

**Greater Arlington / Beaches ~ Citizens Planning Advisory Committee**

**Regency Branch Library – 9900 Regency Square Boulevard  
6:30 p.m. Monday, March 8, 2010**

**Meeting Summary**

**Members and Alternates**

Michael Anania	Florence Holcomb	Jerry Petoskey
Larry Belge	Johnny Holden	Mary Anne Saadeh
James Blanche	Carroll Huffiness	Patricia Schorr
Al Cherry	Helen Ludwig	Erica Trent
Maria Condaxis	Dewey Marshall	Ben Tucker
Gene Crabtree	Ed Maxted	Richard Witzel
Michele Davis	Tami Moe	
Gary Dickinson	Jill Nelms	
Kacy Evans	Jay Olchak	
Lad Hawkins	Eddi Parsons	
Sandi Hibbard	David Peck	

**Members Excused**

Marcella Lowe  
Roger Sharp

**Guests**

Tiffany Gillem	Sally Doherty
Barbra Leis	John Fox
Marshelle Berry	Tamara Branam

**Staff/Resources**

George Tawes, COJ, Code Compliance  
Ed Lukavovic, Planning and Development  
Jim Green, FDOT  
Sgt. Williams, JSO  
Rosemary Wesolowski, Community Development

**Call to Order**

Dewey Marshall called the meeting to order at 6:30 p.m., established that a quorum was present, the meeting started with the Pledge of Allegiance and a moment of silence.

**Chairs Report**

Dewey shared with the group that the CPAC Chairs had their quarterly meeting with the Mayor on March 11<sup>th</sup>. At this meeting Dewey was informed that it has been suggested that the CPAC districts are too big and they may need to be broken down into smaller sections. If the GAB District is broken down it would be broken into 3-4 districts.

Dewey stated that he did not feel that this is not a good idea; this would weaken the strength of the CPAC's and possibly cause them to dissolve.

### **Approval of the Minutes**

Motion to approve the March 8, 2010 meeting summary was made. The motion was properly seconded and approved by the group.

### **Speakers**

**Richard Clark, City Councilmember, District 3**, stated that Council District 3 is in the process of finishing up all of their major road projects; the Beach Boulevard Bridge construction is ahead of schedule and will be completed soon. The portion of Kernan Blvd. between Beach Blvd and Butler Blvd will be moved so UNF can acquire more land for future growth of the University. UNF will pay for all mitigations related to this project. There are plans to make Patton Park and regional park; a baseball quad will be built and astro-turf will be used (instead of grass) as a cost saving measure. The dredge project at Castaway Island has been completed and this should make launching canoes and kayaks much easier this year. The other issue that has the attention of City Council is the budget. This is going to be another difficult year and it is certain that there will be cuts. The cuts and reductions need to be distributed evenly.

**Clay Yarborough, City Councilmember, District 1**, elaborated on the upcoming budget challenges. The preliminary budget will be presented to City Council by the middle of May; adjustment will be made and the final budget will be presented to Council by July 15<sup>th</sup>. City leaders will address a bill that will adjust the City fees that are charged; most City fees have not changed since the early 1990's. Examples of the fees are: the amount that is paid to rent a community center, pet licensing, building permits, zoning change application and garbage removal fee to name a few. The road construction along Fort Caroline Road is expected to be completed by next year. This project will affect the tree canopy and they are being careful to minimize the impact. Reddy Point Park is closed for construction; the entrance is under construction and the pier is being updated. Jacksonville University broke ground on the new Marine Science Center, the building should be completed by this fall. Along Rogero Road half of the palm trees will be removed and relocated to Blue Cypress Park and other locations throughout the district. There are a lot of questions in regard to the future of Regency Square Mall. Currently, the owners, General Growth Properties have not made any formal announcement to remodel or sell. The mall manager said she would keep him (Councilman Yarborough) informed as information becomes available.

**Bill Bishop, City Councilmember, District 2**, acknowledged the controversy of the proposed Gate Gas Station on McCormick Road and the lawsuit in regard to the Craig Field runway expansion. It appears that any expansion to the runways will not be happening anytime soon. The road construction at the intersection of Atlantic Blvd and Kernan Road is approximately half completed. There will be another shopping center at this intersection too. The Slayman Shopping Center Project will be the home of a new Sports retailer (similar to Dick's Sporting Goods). At this time it doesn't appear the Kernan Blvd. will be widened between Atlantic Blvd and Wonderwood.

**Don Redman, City Councilmember, District 4**, reminded the group that only a small portion of his district falls into the Greater Arlington Beaches District, but the challenges in this area reflects the problems that are being experienced Citywide. There is a problem with empty buildings (both commercial and residential) and these unmaintained properties are creating a new scope of problems. It appears that there are a number of loop holes as to who is responsible to maintain the property. Unfortunately, the burden is falling to Code Enforcement and this department does not have the money or manpower to handle all the vacant property Citywide. This is an issue that needs to be addressed further.

**Ray Holt, City Councilmember, District 11**, informed the group that a small portion of Mayport is part of his district. In the recent past there was an issue with land that the Housing & Neighborhoods Department had designated for low income housing, but he had the land transferred to the Parks and recreation department instead. When funding is available improvements will be made to the park. The Port Authority Board is reviewing the financial feasibility and future location of the new cruise terminal. It has been determined that Mayport is the best location for the cruise terminal. If the Port Authority Board does decide to move on relocating the terminal to the Mayport Area this information will be provided to the CPAC and it will have to go to committee too. If the land is not used to build a terminal, the land will probably be sold to a developer and housing / condo will be built. While the Port Authority is still working on this issue it is important to try and move along with revitalization to Mayport. Lastly, Sun Cruise has closed down and at this time it is unsure what will happen to Safe Harbor.

### Subcommittee Reports

**PARKS & RECREATION** – Chair Dewey Marshall – no report.

**BEAUTIFICATION** – Chair Larry Belge – no report.

**LAND USE & ZONING** – Chair Mike Anania – the subcommittee made a motion on the following items.

**Opposition to the Administrative Deviation AD-10-17** to deviate the yard setback from 2 feet to 1 foot and 5 feet to 2 feet to allow a carport in a RLD-60 zoning district at 3267 Caribbean Drive for the following reasons:

- Structure built without permits; approval would sanctify a violation of City codes

**Opposition to Ordinance 2010-212 to rezone 2.35 acres from RLD-90 to PUD** to allow for a Gate convenience store and gas station on the Southside of McCormick Road between Challeaux dr. S and Fulton Rd s. for the following reason(s):

- Commercial encroachment on residential and inconsistent with Wonderwood Corridor Study

**Opposition to Exception E-10-13** to allow a day care facility for 141 children and 11 staff on 16 plus acres in CRO zoning district at 8985 Lone Star Road for the following reasons

- May negatively impact Mill Creek/Lone Star intersection, traffic study is needed.

**Opposition to Variance V-10-07** to allow recreational vehicles parking in the front yard.

**Administrative Deviation AD-10-26** to deviate the yard setbacks to allow a carport and camper in a RLD-60 zoning district at 6239 Gloucester Rd. Approval will sanctify violation of City codes and reductions of these various setbacks would start to create blight.

The letters are attached at the end of the summary

**MEMBERSHIP** – Chair: Eddi Parsons – Has sent emails information to 9 different neighborhoods to encourage and inform them about the CPAC. They all haven't responded yet, but look forward to chatting with them. Please remember to extend an invitation to any of your surrounding neighborhoods that do not attend CPAC.

**TRANSPORTATION** – Co-Chairs Roger Sharp and Richard Witzel – no report.

**ENVIRONMENT** – Chair Lad Hawkins – no report.

**T.R.U.E Commission** – Marcella Lowe – not present.

**Craig Airport Advisory Committee** – Dave Evans – not present.

**Growth Management Visioning Plan** – Mike Anania – the final stages of editing are currently underway. The next meeting will be held on April 19<sup>th</sup> ~ 6:00 pm.

**Staff Reports:**

**MAYOR'S REPRESENTATIVE** – Kelley Borree, not present ~ working on the budget.

**JSO** – Sgt. Williams informed the group of the upcoming ShAdCo Safety Fair that will be held on Saturday, May 15<sup>th</sup> from 10:00 a.m. to 2:00 p.m. at Regency Square Mall. The fair will be held at the end of the mall near Sears; there will be information outside and inside the mall. Education and information will be provided by American Red Cross, CSX, Boy Scouts, Empowerment Parent, FBI, 1st Coast Crime Stoppers, Ident-a-kid, JFRD, States Attorney's Office, U.S. Army, US Secret Service, Youth Crisis Center, JSO Air Unit, Bicycle rodeo, to name a few.

**DUVAL COUNTY SCHOOLS** – Selinda Keyes, not present.

**TERRY PARKER HIGH SCHOOL** - Erica Trent informed the group that the schools are also having a difficult time with the budget. It appears that Terry Parker High will lose 9 positions. On brighter note, Terry Parker will team up with JU and Terry Parker students will be able to use and learn at the new Marine Science Center. There is an upcoming career fair that will focus on coastal employment opportunities; JaxPort, PJS and Army Corp of Engineers are some of the employers that will be in attendance. July 21, 2010 will be the first day of summer school. On April 16<sup>th</sup>, Terry Parker will hold their annual prom at the Prime Osborne Convention Center.

**FDOT** – Jim Green, no report, available for questions.

**PLANNING & DEVELOPMENT** – Ed Lukacovic – informed the group that the Planning and Development Department has moved into the Ed Ball Building, 3<sup>rd</sup> floor. Luke's new phone number is 255-7841 ~ email will remain the same.

**MUNICIPAL CODE** – George Tawes - no report ~ available for questions

**COMMUNITY DEVELOPMENT** – Neighborhood Coordinator Rosemary Wesolowski informed the group that the Housing and Neighborhoods Department reminded the group about the Florida Friendly Landscape program and Water Pond workshops are offered by the Extension Service (IFAS). If you are interested in any of the programs I can get the contact information to you. Please remember that the Fertilizer and Lawn Watering ordinance's go into effect soon.

**Terry Parker High School** – Assistant Principal Erica Trent informed that group that Terry Parker High School was active in the Title 3 program and will be working with Woodland Acres Elementary to help stimulate parental involvement. Erica also announced that Terry Parker has currently has 23 students that have been awarded college scholarships. A few weeks ago Courtney Lindsey was crowned 2010 Miss Terry Parker.

### **Announcements**

### **Public Comments**

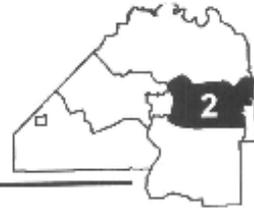
(Comments are limited to 2 minutes)

**Adjournment** - There being no other business, the meeting was adjourned at 8: 15 p.m.

**The next meeting will take place on Monday, May 10, 2010, 6:30 pm at the Regency Branch Library – 9900 Regency Square Blvd.**

**GREATER ARLINGTON/BEACHES  
Citizens Planning Advisory Committee**

*Chair: Dewey Marshall Vice-Chair: Eddi Parsons*



April 12, 2010

To: Grey Edwards, Chair, Planning Commission  
Hon. Ray Holt, Chair, City Council Land, Use, & Zoning Committee

**Re: Opposition to the Administrative Deviation AD-10-17 to deviate the yard setbacks from two (2) feet to one (1) foot, and five (5) feet to two (2) feet to allow a carport in a RLD-60 zoning district at 3267 Caribbean Drive between Peeler Road South and El Morro Drive.**

The District 2 Citizens Planning Advisory Committee (CPAC) is in opposition to the Administrative Deviation AD-10-17 as stated above for the following reason(s):

- The structure was constructed without permits.
- Approval would sanctify a violation of the City codes and set a precedent for other violations.
- Approval would be inconsistent with the Neighborhood Action Plan and CPAC supports the Planning Department's recommendation for denial.

Sincerely,

*Dewey D. Marshall*

Dewey Marshall, Chair  
Greater/Arlington/Beaches Citizens Planning Advisory Committee

cc: Hon. John Peyton, Mayor  
William Killingsworth, Director, Planning and Development Department  
Sandy Simmons, Planning and Development Department  
Hon. Clay Yarborough, Council District 1  
Cheryl Brown, Council Secretary/Director

**GREATER ARLINGTON/BEACHES**  
**Citizens Planning Advisory Committee**  
*Chair: Dewey Marshall Vice-Chair: Eddi Parsons*



April 12, 2010

To: Grey Edwards, Chair, Planning Commission  
Hon. Ray Holt, Chair, City Council Land, Use, & Zoning Committee

**Re: Opposition to Ordinance 2010-212 to rezone 2.35 acres from RLD-90 to PUD zoning district to allow for a Gate convenience store and fueling station on the South side of McCormick Road between Challeaux Drive South and Fulton Road South.**

The District 2 Citizens Planning Advisory Committee (CPAC) is in opposition to Ordinance 2010-212 as stated above for the following reason(s):

- Approval will set a precedent by allowing commercial encroachment in a residential areas creating spot zoning.
- Approval of the proposed PUD is inconsistent with the City's approved Wonderwood Corridor Study.
- Arlington CPAC has previously taken this position of opposition to this proposed use as stated in a December 10, 2007 letter to the Planning Commission and the LUZ Committee of City Council (see attached).

Sincerely,

*Dewey D. Marshall*

Dewey Marshall, Chair  
Greater/Arlington/Beaches Citizens Planning Advisory Committee

cc: Hon. John Peyton, Mayor  
William Killingsworth, Director, Planning and Development Department  
Sandy Simmons, Planning and Development Department  
Hon. William Bishop, Council District 2  
Cheryl Brown, Council Secretary/Director

City of Jacksonville HOUSING & NEIGHBORHOODS DEPARTMENT | West Edgan Street - Suite 300 | Jacksonville, Florida 32202  
James Richardson, District 2 Coordinator | richardj@cityofjax.com  
(904) 630-7036 | Fax (904) 630-7293

**GREATER ARLINGTON/BEACHES**  
**Citizens Planning Advisory Committee**  
*Chair: Dewey Marshall Vice-Chair: Eddi Parsons*



April 12, 2010

To: Grey Edwards, Chair, Planning Commission  
Hon. Ray Holt, Chair, City Council Land, Use, & Zoning Committee

**Re: Opposition to the Exception E-10-13 to allow a day care facility for 141 children and 11 staff on 16 plus acres in a CRO zoning district at 8985 Lone Star Road between Mill Creek Road and Southside Boulevard.**

The District 2 Citizens Planning Advisory Committee (CPAC) is in opposition to the Exception E-10-13 as stated above for the following reason(s):

- This use may negatively impact the Mill Creek Road/Lone Star Road intersection.
- To verify that this assumption is not accurate a traffic study should be required to see if the increased vehicles from this proposed use will cause negative impacts to the existing roadways.

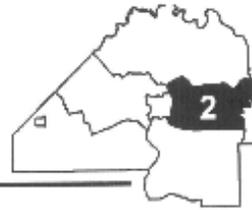
Sincerely,

*Dewey D. Marshall*

Dewey Marshall, Chair  
Greater/Arlington/Beaches Citizens Planning Advisory Committee

cc: Hon. John Peyton, Mayor  
William Killingsworth, Director, Planning and Development Department  
Sandy Simmons, Planning and Development Department  
Hon. Clay Yarborough, Council District 1  
Cheryl Brown, Council Secretary/Director

**GREATER ARLINGTON/BEACHES**  
**Citizens Planning Advisory Committee**  
*Chair: Dewey Marshall Vice-Chair: Eddi Parsons*



April 12, 2010

To: Grey Edwards, Chair, Planning Commission  
Hon. Ray Holt, Chair, City Council Land, Use, & Zoning Committee

**Re: Opposition to the Variance V-10-07 to allow recreational vehicle parking in the front yard and Administrative Deviation AD-10-25 to deviate the yard setbacks from five (5) feet to zero (0) foot, five (5) feet to 1.49 feet, five (5) feet to four (4) feet, and twenty (20) feet 10.36 feet to allow a carport and camper in a RLD-60 zoning district at 6239 Gloucester Road between Spring Forest Circle and Bay Ridge Road Drive.**

The District 2 Citizens Planning Advisory Committee (CPAC) is in opposition to the Variance (V-10-07) and Administrative Deviation AD-10-28 as stated above for the following reason(s):

- Approval would sanctify a violation of City codes and reductions of these various setbacks would start to create blight.

Sincerely,

*Dewey D. Marshall*

Dewey Marshall, Chair  
Greater/Arlington/Beaches Citizens Planning Advisory Committee

cc: Hon. John Peyton, Mayor  
William Killingsworth, Director, Planning and Development Department  
Sandy Simmons, Planning and Development Department  
Hon. Don Redman, Council District 4  
Cheryl Brown, Council Secretary/Director

**GREATER ARLINGTON/BENCHES**  
**Citizens Planning Advisory Committee**  
*Chair: Joseph Lek*      *Vice-Chair: Jay Orbach*



December 10, 2007

To: Eddie Johnson, Chair, Planning Commission  
Hon. Michael Corrigan, Chair, City Council Land, Use, & Zoning Committee

Re: **Opposition to the Land Use Change LU 2007C-052 and Rezoning 2007-XXX to change 2.72 acres land use category from LDR to NC and zoning district from RLD-D to PUD to allow the construction of a Gates Food Post and Filling Station on the south side of Leon Road between Challeux Drive South and Fulton Road South.**

The District 2 Citizens Planning Advisory Committee (CPAC) are in Opposition to the Land Use Change LU 2007C-052 and Rezoning 2007-XXX to change 2.72 acres land use category from LDR to NGC and zoning district from RLD-D to PUD to allow the construction of a Gates Food Post and Filling Station on the south side of Leon Road between Challeux Drive South and Fulton Road South for the following reasons:

- The proposed land use change is inconsistent with the Future Land Use Map series (FLUM) of the 2010 Comprehensive Plan and the Wonderwood Connector Corridor Land Use and Zoning Study dated April 2002 and adopted by City Council via Ordinance 2002-512.
- The study states "The overall purpose of the study is to develop sound growth management strategies to preserve the quality of life of the many people who now and someday live along this corridor" and recommends:
  - (Page 15 Map 9) (Related to current Gas Station site) intersection of Ft. Caroline and McCormick Roads: "The site remaining after realignment is now zoned Commercial Neighborhood and in a Neighborhood Commercial land use category, and should be redeveloped consistent with those designations."
  - (Page 10) The study also warns that the Wonderwood Connector Corridor would ideally be served by about 600 acres of commercial land use, and given the almost 700 acres of built and un-built commercial land exists this area has a potential to become over-served by commercial acreage without experiencing any changes to existing land use designations.
  - (Page 6) "The Wonderwood Connector" is not intended for strip commercial development, as neither the existing land uses and zoning, the policies of the 2010 Comprehensive Plan nor the future interests of viable and established residential neighborhoods support this position".

- There will be commercial intrusion into a residential neighborhood.
- The highest and best use of the property is to build homes and incorporate into the adjacent "Buck Park", not commercial development.

Sincerely,



Joseph Lek, Chair  
Greater/Arlington/Beaches Citizens Planning Advisory Committee

cc: Hon. John Poyton, Mayor  
Brad Thoburn, Director, Planning Department  
Sandy Simmons, Planning Department