

**Greater Arlington Beaches District – Citizens Planning Advisory Committee**  
**September 8, 2025**

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

**Meeting Attendance:** Chair Tim Keeley, Kensington Association; Vice Chair Eddi Parsons, Monument Oaks HOA; Larry Beige, River Woods – St. Johns Landing HOA; Cheryl Brantley, Hidden Hills Country Club Estates HOA; Scott Cowitt, Hawkins Cove Owners Association, Inc.; Gary Dickinson, Grove Park HOA; Kacy Evans, Caroline Forest Homeowners Association; Delmas Harper, POISE, Inc.; Alexander Hoffman, The Woods Community; Donnie Oulton, Glynlea Park Neighborhood Association; Herbert Ramsdell, Southside Estates Civic Association; Debra Wagner, Hawkins Cove Owners Association, Inc.

**Excused:** JoAnne McIntosh, Ashley Green HOA; Wayne Van Doren, Old Mill Cove HOA;

**Staff and Elected Officials:** Council member Rahman Johnson, District 14; Andrew Powers, Executive Council Assistant – District 14; Helena Parola, Planning and Development; Kaysie Cox, Planning and Development; Robert Bautochka, MCCD; Derek Dixon, FDOT; Eric Soriano, JPL; District Commander Rickie Valentine, JSO; Fred Berley, Military and Veterans Affairs Department.

**ZOOM:** Delmas Harper.

**Guests:** Melvin Peepers, Southside Estates Civic Association; Candaladia Peepers, Southside Estates Civic Association; Jane Ramsdell; Brian Bush, Monterey Neighborhood; John Nooney, Pottsburg Creek Public Park.

**Meeting Summary**

1. **Call to Order/Verify Quorum:** chair Keeley called the September 8, 2025, Greater Arlington Beaches CPAC to order at 6:30 pm. Edwina Henry verified the presence of a quorum.

**Pledge of Allegiance**

2. **Approval of Previous Meeting Summaries:** The June 9, 2025 and August 11, 2025, meeting summaries were approved.
3. **Presentation:** Jacksonville City Council member Rahman Johnson, District 14, presented his proposal to codify the Neighborhood Bill of Rights. CPAC members were furnished with copies of the Neighborhood Bill of Rights and the Proposal in August.
  - The Neighborhood Bill of Rights was adopted in 1995 as a resolution and remains a symbolic statement with legal force. Its intent is to promote respect, transparency, and inclusion in local governance, but currently fails to empower communities adequately.
  - The main goal of the proposal is to integrate the Neighborhood Bill of Rights into the Jacksonville Municipal Code. This would ensure not only recognition of community rights but also enforceable standards for engagement and transparency in local governance.
  - Council member Johnson would like to see CPACs transition from advisory to structured advocacy roles, promoting community engagement.

- He would like to introduce Neighborhood Mediation protocols to provide a structured framework for conflict resolution among residents and developers.
- He would also like to establish a Neighborhood Ombudsman to serve as a dedicated resource for monitoring compliance.
- Another goal is to improve communication with a variety of ways to notify residents regarding zoning and land use decisions, with a minimum of 10 business days' notice.
- The proposed timeline for filing the draft ordinance is the end of this year, with community workshops scheduled for Summer 2026.
- The Council member is seeking input from the community on the proposal to codify the Neighborhood Bill of Rights and is starting by visiting each of the six (6) CPACs to solicit feedback.

**Council member Rahman Johnson – [Rahman@coj.net](mailto:Rahman@coj.net)**

**4. Elected Officials Report:** none.

**5. Staff Reports:**

- **Planning and Development Department** – Helena Parola, Director, is making the rounds to all of the CPACs to introduce herself as the newly appointed director of the Planning and Development Department. She noted that she receives all of the CPAC letters forwarded to the Planning and Development Department, along with that the city Council is aware of your recommendations. Ms. Parola encouraged the CPAC to continue being the voice of the community on the land use and zoning applications reviewed each month.

**Helena Parola – [HParola@coj.net](mailto:HParola@coj.net)**

- **JSO** – District 2 Commander Rickie Valentine reported crime statistics:

<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>146</b>	<b>No Change</b>
<b>FOXTROT</b>	<b>Number of Incidences</b>	<b>125</b>	<b>Up 5%</b>
<b>GOLF</b>	<b>Number of Incidences</b>	<b>109</b>	<b>Up 2%</b>
<b>HOTEL</b>	<b>Number of Incidences</b>	<b>105*</b> <small>*Mostly simple assaults</small>	<b>Up 30%</b>
<b>District 2 Overall</b>	<b>Number of Incidences</b>	<b>485</b>	<b>518</b>

- Commander Valentine noted an 18% reduction in incidents over last year.
- Connect Duval is a public safety program where residents and businesses can register their cameras and grant access to JSO in the event of a crime, to rapidly respond to criminal activity and emergency situations, in addition to enabling investigators to easily gather evidence.
- The 9:00 pm Routine – a reminder to ensure that your doors and car doors are locked and no valuables are visible. Do not leave firearms in your vehicles.

- JSO District 2 Task Force changes – focus on violent crimes, from 2 pm to 10 pm. Sheriff Waters is committed to going after violent crime offenders and has instilled that in his staff. Cutting down violent crimes makes it possible to build on everything else.
- In responding to a question on e-bikes and safety, Commander Valentine noted that the city is working on an ordinance to address e-bike safety.

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

- **JFRD** – Not present.
- **Military and Veterans Affairs Department** – Fred Burley announced the following:
  - Veterans Day is November 11, 2025, and those wishing to participate in the parade must submit an application by September 15. Applications are available on line at [www.jaxveteransdayparade.com](http://www.jaxveteransdayparade.com).
  - The Army/Navy Football Challenge Charity Game – Watch Party is December 13, 2025. Donation ticket price is \$5. Contact (904) 255-5550 for information.
  - Mr. Berley left his business cards on the sign-in table and asked for referrals for veterans needing assistance and he will refer them to the outreach manager.

**Fred Burley** – [Fberley@coj.net](mailto:Fberley@coj.net)

- **JPL** - Eric Soriano gave the following updates:
  - After being closed for two weeks, the Regency Square Public Library Branch has re-opened, with freshly painted interiors, etc. Still putting final touches on landscaping etc., and all should be completed within the next few weeks.
  - The American Library Association has designated September as Library card Sign-Up Month. This is a good opportunity to remind everyone of the value of having a library card and encourage others to sign up for one. The easiest way to sign up is to go to [www.jaxlibrary.org](http://www.jaxlibrary.org)
  - The annual Jax Book Fest will be held over two Saturdays: September 13, 2025 and September 20, 2025, at the Main Public Library. The annual celebration brings together authors, readers, writers and book lovers of all types. This event is free and open to the public.
  - In response to a question, Mr. Soriano stated that the Public Libraries are not under Duval County Public School rules, but rather the American Public Library Association guidelines.

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

- **FDOT** – Derek Dixon did not have any previous questions submitted by the GAB CPAC, so he answered a few general questions from the membership.  
**Derek Dixon** – [Derek.Dixon@dot.state.fl.us](mailto:Derek.Dixon@dot.state.fl.us)
- **MCCD** – Robert Bautochka reported the following:
  - In the last 30 days, 1,197 inspections were completed, year-to-date: 12,045.
  - In the last 30 days, 145 nuisance signs were removed, year-to-date: 1,917.

- A reminder that this is still hurricane season, and to remember to take care of dead/damaged trees.
- In response to a question, Mr. Bautochka stated that the “back door chicken program is prohibited in certain areas, and if approved, Code Enforcement must have access to inspect from the right of way, unless they have permission to access the property.
- Additionally, he noted that Code Enforcement does not regulate bee keeping. He will research whether a state license is required.

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

- **Neighborhood Services Office (NSO)** – Edwina Henry stated no updates on NSO.

## 6. Subcommittee/Liaison Reports:

- **Luz (Land use and Zoning)** – Several applications were reviewed, but no actions taken.
  - Ms. Eddi Parsons submitted a revised statement on the “Slaughter House” application reviewed last month. Ms. Henry will type up the letter and forward it to the Chair Keeley for signature and it will be sent out to the appropriate persons.
    - Language will be added to provide specifics regarding concerns for water run-off and the potential for well water contamination.
    - After discussion, it was properly moved and seconded to accept Ms. Parson’s motion.
  - As a point of information, Councilman Kevin cariso, District 4, will hold an informational town hall meeting on September 18, 2025, at 6 pm, at the Living Stream Church, 2016 Anderson Road, to further discuss the Ordinance.
- **Beautification/Parks** – Larry Beige reported the following:
  - The 21<sup>st</sup> Annual Keep Jacksonville Beautiful Awards deadline for submission is Friday, October 3, 2025. Winners will be announced November 13, 2025, at the Jacksonville Environmental Protection Board’s annual awards program at UNF.
  - Intercoastal Cleanup 2025 is scheduled for Saturday, September 20, 2025, from 7 am to 12 noon.
- **Membership** – Just a reminder that the Nominations Subcommittee will need to identify individuals for CPAC Chair and Vice Chair for next year. Please feel free to email nominations/suggestions to Ms. Henry, Eddi Parsons or Tim Keeley. The CPAC Chair and Vice Chair Elections are held in November.

Chair Keeley recommended that anyone interested in serving on the Nominations Subcommittee to please arrive at 5:30 pm for the October meeting to develop your slate of nominees.

- **T.R.U.E. (Taxation, Revenue, and Utilization of Expenditure) Commission** – is reviewing the proposed budget to see if the commission has any recommendations or suggestions to make to the City Council. The T.R.U.E. Commission meets the first Thursday every month. The next meeting is Thursday, October 3, 2025.

- **North Florida TPO** – No Report.

**7. Chair's Report:** Chair Keeley announced that it is the termination of his three years of eligibility for being the chair. It has been a pleasurable experience and has been great working with everyone.

**8. Unfinished Business:** None.

**9. New Business:** None.

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

- John Nooney – Stated that he is looking for the GAB CPAC to provide him with a resolution supporting Resilient Jacksonville and access to waterways.
  - Chair Keeley stated that if Mr. Nooney would put something in writing, bring it to the next GAB CPAC Meeting, he would place it on the agenda for discussion.

**11. Meeting Adjourned – 8:03 pm.**

The Next Greater Arlington Beaches CPAC Meeting is scheduled for Monday, October 13, 2025 at 6:30 pm, Ed Austin Regional Park, PAL Building, 3450 Monument Rd., 32225. The Nominations Subcommittee will meet at 5:30 pm and the LUZ Subcommittee will meet at 5:45 pm.