

Riverton Review

April 2023

College Park Updates & Grand Openings

by Alan Abel

Last week I had an appointment with Dan Manjack, Superintendent, ShayCore; and JavaJess, Dan's girlfriend/business partner, First Gear Coffee Shop; to get the latest scoops regarding College Park Shopping Center.

The construction office was certainly abuzz with phone calls and hard hats in & out. While JavaJess and I waited, she showed me stacks of tile that had just come in which will be used for the coffee shop's counters/bars. I can best describe such as a heavenly blue with golden marble touches. Exquisite.

JavaJess also showed me her new tattoo of a coffee vine growing down her arm. Dan then opened by advising that the final pour of concrete in Winn-Dixie has just taken place. "We're moving forward, as planned". Also, six new College Park signs have been installed throughout the property within the last month. After some litigation, the Golden Arches sign on Arlington Expressway "will soon be coming down". New code.

Dan said his experience with the renovation of the shopping center is like "moving pieces into moving parts".

Conie's Ice Cream is the name of the Ice Cream Parlor which we said was coming and will be moving into a storefront. This will be Conie's second location. The original Conie's Ice Cream is located locally in Fruit Cove. See: coniesicecream.com

Conie's website reads: "We offer a Sweet Treat for everyone. Our ice cream is kosher and comes with a variety of choices including: sugar free options, vegan, and gluten free. We also have many toppings to choose from so that you may create an old fashion treat or create a new favorite. We have over 33 Shake and Sundae flavors to choose from or you can combine flavors to create your own".

Conie's menu includes: cones, dipped cones, cups, banana splits, freezes/soda floats, shushes, shakes, sundaes, waffle bowls, ice cream pies, ice cream cookies and more.

First Gear Coffee Shop has received approval to build a Paver Deck with a Pergola, behind the coffee shop and behind the courtyard, located as illustrated. Swings will also be added.

Grand Openings

With construction progress underway, the plan is for all the new stores to open more or less at the same time when the shopping center renovation project is completed by July/August. New target dates are: **Winn-Dixie** (#999), Grand Opening, Labor Day or before; **Donatos Pizza** (#937), **First Gear Coffee Shop** (#975) and **Conie's Ice Cream** (#935) all plan to open in August 2023.



Photo of the Month

by Deedy

Welcome New Resident

Catherine Powell

Resident of the Month

This month's winner of the prime parking spot is Ron Depippo.

New Office Hours

Rental Office hours have changed.

Monday - Thursday: 7:30am-5pm. If you have an after hours urgent maintenance request, please contact the emergency maintenance number at (904) 566-7860.

Donut & Coffee Social - April 10

Chrian Jones with Concierge Mobile Medical will be hosting a Donut & Coffee Social for our residents on Monday, April 10th at 11:00am. Come to the Café and join them for this treat.

BINGO - April 14

Pat Bell with Dedicated Senior Medical Center will be hosting a BINGO & Refreshments event on Friday, April 14th, in the Café from 1:30 to 3:00pm. Join her for good snacks, good fun and prizes

Chair Exercise Class - M/W/F by Margaret

Hey to fellow Riverton Tower Senior Center residents. I have some questions for you. Are you tired of huffing and puffing just walking to the elevator or to your car? Are you tired of having to call maintenance to help you open a jar of pickles? Do you feel that you no longer have energy to even get into your bed at night? If you answered yes to any of these questions, well I have the answer for you... Chair Exercise Class! Yep, we have chair exercise classes at 7:00 every Monday, Wednesday and Friday nights. Build up your endurance and muscles while you pump-up and work-out together with fellow residents. We have Motown Mondays, Surprise Music Wednesdays and Country Fridays. At class you are always encouraged to work at your pace and we can modify routines based on your abilities.

Investments in the Neighborhood:

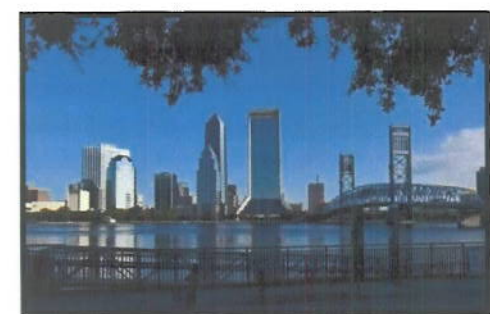
* **River City Landing Apartments** (near the entrance of Jacksonville University), a 12-building complex of 320-unit apartments, just sold for \$30.8 million.

Investments in the Community:

* **WaWa Store Opening @ 1331 University Blvd N** in Spring 2023.

Our newly elected Jacksonville City Councilman is Ken Amaro (R, Dist. 1)

Longtime First Coast News journalist Ken Amaro will now represent the residents of RTSC and Arlington as Jacksonville City Council District 1's newest Councilman after Amaro won outright with 66% of the vote in Jacksonville's first Unitary Election held in March. Amaro, a Republican, spent more than 40 years at First Coast News. For most of that time, he was the station's consumer reporter, often uncovering scams on behalf of viewers who contacted the station.



Jacksonville is a 'Boomtown'

Jacksonville is among the biggest "Boomtowns" in the country, according to a recent LendingTree study. LendingTree analyzed data from the U.S. Census Bureau, the American Community Survey and the U.S. Bureau of Labor to find and define "the biggest boomtowns in America". LendingTree analysts ranked and scored the 100 largest metros in three main categories: people & housing, work & earnings and business & economy. Jacksonville finished fifth, behind Austin, Texas; Provo, Utah; Lakeland, Florida; and Boise, Idaho.

Riverton Review is the monthly newsletter for residents of Riverton Tower Senior Center. Contributions are welcome to include news, items of interest, tid-bits, and activity information. Email info to Alan Abel by the 23rd of the month for inclusion in the next *Riverton Review*. Please type RIVERTON REVIEW into your email's Subject. Alan Abel, Editor, 738-8757, alanabel2005@yahoo.com // Ed Coulther, Designer & Graphics **April Contributors:** Kathy Dane, Margaret Neumann, Deedy Creed, Becky Davis, Kathy Gerding, Alan Abel