pledge of Allegiance**

- 2. Approval of Previous Meeting Summary:** The September 8, 2025, Meeting Summary was approved with one correction: under quests, change James Ramsdell to Jane Ramsdell.

- 3. Presenter: None.**

- 4. Elected Officials Report:** None.

- 5. Staff Reports:**

- Environmental Quality** – Melissa Long introduced herself as the Chief of Environmental Quality Division and discussed the City of Jacksonville's anti-litter campaign: Keep Jax Cute – Don't Pollute.

The campaign has a competition component which runs from October 1 through November 30, 2025. The neighborhood group that collects the most bags of litter, will win a Jaguars Swag Bag and 20 tickets to watch a Jaguars Home Game in the City Suite. Details for signing up are on the flier that has been distributed or see

Ms. Long at the end of the CPAC meeting for additional information. Also, contact Dan Durbec at [ddurbec@coj.net](mailto:ddurbec@coj.net) or phone (904) 255-8276.

**Melissa Long – [MelissaL@coj.net](mailto:MelissaL@coj.net)**

- **Public Works** – James Carroll reminded the CPAC that 630-CITY is the best way to report and have complaints addressed.
  - Public Works will often enter information into MyJax to report other division complaints such as low hanging limbs, etc., that his staff encounters while on their regular routes.
  - He stated he will stay until the end of the meeting, in order to accommodate anyone who may have specific questions.

**James Carroll – [JCarroll@coj.net](mailto:JCarroll@coj.net)**

- **JPL** – Eric Soriano provided a few updates:
  - Friends of the Beaches Branch Library Member Preview Sale takes place Tuesday, October 21, 2025, from 4:00 to 7:00 pm. Memberships are available at the door.
  - Friends of the Beaches Branch Library Book Sale takes place Wednesday, October 22 – 24, 2025, from 10:00 am to 5:00 pm; The Bag Day Sale is Saturday, October 25, 2025, from 10:00 am to 5:00 pm. Come fill a bag of books for \$12.00.
  - The Beaches Branch Library will be closed from October 27 – November 5, 2025, for HVAC system upgrades. All items on hold or requested for pickup will be rerouted to the Pablo Creek Regional Library.
  - History Chat: Seminoles of African Descent in Florida, with Dr. Vincent Adejumo, Saturday, November 1, from 10:00 am to 11:00 am. Please register to attend.
  - Fodors Travel Guide ranked the Jacksonville Public Library the fifth most beautiful in the United States.
  - For more information: <https://jaxpubliclibrary.org>

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

- **JSO** – Commander Rickie Valentine reported Zone 2 Crime Statistics and stated 5,226 current incidents year-to-date

<b>Sector</b>	<b>Crime Type</b>	<b>Previous 30 Days</b>	<b>Past 30 Days</b>
<b>ECHO</b>	<b>Number of Incidences</b>	<b>123</b>	<b>168</b>
<b>FOXTROT</b>	<b>Number of Incidences</b>	<b>134</b>	<b>117</b>
<b>GOLF</b>	<b>Number of Incidences</b>	<b>122</b>	<b>162</b>
<b>HOTEL</b>	<b>Number of Incidences</b>	<b>114</b>	<b>107</b>
<b>District 2 Overall</b>	<b>Number of Incidences</b>	<b>500.3</b>	<b>554</b>

- Items pushing car numbers, not following the 9 o'clock rule – make sure you lock your cars by 9 pm, especially with holiday shopping season starting soon.
- Holiday Shopping signals, please do not place empty new TV boxes and other containers on the curb – that is signaling to would be thieves that you have something they may want. Break down boxes (especially those for electronics) and place the pieces in the recycle bin.
- Be a great neighbor, if you see something, say something. Watch out for one another, but call it in. Do not chase down the bad guys! Do not approach offenders.
- Safety first: do not approach bad people, do not try to get their name or phone number. Let the JSO Officers do the hard part. You call it in and JSO will follow-up.

**JSO Commander Rickie Valentine** – [JSODistrict2@JaxSheriff.org](mailto:JSODistrict2@JaxSheriff.org)

- **JFRD** – Lt. Jarimar Smith – Not present.
- **MCCD** – Robert Bautochka gave the following report:
  - Completed inspections for the last 30 days: 448 and 4,051 for the fiscal year.
  - The person behind the “We Buy Junk Cars” snipe signs recently settled out of court to cover his citations.
  - The person behind the “We Print Signs” snipe signs has been issued 84 citations.
  - Please continue to use MyJax or 630-CITY to report complaints. The more information you are able to provide the better. Be sure to include your name and phone number so that the Municipal Code Officers can reach out to you and provide status updates to your complaints.

**Robert Bautochka** – [Rbautochka@coj.net](mailto:Rbautochka@coj.net)

- **Neighborhood Services Office** – Edwina Henry – No Report.

## 6. Subcommittee/Liaison Reports:

- **LUZ (Land use and Zoning)/Governmental Affairs:** Mike Corcoran Chair
  - Five LUZ Applications were reviewed, no actions taken on four of the five.
  - MM-25-11: Minor modification to a PUD to allow for internal illumination signs for the Solers Terrace Apartments. Unanimous vote to deny, as internal illumination is not permissible by code. Letter to follow.
- **Beautification:** Larry Belge - No Report.
- **Environment:** Lad Hawkins – No Report.
- **Membership:** Vacant
- **Nominations:** Kayce Evans stated that the Nominations Subcommittee met and only one of the two nominees accepted. Anyone interested in serving, please contact Ms. Henry. The subcommittee will meet again to identify a second nominee and will notify the membership via email of the two nominees for 2026 GAB CPAC Chair and Vice Chair.

- **Taxation, Revenue, and Utilization of Expenditures (T.R.U.E.) Commission:** Alex Hoffman – No Report.
- **North Florida TPO:** Scott Cowitt – No Report.
- **Parks Safety Council:** No Report.

**7. Chair's Report:** No Report.

**8. Unfinished Business:** No Report.

**9. New Business:**

- Eddi Parsons noted that there are a few CPAC Member emails that are being returned as “undeliverable.” If you are not receiving GAB CPAC Emails, please contact Ms. Henry to verify your email address. Also, she suggested checking the spam and/or junk mail folders.
- Larry Belge noted that there is a COJ Matching Grant Workshop on October 15, 2025. For more information, contact [EEslinger@coj.net](mailto:EEslinger@coj.net) or <https://www.jacksonville.gov/nmfp#>

**10. Public Comments/Announcements** (three-minute time limit)

- **John Nooney** – Seeking GAB CPAC Resolution acknowledging his efforts.
  - **Vice Chair Parsons** – suggested that Mr. Nooney prepare a draft of what he is seeking support for and present that document to the CPAC for consideration.
- **Shannon Peters** – Stated that she saw that the GAB CPAC opposes the application for the proposed slaughterhouse on Beach Boulevard (Apna Bazar), Ordinance 2025-0487, and she is looking to assistance in opposing the re-zoning. As a resident of the affected area, she stated she is concerned about the potential for well water contamination, harm to wetlands, declines in property values, etc.
  - **Vice Chair Parsons** – noted that the matter will be before the COJ Planning Commission on November 6, and that Ms. Peters should plan to be in attendance to voice her concerns.
  - **Ms. Peters** – stated that she and other neighbors are out protesting every Saturday and noted that Councilmember Carrico is her representative and he is well aware of their concerns.
- **Fred Burley**, COJ Military and Veterans Affairs – shared the following information:
  - October 25-26, 2025 – Sea & Sky Air Show
  - October 29, 2025 – A Press Conference at City Hall, where the Jaguars Organization will announce grants given to help veterans.
  - November 11, 2025 – Veterans Day Parade

**11. Motion to Adjourn** – It was properly moved and seconded. Meeting adjourned at 7:22 pm  
**The next meeting: November 10, 2025 – 6:30 pm**      **LUZ Subcommittee at 5:45 pm**