

Greater Arlington / Beaches ~ Citizens Planning Advisory Committee

Regency Square Branch Library
June 12, 2006 6:00 p.m.

Meeting Summary

Members and Alternates

Larry Belge
Al Cherry
Gene Crabtree (Alt.)
Eddie Daniel
Gary Dickinson
David Evans
Dorothy Fant

William Figueroa
Anne Hancock
Lad Hawkins
Joseph Lek
Marcella Lowe
Helen Ludwig
Jay Olchak

Lewis Palmer (Alt.)
Eddi Parsons
Carol Schirado
Tom Shoumlin
Ben Tucker
Richard Witzel
Clay Yarborough

Members Excused

Geraldine Atkinson
Yvonne Creswell
Armando Grundy-
Gomes

Johnny Holden
Sherrie Jarnutowski
Brad Richards
Maxine Terrell

Guests

Neil Armingeon, St.
Johns Riverkeeper
Skip Benolken
Valerie Britt
Mary Anne Saadeh
Waverly Fant
Anthony Presto
John Fox

Lacey Milosavich, UNF
Roger Sharp
Elaine Jones, UNF
Lauren Desmond, UNF
Holly Beaver, UNF
Jessica Dempsey, UNF
Jessica Davis, UNF
April Howard, UNF

Jennifer Floyd, UNF
Shelley Lindsey, UNF
Ashley Foster, UNF
Rebecca Howell, UNF
Cami Froemming, UNF
Elaine Jones, UNF
Rachel Reddick, UNF

Staff/Resources

Tamera Branan, JPL
Ronnie Brown, JHRC
Jody McDaniel - PREC
James Green, FDOT
Selinda Keyes, DCSB

Michael Koerner, PDD
Ed Lukacovic, PDD
James Richardson, NSD
Bob Winter, Property Safety

Call to Order

Tom Shoumlin called the meeting to order at 6:02 p.m. After establishing that a quorum was present, an inspirational moment was led by Marcella Lowe and followed by the

Pledge of Allegiance. He thanked the UNF nursing students for attending and encouraged them to take an active part in the meeting as allowed.

Speakers

Tom Shoumlin introduced Neil Armingeon, St John's Riverkeeper, who spoke to a number of issues around the St. John's River that his organization was working on. He expressed his appreciation for the support demonstrated by the CPAC regarding river and wetlands issues. He reported that the legislature recently approved \$10 million for improvements to the river which would be matched by the St. John's River Water Management District and would be used to begin a 10 year plan. He indicated that he has a 28 minute DVD entitled "The Green Monster", which is on last years unprecedented algae bloom and what can be done to help alleviate it in the future, available for neighborhood groups. He updated the group on the Freedom Commerce Center issue and indicated that the CPAC was one of 14 groups opposing it. He spoke to the issue of development on Black Hammock Island which would be coming before the City Council on June 13th, and asked the CPAC to consider a position. He announced that on July 27th, Mayor Peyton would be announcing his River Initiative and expressed that it would be his #1 priority if re-elected. He encouraged members to be on the look out and attend the event. Lastly, he indicated that they will be focusing future efforts on settlement controls and runoffs, and specifically pointed out the Wonderwood Phase 3 project. He urged members to contact him with any issues. He then fielded questions from the group.

Neil can be reached at 256-7591 and www.stjohnsriverkeeper.org.

Approval of the Minutes

A motion to approve the May 8, 2006 meeting summary was properly seconded and approved by the group.

Subcommittee Reports

Tom indicated that some members had to leave early so he was rearranging the agenda to accommodate them.

ENVIRONMENT – Lad Hawkins reported that he attended the Mayor's Environmental Luncheon and the recent DEP meeting. He then spoke to the Black Hammock Island issue and expressed that it was appropriate for the CPAC to weigh in on the issue. Due to the urgency of the Council meeting the next night, he asked that CPAC rules be waived and that a motion be brought forth regarding the issue.

A motion to waive the rules and allow a motion to be presented was properly seconded and approved by the group.

Lad then introduced the following motion:

Opposition to Ordinances 2006-466 and 2006-467 to rezone 358 acres from AGR to PUD and it's associated semi-annual Land Use Amendment to allow 143 single-family homes on Black Hammock Island within the Timucuan Ecological and Historical Preserve.

The Greater Arlington / Beaches Citizens Planning Advisory Committee (CPAC) opposes Ordinances 2006-466 and 2006-467 to rezone 358 acres from AGR to PUD and it's associated Semi-Annual Land Use Amendment to allow 143 single-family homes on Black Hammock Island within the Timucuan Ecological and Historical Preserve for the following reasons:

- *There should be no increased density within Coastal High Hazard Areas of the City*
- *The Timucuan Preserve is an environmentally sensitive area and encouragement of an increase in septic systems should not allowed*
- *This CPAC supports the Planning Department's recommendations of denial*

Although, Black Hammock Island is not within the Greater Arlington / Beaches planning district, approval of these ordinances would set a bad precedence for the entire community and the water quality of the St. Johns River is everyone's concern within the City of Jacksonville

It was properly seconded and approved by the group.

PARKS & RECREATION – Gary Dickinson commended PREC Director John Culbreth and his efforts to bring together all the JSO staff who reside on park property and give them some direction and focus which had never been done before.

BEAUTIFICATION – Marcella Lowe thanked Larry Belge of River Woods - St. Johns Landing HOA for bringing in Yard of the Month pictures and asked others to follow suit. She also commented on the Crepe Myrtles recently planted along Southside Boulevard.

GRANTS & AWARDS – Dot Fant reported that she served on the Mayor's Award Selection Committee and that they had selected Lad Hawkins as the Individual Award winner and the Boys' Home Association Family Services as the Neighborhood Organization winner for the Greater Arlington / Beaches planning district. The awards will be presented at the Neighborhood Summit on June 23rd.

LAND USE & ZONING – Joe Lek reported that the committee met, reviewed the projects list and had 5 recommendations at this time:

Opposition to the Rezoning 2006-529 to rezone 20.11 acres from PUD to PUD to allow commercial uses under a CCG-1 zoning category at the northwest quadrant intersection of Atlantic Boulevard and San Pablo Road.

The District 2 Citizens Planning Advisory Committee (CPAC) are in opposition to the Rezoning 2006-529 to rezone 20.11 acres from PUD to PUD to allow commercial uses under a CCG-1 zoning category at the northwest quadrant intersection of Atlantic Boulevard and San Pablo Road for the following reasons,

- *There is an existing PUD that the local community has agreed to*
- *Intensifying it with these proposed changes would create a burden on the adjacent residential community*
- *This CPAC supports the original PUD 90-431-238*

The motion was properly seconded and approved by the group.

Support for the Rezoning 2006-653 from PUD to PUD on 10.4 acres to allow the construction of 208 multi-family residential units east of the Southeast Connector on Merrill Road between Jane Street and Wompi Drive.

The District 2 Citizens Planning Advisory Committee (CPAC) are in support of the Rezoning 2006-653 from PUD to PUD on 10.4 acres to allow the construction of 208 multi-family residential units east of the Southeast Connector on Merrill Road between Jane Street and Wompi Drive because it is felt that the development will revitalize a dormant commercial area.

The motion was properly seconded and approved by the group.

Opposition to the Zoning Exception E-06-28 to allow a child day care center of a maximum 45 children and nine staff members on 0.22 acres in a CRO zoning district at 1432 Rogero Road.

The District 2 Citizens Planning Advisory Committee CPAC are in opposition to the Zoning Exception E-06-28 to allow a child day care center of a maximum 45 children and nine staff members on 0.22 acres in a CRO zoning district at 1432 Rogero Road for the following reasons,

- *The density is too high for the application lot size*
- *It is inconsistent with the Rogero Road Town Center Initiative and*
- *The parking is inadequate.*

The motion was properly seconded and approved by the group.

Opposition to the Zoning Exception E-06-35 to allow retail outlet for the sale of used and new automobiles on 0.25 acres in a CCG-1 zoning district at 5940 Atlantic Boulevard.

The District 2 Citizens Planning Advisory Committee CPAC is in opposition to the Zoning Exception E-06-35 to allow retail outlet for the sale of used and new automobiles on 0.25 acres in a CCG-1 zoning district at 5940 Atlantic Boulevard for the following reasons,

- *The lot size is too small*
- *Increased vehicular activity based on proposed use*

The motion was properly seconded and approved by the group.

Support with conditions to the proposed Land Use 2006C-002 and Rezoning 2006-623 to change the land use of 2.86 acres from MDR to CCG and zoning from RMD-A to PUD to allow a motorcycle rider safety training facility on 38 and 110 Brookview Drive between Atlantic Boulevard and SR 9A.

The District 2 Citizens Planning Advisory Committee (CPAC) are in support with conditions to the above proposal for Land Use 2006C-002 and Rezoning 2006-623 to change the land use of 2.86 acres from MDR to CCG and zoning from RMD-A to PUD to allow a motorcycle rider safety training facility on 38 and 110 Brookview Drive between Atlantic Boulevard and SR 9A subject to the following condition,

- *The proposed 60 foot high, 250 square feet sign is prohibited. This sign is too intense adjacent to residential uses.*

There was some discussion concerning the mobile home park and also were the residents of the adjacent community properly noticed. There was also discussion of the effect additional traffic would have on the adjacent neighborhood.

The motion was properly seconded and the vote resulted in a tie of 10 supporting and 10 opposing. Tom Shoumlin, CPAC Chair, broke the tie by supporting the recommendation of the subcommittee. The motion was approved by the group.

Marcella asked about the appearance of “Las Vegas slots” appearing in the heart of neighborhoods, primarily along Arlington Road. Gary Dickinson reported that the JSO and the State Attorneys Office was investigating the matter. She asked that a report be brought back to a future meeting.

The next meeting of the LUZ Subcommittee will be held Monday, July 12th, 4:30 pm at the Regency Branch Library.

MEMBERSHIP – James Richardson reported that appointment letters had recently been received for Kacy Evans, Primary and Joyce Francis, Alternate for Caroline Cove HOA. We are awaiting paperwork for Kernan Forest Master HOA.

SCHOOLS – Tom Shoumlin deferred to Selinda Keyes later in the meeting.

TRANSPORTATION – William Figueroa reported that the new subcommittee was being formed. A meeting had been scheduled for June 27th at 6:30 pm. An email was sent to everyone with directions. He invited everyone to attend if interested. Carol Schirado reported the Craig Airport Citizens Advisory Committee recently met. Jacksonville Aviation Authority Executive Director John Clark announced that they are moving ahead with plans to extend the runway. She indicated that the Times-Union editorialized support for the neighborhood. **James Richardson indicated the JAA was interested in meeting with neighborhood groups to articulate their position. If you are interested in having them attend your meeting, please contact James at 630-7036.**

NAP – Marcella reported that the NAP was being finalized. More information to come.

Staff Reports

MAYOR’S REPRESENTATIVE – Jody McDaniel had no report, however, she did share information regarding the newly announced “Jazz in the Parks” series and fielded questions from the group.

JSO – Gary Dickinson mentioned “Operation Safe Streets”. He cautioned everyone to be wary of media reports because the homicide rate and the murder rate were two different numbers. When asked the difference, he explained that homicides include justified and unjustified deaths. Murder is homicides where a crime has been committed. He pointed out that violent crime was down overall about 50%. He also cautioned everyone to keep their garage doors closed, even when outside working in the yard. When you arrive at a destination, remember to place valuables out of view, lock the car doors and take the keys with you. Also be careful about moving items to the trunk once you are parked.

DCSB - Selinda Keyes reported that all high school graduations were completed. Although school is out for the summer and there is no summer school, some have extended the school year to enhance reading skills. She also reported that they were anxiously awaiting the FCAT reports to be released later in the week. She fielded a few questions from the group.

PUBLIC WORKS – no report

PLANNING & DEVELOPMENT – Ed Lukacovic reported that the Mayport Overlay Zone was approved by the City Council. They now continue to work with everyone to support what remains the only commercial fishing community in the area.

FDOT – Jim Green indicated that he had no report.

JHRC – Ronnie Brown indicated he had no report. He fielded a few questions and provided an explanation of what his agency did.

LANDSCAPE/BUILDING CODE ENFORCEMENT – no report.

NEIGHBORHOODS - PROPERTY SAFETY - Bob Winter indicated that he had 2 new inspectors soon to come out of training. He also encouraged everyone to attend his workshop at the upcoming neighborhood summit.

NEIGHBORHOOD SERVICES – James Richardson again reminded everyone about the Neighborhood Summit to be held on June 23rd and encouraged everyone to attend. He also reported that Mayor Peyton was scheduled to have a community meeting on the “Growing Great Neighborhoods Initiative” on June 26th. Although it is specifically for the pilot area neighborhoods, it is open to the public and everyone interested is invited to attend.

REPORT FROM THE CHAIR - Tom indicated he had no report.

NEIGHBORHOOD ANNOUNCEMENTS & ISSUES – Ben Tucker mentioned that the Mayport Waterfront Partnership was dedicating a marker acknowledging the “Old Spanish Cemetery” the next morning at 10:30 am and the public was invited

There being no other business, the meeting was adjourned at 7:30 pm.

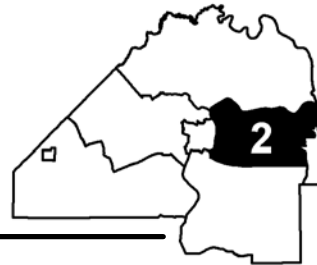
Next Meeting

The next meeting will take place on Monday, July 10th, 2006 in the Regency Square Branch Library at 6 p.m.

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

Chair: Tom Shoumlin

Vice-Chair: Joseph Le...



June 12, 2006

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

Re: Opposition to the Rezoning 2006-529 to rezone 20.11 acres from PUD to PUD to allow commercial uses under a CCG-1 zoning category at the northwest quadrant intersection of Atlantic Boulevard and San Pablo Road.

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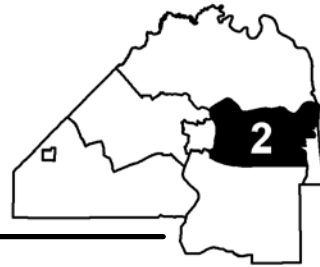
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Greater/Arlington/Beaches Citizens Planning Advisory Committee

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

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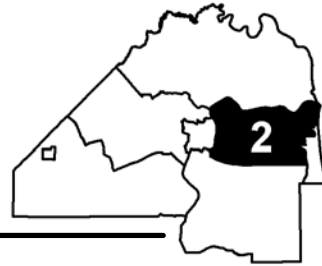
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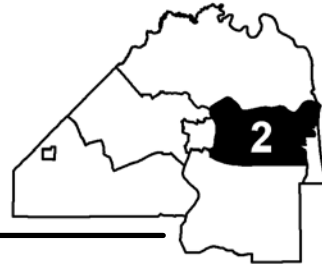
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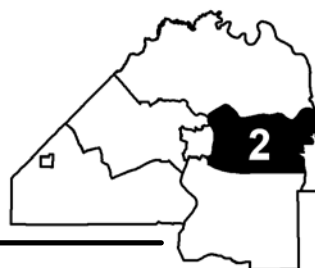
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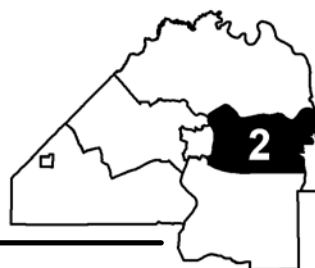
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