

# Greater Arlington / Beaches ~ Citizens Planning Advisory Committee

Regency Square Branch Library  
February 13, 2006 6:00 p.m.

## Meeting Summary

### Members and Alternates

Larry Belge  
Albert Cherry  
Eddie Daniel  
David Evans (Alt.)  
Dorothy Fant  
William Figueroa  
Lad Hawkins

Joseph Lek  
Marcella Lowe  
Helen Ludwig  
Gail Melton  
Jay Olchak  
Lewis Palmer (Alt.)  
Eddi Parsons

Brad Richards  
Tom Shouvin  
Ben Tucker  
Richard Witzel  
Clay Yarborough

### Members Excused

Armando Grundy-Gomes  
Johnny Holden  
Ray Salman

Carol Schirado  
Maxine Terrell

### Guests

Jeff Beck, COJ-Public  
Works  
Terry Akin  
Tamera Branam

Kurstin Brinkman, UNF  
Lynne Conderman, UNF  
Bill Clark  
Jessica Townsend, UNF

Bob Richards, UNF  
Suzanne Fisher, UNF

### Staff/Resources

John Culbreth, Parks & Rec.  
James Green, FDOT  
Michael Koerner, PDD  
Ed Lukacovic, PDD  
James Richardson, NSD

Skip Roszel, Bldg Insp.  
Lt. Bob Jernigan, JSO  
Bob Winter, Property Safety  
Linda Grant-Hunter, JHRC  
Kortney Mosley, Pub. Works

### Call to Order

Tom Shouvin called the meeting to order at 6:01 p.m. After establishing that a quorum was present, an inspirational moment led by Helen Ludwig was followed by the Pledge of Allegiance.

## **Speakers**

Tom Shoumlin acknowledged the UNF Nursing students and thanked them for attending the CPAC meetings. Tom then introduced Jeff Beck, Chief of the Streets & Drainage Division of Public Works. Mr. Beck provided an overview of Retention Ponds. After sharing information on the reasons for, types and responsibilities of the ponds, he fielded several questions from the group. For additional questions, Mr. Beck provided the phone number for the division (472-2900).

## **Approval of the Minutes**

A motion to approve the January 9, 2006 meeting summary was properly seconded and approved by the group.

## **Subcommittee Reports**

Tom indicated that he and Joe Lek were pleased that everyone stayed on as chairmen of the subcommittees and indicated that if anyone wanted to switch or be considered for a subcommittee leadership role to let he or James Richardson know.

BEAUTIFICATION – Gail Melton reported that she had no Communi-Tree applications. Those interested in applying are encouraged to go to [www.jea.com](http://www.jea.com) for additional information.

GRANTS & AWARDS – Dot Fant indicated there was no report. Tom shared with the group that there was an overwhelming voice of support for the JCC New Ways Initiative grants from all CPAC chairs. They expressed this to Mayor Peyton at his quarterly meeting with them. Mayor Peyton indicated to the group that he would see what could be done to reinstate the funding.

LAND USE & ZONING – Joe Lek reported that the committee reviewed the projects list. They were bringing two motions to the body for approval:

### **Opposition to Rezoning 2006-141 to amend the current PUD of 11.54 acres and allow increased height to 49.67 feet for 120 dwelling units at Dames Point Crossing Boulevard on the northwest quadrant of Merrill Road and SR 9A.**

*The District 2 Citizens Planning Advisory Committee (CPAC) opposes the above proposal for Rezoning 2006-141 to amend the current PUD of 11.54 acres to allow increased height to 49.67 feet for 120 dwelling units at Dames Point Crossing Boulevard on the northwest quadrant of Merrill Road and SR 9A because it is felt that the setbacks are not adequate for the proposed height of the building and the proposed density is too high.*

The motion was properly seconded and approved by the group.

## **Ivey Road Park Proposal**

*The District 2 Citizens Planning Advisory Committee (Arlington Beaches Area CPAC) opposes the development of Ivey Road Park for the use of a private road to a private development because it splits the park in two and the loss of public property for private financial gain is not a direction we feel the city should take. This CPAC is also concerned about safety in the park with children crossing the street to get to the other half of the park without any traffic calming devices or cross walks. We would like to see a stop put to this type of loss of park lands for the gain of a private development without the support of the surrounding community.*

The motion was properly seconded. There was discussion and an explanation of the situation by Al Cherry, President of the neighboring HOA. When asked, John Culbreth indicated his opposition to this type of road through a park. The motion was approved by the group.

**The next meeting of the LUZ Subcommittee will be held Monday, March 13<sup>th</sup>, 4:30 pm at the Regency Branch Library.**

MEMBERSHIP – Clay Yarborough introduced William Figueroa as the new Primary member for Queens Harbour.

SCHOOLS – Tom Shouvin reported that the schools were busy preparing for FCATs to be held in 2 weeks. He asked that all provide whatever support and encouragement they could to students and teachers. He also reported that the old Arlington Middle School building has been completely razed. They are beginning work on the athletic fields.

TRANSPORTATION – Tom indicated that Mike Hancock recently resigned from the CPAC and also the Citizen's Advisory Committee of the First Coast MPO. He encouraged members present to consider assuming both positions. If anyone is interested, please contact him or James Richardson.

NAP – Marcella Lowe reported that a Final draft of the plan had been disseminated for final comments. She also reported that the Arlington road merchants were meeting to talk about medians and lighting for the Old Arlington, Inc. TownCenter. Both the OAI and Rogero Road TownCenter projects were funded and are in Phase II which is the design phase. Tom asked, and Marcella confirmed that the concerns expressed by the FCCESCA were addressed.

ENVIRONMENT – Lad Hawkins did not have a report. He did express a desire for the CPAC to consider taking a position in the future on the river concerning chemical levels. He indicated that maybe the St. Johns Riverkeeper or JEA could present to the CPAC on the issue. He also reported that the GACC had a very good turnout for their Growth Management Forum. In response to a question, Lad indicated again that Freedom Commerce Center had been reduced in size to around 43 acres and not much has happened since.

## **Staff Reports**

Mayor's Representative - John Culbreth reported that he had just received official word that he would be the Liaison for the CPAC and that he was looking very much forward to working with the group. He further reported that the Mayor was beginning a process to tweak the Capital Improvement Plan. It would be his desire to see the CPACs used as the official planning body to address issues from the plan in their respective districts. Tom asked that Mr. Culbreth relay to the administration the strong desire of the CPAC to see the JCC New Ways Initiative grants return in some manner.

JSO – Lt. Jernigan indicated that he had no formal report, but indicated that overall stats were down in Zone 2. He indicated that Sgt. Jeff Watt was the newly assigned traffic person to the zone. In response to a question, he provided some information on the Apartments Task Force which was recently started in Zone 2.

DCSB - Selinda Keyes was not present, however, Tom reported that the new Superintendent was busy with a new plan to streamline the School System. He indicated that Dr. Wise would be our guest speaker at the March meeting.

PUBLIC WORKS - Kortney Mosley indicated that Marcy Cook was out on maternity leave after recently having a baby girl. She had no report, but indicated that Lone Star Road was scheduled for completion at the end of March.

PLANNING & DEVELOPMENT – Ed Lukacovic reported his findings concerning the Hawkins Cove / Kohl's issue given him last month. The PUD approved for the project listed a 50 ft. buffer to be in place. The developer had the choice of a 50 ft. berm/stone wall @ 9 ft or a 50 ft stone wall, and that he would give Hawkins Cove the choice. They went with the berm / stone wall combination. The developer received a temporary Certificate of Occupancy, which is not uncommon, so that they could open in time for Christmas holidays, without the buffer in place. There was also a lighting problem which has been corrected.

FDOT – Jim Green reported that a new project to resurface Beach Blvd. between Parental Home Road and St. Johns Bluff Rd. would begin shortly and last approximately 5 months. Pedestrian features (crosswalks, pedestrian actuated signals) will be put at Beach and Forest, and other locations along with traffic signaling improvements which should improve the safety of pedestrians crossing the street. He indicated that traffic will soon be moving to the new St. Johns Bluff stretch of 9A so the project can be completed. The goal is to have 9A opened to UNF by May. He also reported that there would be a Public Information meeting concerning the Beach Blvd. widening project from FCCJ to Hodges February 27<sup>th</sup> at the Pablo Creek Library. All are encouraged to attend.

JHRC – Linda Grant-Hunter indicated there was no report.

LANDSCAPE/BUILDING CODE ENFORCEMENT - Skip Roszel had no report, but cautioned everyone that work on residential structures requires a permit. They had

recently cited many people for not having them and also having illegal aliens doing work on homes.

NEIGHBORHOODS - PROPERTY SAFETY - Bob Winter indicated that he had no report.

NEIGHBORHOOD SERVICES – James Richardson thanked the Staff and Resources for the support and good information they share with the CPAC. He indicated that the same could not be said for all CPACs and that District 2 was indeed lucky to have such dedication. He reported that the Neighborhoods Magazine had recently been published and was being distributed. There were several reports that they had not been received as normal and asked that if there were any issues or concerns to contact him. He reported that the applications for the Mayor's Neighborhood Matching Grants would be available soon and indicated that the deadline was being moved up to April 28<sup>th</sup>. Check the website, [www.coj.net/neighborhoods](http://www.coj.net/neighborhoods) for information. The annual CPAC Leaders training will be held February 22<sup>nd</sup> and everyone is invited to attend if desired. He also reported that Mayor Peyton would be having a Town Hall meeting at the Beaches on March 2<sup>nd</sup> and asked that people share the information with family and friends who reside in the Beaches area while encouraging them to attend. He also reported that Dr. Joseph Wise, Superintendent of Public Schools would be the presenter at the March meeting, Councilwoman Self would be using the CPAC as a forum to discuss the proposed Gate service station relocation at Ft. Caroline and McCormick and an ordinance on Reclaimed Water at the April meeting and that Mayor Peyton would be at the May meeting.

REPORT FROM THE CHAIR - Tom indicated that he and Joe attended the Mayor's quarterly meeting with CPAC Chairs. At the meeting, Mayor Peyton indicated that the Southside Connector / Regency Bypass construction project would be around for a long time. He also reported the Mayor was working to get library hours extended and finding funding for the JCC grants. He also reiterated that GACC's recent Growth Management meeting was a success.

There being no other business, the meeting was adjourned at 7:25 pm.

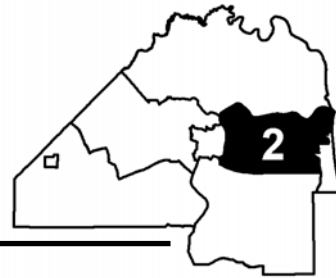
### **Next Meeting**

**The next meeting will take place on Monday, March 13, 2006 in the Regency Square Branch Library at 6 p.m.**

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

*Chair: Tom Shoumlin*

*Vice-Chair: Joseph Lek*



February 13, 2006

To: James Register, Chair, Planning Commission  
Hon. Art Shad, Chair, City Council Land, Use, & Zoning Committee

**Re: Opposition to the Rezoning 2006-141 to amend the current PUD of 11.54 acres to allow increased height to 49.67 feet for 120 dwelling units at Dames Point Crossing Boulevard on the northwest quadrant of Merrill Road and SR 9A.**

The District 2 Citizens Planning Advisory Committee (CPAC) opposes the above proposal for Rezoning 2006-141 to amend the current PUD of 11.54 acres to allow increased height to 49.67 feet for 120 dwelling units at Dames Point Crossing Boulevard on the northwest quadrant of Merrill Road and SR 9A because it is felt that the setbacks are not adequate for the proposed height of the building and the proposed density is too high.

Sincerely,

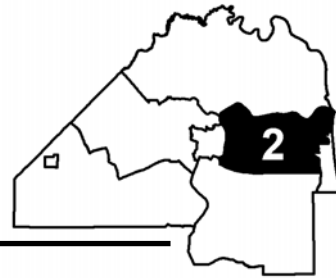
Tom Shoumlin, Chair  
Greater/Arlington/Beaches Citizens Planning Advisory Committee

cc: Hon. John Peyton, Mayor  
Mike Saylor, Director, Planning Department  
Sandy Simmons, Planning Department

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

*Chair: Tom Shouvin*

*Vice-Chair: Joseph Lek*



February 13, 2006

To: Kevin Hyde, President  
Jacksonville City Council

Re: Ivey Road Park Proposal

The District 2 Citizens Planning Advisory Committee (Arlington Beaches Area CPAC) object to the development of Ivey Road Park for the use of a private road to a private development because it splits the park in two the loss of public property for private financial gain is not a direction we feel the city should take. This CPAC is also concerned about safety in the park with children crossing the street to get to the other half of the park without any traffic calming devises or cross walks. We would like to see a stop put to this type of loss of park lands for the gain of a private development without the support of the surrounding community.

Sincerely,

Tom Shouvin, Chair  
Greater/Arlington/Beaches Citizens Planning Advisory Committee

cc: Hon. John Peyton, Mayor  
Mike Saylor, Director, Planning Department  
John Culbreth, Parks Recreation and Entertainment  
Allen Mosley, Public Works Department