

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

**Regency Branch Library – 9900 Regency Square Boulevard  
6:30 p.m. Monday, May 10, 2010**

**Meeting Summary**

**Members and Alternates**

Michael Anania  
Larry Belge  
Al Cherry  
Maria Condaxis  
Gene Crabtree  
Bob Davis  
Kacy Evans  
Dave Evans

Florence Holcomb  
Carroll Huffiness  
Marcella Lowe  
Helen Ludwig  
Dewey Marshall  
Tami Moe  
David Peck  
Jerry Petoskey

Mary Anne Saadeh  
Ben Tucker

**Members Excused**

Michele Davis  
Johnny Holden  
Ed Maxted  
Eddi Parsons

Jay Olchak  
Patricia Schorr

**Guests**

Scott Wilson  
John Fox

**Staff/Resources**

Kelley Boree, Mayors Liaison  
Selinda Keyes, Duval County School Board  
George Tawes, COJ, Code Compliance  
Ed Lukavovic, Planning and Development  
Paul Davis, Planning and Development  
Jim Green, FDOT  
Lt. Amy, JSO  
Rosemary Wesolowski, Community Development  
Clay Yarborough, City Council District 1

**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 informed the group that the new Flood Zone Maps have been completed. If you are interested in determining if your home is located in a flood zone visit [www.maptherisk.com](http://www.maptherisk.com) and enter your zip code. There will be a community meeting on

the Flood Zones on May 11, 2010 ~ 6:00 p.m. at the Regency Branch Library. There was also an attempt by the Chair to discuss the topics of Internet Cafes and the new Policy on Foreclosure management. Letters from the Urban Core CPAC were sent to all of the GAB CPAC members on May 4<sup>th</sup> to review; the motion to discuss these topics was made, but there was no dialogue on either topic. Dewey again asked the group to read the letters so it could be discussed at the June meeting.

### **Approval of the Minutes**

Motion to approve the April 12, 2010 meeting summary was made. The motion was properly seconded and approved by the group.

### **Speakers**

**Neil Armingeon, St. Johns Riverkeeper**, informed the group that decisions are being made in regard to the applications that Seminole County has submitted in order to siphon 80 million gallons of water a day from the St. Johns River. Government requires that long term studies are completed to look at the water needs of the future and it has been determined that by 2030 in our district we will need 90 million gallons a day more than what the aquifer can supply. The first week of May there will be a public meeting in Green Cove Springs to discuss our future water needs where our region is going to get the additional water needed to sustain our region. Neil also supported the Irrigation and Fertilizer ordinances that the City adopted; conservation is recommended.

### **Subcommittee Reports**

**PARKS & RECREATION** – Chair Dewey Marshall – reminded the group that there are a number of wonderful parks in the district, please go out and enjoy them.

**BEAUTIFICATION** – Chair Larry Belge – expressed a concern in regard to the P.A.L. and other City parks leaving their lights on (wasting money) after hours or at odd times.

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

*Support Administrative Deviation AD-10-39 to deviate the maximum lot coverage from 35% to 46.02% in a PUD zoning district to allow a back patio roof at 1075 Jones Creek Drive* – the HOA agreed with the construction and the deviation does not adversely affect the neighbors and neighborhood.

*Opposition to the Administrative Deviation AD-10-41 to deviate the front yard setback from 20 feet to 6.5 feet in a RLD-60 to allow for a carport* because the structure was not permitted in 1997 so it does not meet regulations, thus making the structure a violation.

*Opposition to the Exception E-10-28 to allow outside display of merchandise on 0.26 acres in a CCG-1 zoning district at 6222 Merrill Road* because the proposed use would set a precedent along Merrill Road, is inconsistent with the NAP, will obstruct traffic entering Merrill Road and not allow in the CCG-1 zoning district.

*Support for Ordinance 2010-376 (2009D-002) and Ordinance 2010-377* to change the land from 63.14 acres from BP and RPI to CGC and rezone 70.26 acres from IBP, CO and PUD to PUD zoning district to allow for commercial retail uses on the north side of Atlantic Blvd, 2600 feet west of Kernan Blvd.

*Support for ordinance 2010-341 to rezone 3.65 acres from PUD & CN to PUD zoning district to allow CN and CCG-1 commercial retail uses on the Southeast corner of Monument Road and Cobblestone Parkway.*

*Opposition to the Administrative Deviation AD-10-43 to deviate the front yard setback from 20 feet to 7 feet in a RLD-60 zoning district to allow a carport at 1110 Nightingale Road between Halifax Road and Nightingale Road.*

*Opposition to the Administrative Deviation AD-10-22 to deviate the height of fence from 4 feet to 6 feet in a RLD-60 zoning district along Brunswick Road at 214 Glynlea Road on the corner of Glynlea Road and Brunswick Road.*

*Opposition to the Administrative Deviation AD-10-38 to deviate the front yard setback from 20 feet to 5.5 feet and side yard from 5 feet to 1.5 feet in a RLD-60 zoning district to allow a shed at 6210 Columbine Drive between Red Oak Drive and Rogero Road.*

The letters are attached at the end of the summary.

After the LUZ Subcommittee Chair submitted his report, Al Cherry added that the LUZ Subcommittee also discussed additional issues in regard to the 2 town centers that are in the Old Arlington area. The discussion was brought to the attention of the full CPAC, thus starting a lively discussion with the full CPAC in regard to the Arlington Road Town Center, the Rogero Road Town Center, the proposed Rogero Road Roundabout and the palm trees that are planted on Rogero Road between Fort Caroline Road and Merrill Road. The discussion of these issues went back and forth; supporters from opposing sides presented their views. A motion was made by Al Cherry that the CPAC express their continued support of the Arlington Town Centers and the Roundabout and the CPAC should send a new support letter with the previous support letters that the CPAC sent in the past attached. After the additional discussion it was voted to table this motion.

Councilmember Yarborough was in attendance and he stated that 2 of the CPAC members had emailed their concerns in regard to the proposed roundabout and possible removal of palm trees that were/are planted as part of the Rogero Town Center project in the residential area. He stated that he is not getting much response in support of the roundabout and at this time there is not any funds allocated to build the roundabout. Also, there was discussion about the possibility of removing palm trees from the Rogero Town Center project (between Merrill Road & Fort Caroline Road). Councilmember Yarborough confirmed that the 39-40 trees will be removed and relocated within the district; he also stated that he was open to suggestions for areas that need beautification and could benefit by planting a palm tree or 2 in that location.

**MEMBERSHIP** – Chair: Eddi Parsons – not present, but Chair Dewey Marshall read a letter on her behalf; The Membership Subcommittee made the following motion: *Opposition to the rumored re-organization of the CPAC's.* A letter was sent to Mayor Peyton, the Director of Planning & Development and the Director of Housing & Neighborhoods.

**TRANSPORTATION** – Co-Chairs Roger Sharp and Richard Witzel – not present

**ENVIRONMENT** – Chair Lad Hawkins – not present

**T.R.U.E Commission** – Marcella Lowe – informed the group that the commission has been very active the last 2 weeks. One of the budget items that they have reviewed recently is the Health component ~ this is the money that the City provides to Shands Jacksonville to provide healthcare for the Duval County residents that do not have health care. In this review it was determined that the State of Florida needs to contribute more money to this program. The Commission is also looking at Ordinance 2010-216 ~ adjusting fees to cover the current cost to complete that service. For additional information, visit [www.MyJaxBudget.com](http://www.MyJaxBudget.com).

**Craig Airport Advisory Committee** – Dave Evans – 2 fixed base operators has filed suite because they need to extend the runway.

**Growth Management Visioning Plan** – Mike Anania – working on the first draft ~ they are scheduled to deliberate for at least 1year before filing the final draft.

### Staff Reports:

**MAYOR'S REPRESENTATIVE** – Kelley Borree, - still actively working on the budget; the initial budget is due in May and the final budget will be reviewed in July. City Council will work with the proposed budget and get to move some of the funds around and also add reductions. The final Community Budget Meeting will be held on May 20<sup>th</sup> in Jacksonville Beach; please visit [www.MyJaxBudget.com](http://www.MyJaxBudget.com) for complete details. Reddy Point Park re-opened last week, there is a lot of activity going on at the Arboritium and the JazzFest will be held over Memorial Day weekend.

**JSO** – Lt. Amy informed the group that both violent crime and personal crime throughout the district. There was a recent increase in the break ins at storage facilities. There is an 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, informed the group that the schools have experience with theft too; a number of their air conditioners have been stolen from schools. In the mean time, the schools are waiting for their grades. 14 schools have had low grades and it is important for them improve their performance. The last day of school is June 11<sup>th</sup>.

**FDOT** – Jim Green, informed the group that the resurfacing of Atlantic Blvd. (from Kings Street to University Blvd.) has been completed, the traffic signals on/near the Arlington Expressway (near the Sears entrance) will be upgraded and work on the metal expansion joints will continue.

**PLANNING & DEVELOPMENT** – Ed Lukacovic – informed the group that the Planning and Development Department has made some changes and moved staff members around. Ed took this opportunity to introduce Paul Davis as the new Planner that will be working with the GAB CPAC. Ed told the group that really enjoyed working with them and reminded them that he is not leaving the city, so he will still be available if you have any questions or concerns. Luke's phone number is 255-7841.

**MUNICIPAL CODE** – George Tawes - no report ~ finishing up a community sweep in Southside Estates; no further details at this time but available for questions.

**COMMUNITY DEVELOPMENT** – Neighborhood Coordinator Rosemary Wesolowski informed the group that the Housing and Neighborhoods Department reminded the group that the Regency Branch Library will be closed from May 20 to May 31<sup>st</sup>. The library is scheduled to be reopened before the June meeting. On June 4<sup>th</sup>, the State

Attorneys office will host a local seminar on Anti-Crime Initiative Strategies for Safe and Sustainable Community; details are provided on a flyer in the back. Also, on May 17<sup>th</sup> there will be a seminar on Hurricane Preparedness in the Ed Ball Building, details are provided in a flyer in the back.

### **Announcements**

### **Public Comments**

(Comments are limited to 2 minutes)

**Adjournment** - There being no other business, the meeting was adjourned at 8: 40 p.m.

**The next meeting will take place on Monday, June 14, 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*

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May 10, 2010

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

**Re: Support for the Administrative Deviation AD-10-39 to deviate the maximum lot coverage from 35% to 46.02% in a PUD zoning district to allow a back patio roof at 1075 Jones Creek Drive between Lee Road and Jones Creek Drive.**

The District 2 Citizens Planning Advisory Committee (CPAC) is in support of the Administrative Deviation AD-10-39 as stated above for the following reason(s):

- The homeowner's association has reviewed the plans and agree with the construction of the roof.
- The deviation does not adversely affect the neighbors and neighborhood

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

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

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



May 10, 2010

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

**Re: Opposition to the Administrative Deviation AD-10-41 to deviate the front yard setback from 20 feet to 6.5 feet in a RLD-60 zoning district to allow a carport at 548 Bay Bridge Road between Gloucester Road and Spring Forest Road.**

The District 2 Citizens Planning Advisory Committee (CPAC) is in opposition to the Administrative Deviation AD-10-41 as stated above for the following reason(s):

- The structure does not appear to have a legal permit therefore the structure is in violation.
- The structure was not permitted in 1997 so it did not meet regulations.
- Approval would set a precedent and it would sanctify a violation.

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

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May 10, 2010

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

**Re: Support for Ordinance 2010-341 to rezone 3.65 acres from PUD & CN to PUD zoning district to allow CN and CCG-1 commercial retail uses on the southeast corner of Monument Road and Cobblestone Parkway.**

The District 2 Citizens Planning Advisory Committee (CPAC) is in support of Ordinance 2010-341 as stated above for the following reason(s):

- It is consistent with the commercial area already permitted
- The applicant demonstrates an interest to invest for positive growth of the area.
- CPAC would like to foster appropriate commercial development through approval
- It is consistent with the NAP & The Wonderwood Corridor Study

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



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



May 10, 2010

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

**Re: Opposition to the Administrative Deviation AD-10-43 to deviate the front yard setback from 20 feet to 7 feet in a RLD-60 zoning district to allow a carport at 1110 Nightingale Road between Halifax Road and Nightingale Road.**

The District 2 Citizens Planning Advisory Committee (CPAC) is in opposition to the Administrative Deviation AD-10-43 as stated above for the following reason(s):

- The structure does not appear to currently have a legal permit therefore the structure is in violation.
- The structure was not permitted in 1997 and it did not meet those regulations.
- Approval would set a precedent and it would sanctify a violation.

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

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May 10, 2010

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

**Re: Support for Ordinance 2010-376 (2009D-002) and Ordinance 2010-377 to change the land use from of 63.14 acres from BP and RPI to CGC and to rezone 70.26 acres from IBP, CO, and PUD to PUD zoning district to allow for a commercial retail uses on the north side of Atlantic Boulevard 2,600 feet west of Kernan Boulevard.**

The District 2 Citizens Planning Advisory Committee (CPAC) is in support of Ordinance 2010-376 (2009D-002) and Ordinance 2010-377 as stated above for the following reason(s):

- CPAC approves non strip center commercial development at this location
- CPAC would like to foster appropriate commercial development in proper locations through approval

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

**GREATER ARLINGTON/BEACHES**  
**Citizens Planning Advisory Committee**  
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May 10, 2010

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

**Re: Opposition to the Exception E-10-28 to allow outside display of merchandise on 0.26 acres in a CCG-1 zoning district at 6222 Merrill Road between Ector Road and Red Oak Drive.**

The District 2 Citizens Planning Advisory Committee (CPAC) is in opposition to the Exception E-10-23 as stated above for the following reason(s):

- The proposed use would set a precedent along Merrill Road.
- The request is inconsistent with the NAP
- It would be an obstruction to traffic entering Merrill Road from Ector Road.
- It is not allow in the CCG-1 zoning district.

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. Dr. Johnny Gaffney, Council District 7

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

*Chair: Dewey Marshall Vice Chair: Eddi Parsons*



CPAC MOTION

DATE: May 10, 2010

MOTION MADE BY: *Nes Eddi Parsons*

SECONDED BY: *Carrul Huffness*

TEXT: to send the following letter:

To: Honorable John Peyton, Mayor

Bill Killingsworth, Director, Planning and Development

RE: rumored re-organization of the CPACs

The six Citizens Planning Advisory Committees established in 1993 by Executive Order have grown and developed over the years into tools that Jacksonville neighborhoods have used to communicate community and neighborhood issues to the administration. The various city agencies have then responded whenever possible to these issues for the betterment of all of our neighborhoods.

Our six CPACs now face the possibility of being broken down into smaller committees in the name of exploring better ways to serve everyone. The neighborhoods in each of the CPACs have developed a relationship and rapport with each other and have worked well to support each other and to assist each other. Having all of the neighborhoods within a Planning District fall under one CPAC enables those neighborhoods to maintain a broad vision of what effect their decisions will have on their district as a whole. This is really what good planning is all about.

The District 2 Citizens Planning Advisory Committee asks that the Greater Arlington/ Beaches CPAC be allowed to keep its current boundaries.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dewey Marshall', written over a horizontal line.

Dewey Marshall, Chair

Greater Arlington/Beaches Citizens Planning Advisory Committee

cc: Wight Greger, Director, Housing and Neighborhoods Department

VOTE FOR: 19 VOTE AGAINST: 0 TABLED?

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May 10, 2010

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

**Re: Opposition to the Administrative Deviation AD-10-38 to deviate the front yard setback from 20 feet to 5.5 feet and side yard from 5 feet to 1.5 feet in a RLD-60 zoning district to allow a shed at 6210 Columbine Drive between Red Oak Drive and Rogero Road.**

The District 2 Citizens Planning Advisory Committee (CPAC) is in opposition to the Administrative Deviation AD-10-38 as stated above for the following reason(s):

- The shed does not benefit the neighborhood
- No sheds should be by permit allowed in front yards
- The request is inconsistent with the NAP
- Approval would sanctify the violation

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. Dr. Johnny Gaffney, Council District 7

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May 10, 2010

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

**Re: Opposition to the Administrative Deviation AD-10-22 to deviate the height of fence from 4 feet to 6 feet in a RLD-60 zoning district along Brunswick Road at 214 Glynlea Road on the corner of Glynlea Road and Brunswick Road.**

The District 2 Citizens Planning Advisory Committee (CPAC) is in opposition to the Administrative Deviation AD-10-22 as stated above for the following reason(s):

- The increased fence height creates a visibility issue at the intersection and could cause traffic accidents.
- Approval would sanctify a violation
- The deviation is inconsistent with the NAP

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