

District #2 – Greater Arlington Beaches Citizens Planning Advisory Committee

Chair: Patricia Schorr

Vice Chair: Michael Anania

MEETING SUMMARY

Location: University Park Branch Library

DATE: Monday, October 8, 2012

Attendance:

Organizations/Representatives

Members:

Anania, Michael, Arlington Business Society
Belge, Larry, Riverwoods – St. Johns Landing
Bryant, Jimmy, Queens Harbour POA
Cherry, Albert, Hidden Valley Civic Assoc.
Davis, Michele, Council Appointee – District 1
Dickinson, Gary, Grove Park
Evans, Kacy, Caroline Forest Homeowners Association
Hawkins, Lad, Communities of East Arlington
Hibbard, Sandi, Harbour North Civic Association
Huffiness, Carroll, Mayport Village Civic Association
Jarnutowski, Sherrie, Walkers Glen HOA
Parsons, Eddi, Monument Oaks HOA
Peck, David, Oak Park Neighborhood Association
Petoskey, Jerry, Old Mill Cove Community Org
Roberts, John, The Valley at Hidden Hills
Saadeh, Mary Anne, Oak Haven Preservation Association
Sanders, Patricia, Southern Grove Condo Association
Schorr, Patricia, Covington Creek HOA
Tucker, Ben, Cypress Cove Good neighbor Group
Walker, Kathy, Old Arlington Inc.

Excused:

Holden, Johnny, Emerald Bay HOA
Ludwig, Helen, St. Johns Woods
Lowe, Marcella, Alderman Park Civic Association
Maxted, Ed, Bentwater Place

Elected Officials:

None

Staff:

Davis, Paul; Green, Jim; Lancaster, Elaine; Nader, Lt. Russell, Wesolowski, Rosemary

Guests:

Holton, Walter, Charter Point
Branam, Tamera, Pablo Creek Library
Henry, David

1. Call to Order/Verify Quorum

Chair, Patricia Schorr called the meeting to order at 6:30 p.m.

The meeting began with a moment of silence followed by the Pledge of Allegiance.

2. Approval of the Previous Meeting Summary

Chair Schorr made a motion to approve the meeting summary; there was a change noted to be made. Al Cherry made a motion to approve the amended summary and Mike Anania seconded it. The members voted unanimously to approve the minutes as amended.

3. Staff Reports

- JSO (Jacksonville Sheriff's Office) – Lt. Russell Nader
Lt. Nader informed the group that overall citywide crime is down 7.5 %YTD and in Zone 2 crime is down 11.4% YTD; available for questions.

Gary Dickinson reminded the group that on October 16 the Neighborhood Watch Coordinator meeting will be held at the Police Memorial Building, 501 E. Bay St at 6:00 p.m. in the Drill Hall or Assembly Room. A guard will be outside to direct parking under the building. At the corner of Beach Blvd. and Southside Blvd. there is a nightclub there by the name Mascara's and it is another trouble spot in the area. At 4:00 am on Saturday there was a shooting at the club and they shoot up the place pretty good. National Night Out was held on October 2nd this year. Many people were thrilled to have the event moved from August to October. There was a slight decrease in participants this year, but the drop in participation has occurred across the country.

- Mayor's Liaison – Kelley Boree – not present
- Duval County Public Schools – Jonathon Bishop, Coordinator, Community and Family Engagement, The Department of Community & Family Engagement is designed to develop strong, innovative and collaborative partnerships. Key stakeholders engaged by this office include parent and family organizations, educators, nonprofits, businesses, faith-based entities, government agencies and civic groups. One of their department's goals is to increase educational support through family engagement, partnerships and volunteerism. If you are interested in volunteering, you can reach Mr. Bishop at 390-2960 or a volunteer application can be found online at the DCPS website.
- FDOT (Florida Department of Transportation) – Jim Green – There are few upcoming public meetings: on October 25, 2012 there will be another meeting about the Express lanes that will be developed in starting at the Buckman Bridge and running down I-295 to the I-95 corridor. The meeting will be held at Ramada Inn Conference Center at San Jose Blvd. and I-295. On October 29, 2012 there will be a community meeting to discuss the MLK project; the meeting will be held at the Grace Baptist Church in Springfield. On October 30, 2012 doors opens at 4:00 p.m. and the presentation will begin at 6:30 p.m. The meeting will be held at the Florida Department of Transportation Training Facility 2198 Edison Ave. Jacksonville, FL 32204; construction is scheduled to start in 2013. www.i95overlandbridge.com.

Gary Dickinson thank FDOT for paving around the light polls at the intersection of Beach Blvd and University Blvd; this allows individuals in wheelchairs from Brooks Rehab accessibility to push the cross walk buttons and cross in their wheelchairs.

Lad Hawkins also congratulated FDOT for adding bike lines and sidewalks to Monument Road near 9/A.

- Neighborhoods
 - Housing and Community Development Division - Rosemary Wesolowski inquired how the group was feeling about the new meeting location (Craig Airport, 855-1 Craig Drive, 32225) If anyone has any concerns or would like to make a suggestion about the meeting room, please let her know. Also, a give thank you to the group for their support through all the employment status changes that occurred in September.
- Municipal Code Compliance Division – Elaine Lancaster informed the group that there are 862 active cases daily; most of these cases are due to the summer growth. The Code Compliance Division has moved again. Later in the week they will be conducting a surprise inspection to an undisclosed area in Arlington; the inspection will be completed by Friday. There were 4 darts last

week and one was massive undertaking. Elaine informed the group that she will be on vacation in November and she will not be able to attend in December. The next time we will see Elaine is at the January meeting. If you want to talk to Elaine, please call her on Mondays; on Mondays she is the Officer of the Day. If you want to get contact information or if have any questions please Elaine after the meeting.

- Planning & Development – Paul Davis – that much of what we do as a CPAC will go through the Councilmember Boyer and he is glad she is able to join us and present on the topic.
- Parks Department – Kelley Boree – not present.

4. Presentations:

Lori Boyer, City Councilmember, District 5, City of Jacksonville, Councilmember Boyer informed the group that upon graduation from University of Florida Law School in 1978. She began her legal career practicing primarily in land use and environmental law. In 1993, she transitioned from private practice to working for several real estate investment and management companies founded by her late husband, Ron Nemeyer. Upon his death, Councilmember Boyer served as President of those entities which at the time had holdings from Massachusetts to Florida. In that capacity, she has gained significant experience in finance and construction management as she continued to use her expertise in real estate, contracts and negotiation.

Councilmember Boyer is a resident of San Marco since 1987 and has been active in the San Marco Preservation Society immediately upon moving to the neighborhood. Councilmember Boyer was named an Eve Award finalist in 2004 for her work on the creation and adoption of the San Marco zoning overlay.

Currently, Councilmember Boyer is Chair of the City Council Land Use and Zoning Committee. This is quasi-judicial and they address the land use and zoning matters, including zoning; preservation; conservation; building codes; urban renewal; real estate; land use; land, water and wetlands preservation; water supply issues; comprehensive planning; strategic planning; current planning; growth management and implementation of state statutes regarding same; Planning and Development Department; appeals from Planning Commission decisions; growth management; transportation concurrency; school concurrency; water supply planning; monitoring and implementation of the new State growth management laws; actively participate in amending and updating Jacksonville's Comprehensive Plan, including reviewing all text amendments and Future Land Use Map Amendments to the comprehensive plan; and all related subjects.

To break it down further: there are 3 different types of procedures:

1. Administrative Deviation –Administrative Deviation applications are held in a Public Hearing before the Zoning Administrator at the Planning Department. Applications need to be turned in and all fees paid by deadline so that it can be scheduled to be heard for the next available Public Hearing and notices mailed to owners of property within 350 feet of the subject property. After the Public Hearing, the Zoning Administrator has up to twenty-one (21) days to render a decision. These do not go before City Council unless they are appealed.
2. Exceptions/Waivers – Zoning Exceptions (conditional use permits), Variances (relief from the conditions of the Code), Minor Modifications to the terms of a Planned Unit Development, Cell Tower Waivers, Waivers of Minimum Distance Requirements for Liquor Sales and Waiver of Architectural and Aesthetic Requirements are held in a Public Hearing before the Planning Commission in City Hall. Once an Application has been turned in and all fees paid, it will be scheduled to be heard before the Planning Commission at the next

available meeting. During this time, the applicant will be required to post signs (supplied by the Department) of the proposed change on the subject property and notifications will be mailed to owners of property within 350 feet of the subject property. The Planning Commission; they vote and make the decisions on this type of applications. But, Waivers of Road Frontage and Sign Waiver applications are held in a Public Hearing before the Land Use and Zoning Committee of City Council and then go before the full City Council at City Hall. Once an Application has been turned in and all fees paid, it will be scheduled to be heard before City Council at the next available Public Hearing. During this time, the applicant will be required to post signs (supplied by the Department) of the proposed change on the subject property and notifications will be mailed to owners of property within 350 feet of the subject property.

3. Rezoning and PUD Changes – go to the LUZ Committee and City Council to be reviewed, voted on and decisions made. Rezoning (change of zoning district) applications for both conventional zoning districts and Planned Unit Developments are held in a series of Public Hearings before the Planning Commission, Land Use and Zoning Committee, and City Council at City Hall. Applications need to be turned in and all fees paid by the deadline so that it can be scheduled to be heard for the next available Public Hearing. During this time, the applicant will be required to post signs (supplied by the Department) of the proposed change on the subject property and notifications will be mailed to owners of property within 350 feet of the subject property.

There is also a process to consolidate multiple applications on the same property; they are combined and heard by 1 committee at the higher level of the application.

Look closely at 656 of the Chapter Code of Ordinance Code or the notice that you receive; it will be documented and tell you which committee or commission that the application will be heard.

PUD applications are often the type of application that raises the most concern. The term Planned Unit Development (PUD) is used to describe a type of development and the regulatory process that permits a developer to meet overall community density and land use goals without being bound by existing zoning requirements. PUD is a special type of floating overlay district which generally does not appear on the municipal zoning map until a designation is requested. This is applied at the time a project is approved and may include provisions to encourage clustering of buildings, designation of common open space, and incorporation of a variety of building types and mixed land uses. A PUD is planned and built as a unit thus changing the type and location of uses and buildings over the entire project.

There are a lot of specific details on Code 656 in regard to the PUD application. The ordinance code states that they must meet with the Planning Department in regard to the pre-application process. They meet with any affect agency or party that will be affected by the application. They then are to return with a completed application and present it to the staff. The staff is supposed to verify that the application is completed and all the required requirements are met. Once the application is submitted it is not supposed to be amended once the fee is paid. Unfortunately, the PUD applications are continually being amended. There are arguments as to why the applications are being allowed to be amended. Once the application is deemed complete, that is when the public hearing dates are set. There will be a series of hearings and goes through the process. You often see that there are continuances; that is because if the staff or the state or schools are working with the applicant that delays the process the hearing dates they have to open that hearing and continue the process. There have been times that a continuance has been delayed up to 6 months. Once a PUD is approved it can be modified several different ways: Administratively (Planning

Department Staff), by a minor modification process through the planning commission or by coming back to the Land Use and Zoning Commission and City Council. The ways to change a PUD can be found in the Ordinance. For example, if something is a condition and actually written as a condition in the ordinance, it can only be modified as a condition and nobody else can change it. If an applicant revises their written description to accommodate the conditions that was suggested at the Planning Commission and is accepted by City Council, this can be revised by staff. If there is a condition that is important to you that you never want changed, ask council to make the keep the condition in the ordinance; make that specific request.

Councilman Boyer also spoke on the community speaking on/about applications at the LUZ Commission meeting. It was clarified that City Council first learn about the upcoming applications only a couple of days before they are presented at the commission meeting. If you attend a meeting to speak on an application, please give a little background information, be basic, but it is most helpful if you can try to communicate with the committee members prior to the meeting.

When to intervene? Everyone is encouraged to come to the public hearing to be heard by the full City Council. Very few people come to these meetings; it was recommended that this is an opportunity that the community needs to attend and better utilize to have their voice heard.

To further stress the importance of attending the meeting and communicating with the commission, Councilmember Boyer put together a handout to provide additional information to help the community *To Become a More Effective Advocate on Local Issues*. A copy of the handout is attached at the end of the summary.

5. **Chair's Report** – Spoke on Tamaya project and stated that Councilman Clark asked for a deferral and things have been put on hold until November. The next meeting will be held on Wednesday, November 7th (one day late due to the elections on Tuesday). The chair stated that she would work on getting another community meeting to discuss the application together in the near future. The Chair also informed the group that a Nomination Subcommittee has been established. The members are Lad Hawkins, Mary Anne Saadeh and Jerry Petoskey. The subcommittee met last Friday; if you have a nomination, please contact one of the members.
6. **Elected Officials Reports** –
None present
7. **Subcommittee/Liaison Reports**
 - **LUZ (Land Use and Zoning)/Governmental Affairs** – Michael Anania
The subcommittee discussed a number of applications and made a motion on 3 of the applications. Those motions are:
Opposition to Exception E-12-059, 926 Arlington Road, 3 APS (package sales) liquor store. The CPAC feels that type of business would attract nuisance, undesirable and illegal activities very close to a crime hot-spot. The proposed liquor store is too close to a mental health agency and JSO work release program site. The CPAC also feels that this use would be detrimental to revitalizing the shopping center and is in contrary to the Old Arlington Neighborhood Action Plan.
Opposition to ordinances 2012-0643 and 2012-0644, 1301 Monument Road. The business is currently operating as an Internet Café in violation since 2009. Granting this request would allow this business to continue. This would be setting a negative precedent because it condones the violation. The proposed land use is not consistent with the character of the surrounding residential neighborhoods and the site suffers from a lack of functional parking.

Support to Exception E-12-060, 2815 St. Johns Bluff Road. The proposed use will be consistent with the character of the surrounding area with industrial and business uses. The two access points minimize disruption of traffic flow. The conditions for storage location and screening as proposed in the staff report will be adequate to protect the surrounding visual character.

The CPAC also sent a letter in support **The Mobility Plan Moratorium on Fee Collection**; the CPAC supports the 2030 Mobility Plan and recommends that the moratorium on fee collection be allowed to expire.

- **Beautification/Parks/Environment** –

Larry Belge informed the group that the Parks Department is looking for volunteers for 2 projects: Bring Back the Butterflies at Castaway Island Preserve, 2921 San Pablo Road, on November 16, 2012 in the morning and a beautification project at Reddy Point Preserve on November 30th. Visit www.JaxParks.com for complete details.

On the environment Lad Hawkins informed the group that he attended an Environmental Conference in August. At the conference it widely discussed that the City of Jacksonville and the St. Johns River Water Management are planning for a 5.5 inch rise in the ocean by the year 2030. This will have significant tidal impacts, impact on the beach communities and low lying areas. This may also have significant impact once what may happen with the sales and financing of homes

- **Membership** – Patricia Schorr

Introduced David Henry as the new representative of Kensington (replacing Dave Evans).

- **Transportation** – Ben Tucker

No report – available for questions.

Ad-Hoc:

- **Craig Airport** – No Chair

- **North Florida TPO** – Roger Sharp

Not present

8. **TRUE** (Taxation, Revenue, and Utilization of Expenditures) Commission – Marcella left a report that has details for 5 proposed Amendments that can have an impact property taxes and exemptions. A copy of Marcella report will be provided at the end of the report.

9. **Unfinished Business** - None

10. **New Business** – None

11. **Public Comments/Announcements (3-minute time limit)** – Ashley Smith Juarez introduced herself as a candidate for School Board; materials will be available in the back of the room.

Brenda Priestly Jackson introduced herself as a candidate for Clerk of the Court.

12. **Motion to Adjourn** – Meeting adjourned at 8:15 p.m.

NEXT MEETING: November 5, 2012 ~ 6:30 p.m.
LOCATION: Jacksonville Executive at Craig Airport
855-1 Craig Drive, Jacksonville, FL 32225