

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

**Regency Square Mall – Community Room ~ 9501 Arlington Expressway  
6:30 p.m. Monday, September 8, 2008**

**Meeting Summary**

**Members and Alternates**

Michael Anania  
Larry Belge  
Albert Cherry  
Maria Condaxis  
David Evans  
Kacy Evans  
Anne Hancock

Lad Hawkins  
Sandi Hibbard  
Florence Holcomb  
Johnny Holden  
Carroll Huffines  
Marcella Lowe  
Helen Ludwig

Dewey Marshall  
Tami Moe  
Jay Olchak  
Mary Anne Saadeh  
H. Roger Sharp  
Chester Spellman  
Ben Tucker

**Members Excused**

Jim Blache  
Gene Crabtree  
Michele Davis  
Gary Dickenson  
Eddi Parsons  
Jeff Shumate

**Guests**

Brandon Cottrell  
Tammy Burkard  
Erica Neybursky  
Donna Edwards  
Tamera Branam

Tim Maciolek  
John Fox  
Mark Lloyd

**Staff/Resources**

Amy Hays-Holliman, Planning and Development  
Bill Killingsworth, Planning and Development  
Shorty Robbins, COJ Jax Parks  
Jim Green, FDOT  
Ed Lukavovic, Planning and Development  
Rosemary Wesolowski, Community Development  
Selinda Keyes, Duval County Schools  
Robert Walsh, Code Enforcement  
Richard Dodd, Code Enforcement

### Call to Order

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

### Approval of the Minutes

Prior to the motion to approve the August 2008 meeting summary it was announced that 1 changes need to be made. Carroll Huffness would like the summary to recognize that Mayor Peyton is aware of the strong opposition to the re-location of the cruise ship terminal to the May port Village and the mayor agreed to meet with the community to discuss the concern. The citizens of Mayport have called the mayor's office to try and schedule an appointment/meeting, but there has not been a return call yet.

### Speakers

- **Doug Ayars, Chief Operating Officer, Duval County Public Schools**, Informed the group about the Academic and Community Excellence (ACE) Facilities Plan. The ACE program will develop a multi year plan for balancing the districts school seat utilization implementing scenarios developed by community quadrant working groups. The volunteer working groups are comprised of parents and other community members who have reviewed data and developed boundary change and school consolidation scenarios for consideration as early as summer 2009. Public meetings began in late May and will end in October with recommendations going to the Board for vote on Monday, November 3<sup>rd</sup>. To view the ACE program visit [www.duvalschools.org](http://www.duvalschools.org) or direct questions email [beaudoinr@duvalschools.org](mailto:beaudoinr@duvalschools.org).
- **Bill Killingsworth, Chief of Community Planning, Planning and Development Department** informed the group about the Greater Arlington Beaches Vision Plan Community Meetings. Each meeting will be a bit different by focusing on a different topic or unique characteristics to the focus area. The Community Planning Division will host 5 community meetings located throughout the district. Questions and details should be directed to Amy Hays Holliman at 630-3477 or [ahays@coj.net](mailto:ahays@coj.net).

### Subcommittee Reports

**PARKS & RECREATION** – Chair Dewey Marshall – provided an update on the park projects in district 2:

Arboretum and Gardens- construction of entrance road, parking and ADA accessible trail; construction near completion.

Archie Dickinson Park- phase 1 design is moving towards 100% need additional funding to complete.

Buck Park- basketball court, tennis court, parking and playscape; still trying to locate and secure additional funding.

Castaway Island Dredge- FIND Grant approved. Dredge to start in January.

David Wayne Pack Park- waiting for engineer to start design process

Ed Austin Regional Park & Skate park- terraced street-scape skate park; project completed.

Hanna Park Water Playground- water playground, lakeside dock; project on hold.

Ivey Road Park- master plan for a Community Park; plans were reviewed and awaiting zoning change.

Lake Lucina Elementary- ADA parking and access; project complete.

Leonard Abbess Restrooms- demolition and reconstruction of restrooms; project awarded.

Norman Studios- renovation/restoration of 4 historic buildings; project 75% completed.

Pine Forest Elementary Park- remove football field light pole; meeting held and signed drawings were sent for wind load verification.

Southside Estates- master plan for park property; waiting for engineer to start design process.

**BEAUTIFICATION** – Chair Marcella Lowe – applications for the tree program are due by 9/30/08. The next JEA tree program will begin in October with applications due in December.

**LAND USE & ZONING** – Chair Al Cherry – the following motions were voted on and approved by the CPAC.

**Opposition to the recommendation of withdrawal of the Small Scale Land Use Amendment LU-2008C-026 and Rezoning 2008-XXX** to change the land use category from CGC to WD-WR and zoning from CCG-1(M), CCG-2(M), and PBF-M to PUD on 7.04 acres to allow the construction of a cruise ship terminal in Mayport Village on the river side of Ocean Street south of the ferry slip.

**Opposition to the Cell Tower Applications CTW-08-14 & 17** to erect a 160 foot high stealth cell tower on a restaurant used property at 4132 Atlantic Boulevard between Art Museum Drive and Mayfair Road and on a single family used property at 5865 Atlantic Boulevard between River Bank Court and University Boulevard.

**Opposition to the Land Use Amendment LU-2008D-003 and Rezoning 2008-XXX** to change the land use category from ROS to MDR and zoning from PBF-1 to PUD on 9.06 acres to allow for multi-family housing development east of Mayport Road and between Americas Cup Circle and Wonderwood Drive.

No report or motions

**MEMBERSHIP** – Co-Chairs: Jay Olchak introduced Mary Anne Saadeh (Primary member) and Laura Langton (alternate) for the Oak Haven Preservation Association.

CPAC chair Helen Ludwig recognized Eddi Parsons good work and commitment by reaching out to inactive CPAC members and encouraging them to become active again.

**TRANSPORTATION** – Co-Chairs Roger Sharp and Richard Witzel – spoke to JTA in regard to the Atlantic & Kernan Boulevard intersection construction project. Construction has just begun and traffic will be diverted soon. Roger also encouraged all of the CPAC members to bring their transportation concerns, questions and information to the subcommittee for discussion.

**ENVIRONMENT** – Chair Lad Hawkins – The Arboretum parking lot is completed. On Saturday, November 15<sup>th</sup> a grand opening will be held. There are a number of activities, clean-ups and programs coming up; for more information [www.jaxarbortem.org](http://www.jaxarbortem.org)

**T.R.U.E Commission** – Marcella Lowe – Taxation, Revenue and Utilization of Expenditures (T.R.U.E.) Commission was created as a permanent fiscal policy advisory body for the

City under Section 57.101 of the City Code. The membership is comprised of 6 appointments by the Mayor (1 from each CPAC); they are 3 year appointments. The meetings are held the 1<sup>st</sup> Thursday of each month in the City Council Chambers at 4:00 p.m.. To view the complete powers and details view the City Code 57.101 through 106 online. Currently, the commission is working on the FY 2009 City Budget. There are many aspects that are covered by this commission; to get a complete detail contact Marcella.

**Craig Airport Advisory Committee** – Dave Evans – JAA has hired council from Massachusetts. The JAA will host a town meeting at 6:30 to 8:30 p.m. at the New Covenant Ministries, 2360 St. Johns Bluff Road, Jacksonville, FL 32246 on September 15<sup>th</sup>.

**Growth Management Visioning Plan** – Mike Anania informed the group that participation is key to making the visioning process a success. All topics covered will be both large and small in nature, but will be covered and are important to the vision. The tentative dates are: October 2, 2008 – October 4, 2008 – October 9, 2008 – October 11, 2008 and October 30, 2008. It is important that as many GAB residents participate to ensure that future growth and development reflect what is wanted. The next steering committee meeting will be held on August 26, 2008 at the University Park Library from 6:00 to 8:00 p.m.

### **Staff Reports**

**MAYOR'S REPRESENTATIVE** – Shorty Robbins informed the group that the city budget was moving forward and will go before council on September 23<sup>rd</sup>. To learn more about the Jacksonville Parks and all the activities they have to offer visit [www.jaxparks.com](http://www.jaxparks.com)

**JSO** – not present

**DCSB** – Selinda Keyes served during the ACE Committee meeting and encourages community participation. During the hurricane season many schools are used as shelters. To transform the schools into shelters and vice versa it does take time; especially the special needs shelters. During these trying time please be understanding to challenges it takes to make these transformations.

**PLANNING & DEVELOPMENT** – Ed Lukacovic – no report.

**FDOT** – Jim Green updated the group that the I-10 will be widened in the 295/Chaffee road area. There will be a new light at the University Blvd. and Harvin.

**WONDERWOOD 3 PROJECT** – Tom Underwood – not present

**DCHD** – Charles Griggs – not present

**MUNICIPAL CODE** – Robert Walsh introduced Richard Dodd to the group. Informed the group that they have spent the last 5 days cleaning up the area.

**COMMUNITY DEVELOPMENT** – Neighborhood Coordinator Rosemary Wesolowski inquired if the group would like to have educational material in regard to rezoning and

LUZ terms. The group stated that they would like the information. Also, if you have any type of Tropical Storm Fay damage, please call 630-CITY and report it.

#### **Announcements**

- Carroll Huffiness that JaxPort is moving very fast with lots of Land Use and Zoning changes and the community of Mayport Village would like the other CPAC to officially oppose the construction cruise terminal. There was a discussion on this topic. After the discussion it motioned that the GAB CPAC would send a letter to all of the CPAC's asking them to oppose construction of the cruise terminal and the with attachments of the pervious opposition letter. The vote was 18 in favor and 1 opposed.

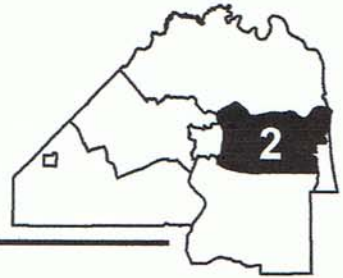
**Adjournment** - There being no other business, the meeting was adjourned at 8:40 p.m.

**The next meeting will take place on Monday, October 13, 2008, 6:30 pm at the Regency Square Mall Community Meeting Room – 9501 Arlington Expressway.**

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

*Chair: Helen Ludwig*

*Vice-Chair: Larry Belge*



September 08, 2008

To: Eddie Johnson, Chair, Planning Commission  
Hon. Arthur Graham, Chair, City Council Land, Use, & Zoning Committee  
David Kaufman: Jacksonville Port Authority  
Brad Thoburn, Planning and Development Department

**Re: The recommendation of withdrawal of the Small Scale Land Use Amendment LU-2008C-026 and Rezoning 2008-XXX to change the land use category from CGC to WD-WR and zoning from CCG-1(M), CCG-2(M), and PBF-M to PUD on 7.04 acres to allow the construction of a cruise ship terminal in Mayport Village on the river side of Ocean Street south of the ferry slip.**

The District 2 Citizens Planning Advisory Committee (CPAC) is recommending that the Small Scale Land Use Amendment and Rezoning as referenced above to allow the construction of a cruise ship terminal in Mayport Village on the river side of Ocean Street south of the ferry slip be withdrawn for the following reasons:

- The impact of the proposed land use amendment acreage of 7.04 acres is larger than the application size and is not a true representation of the area being affected. The proposed project acreage should also include areas of stormwater management, the proposed cruise ship location berthing, and the relocation of the shrimp boats and docks. This is supported by the law suit of "St. George Plantation Owners Association verses Franklin County DOAH Case number: 96-5124 GM." The final order of the DOAH of March, 1997 went to appeal and the appellate court supported the plaintiffs and stated the land use amendment application could not go small scale, but go through the semi-annual process.
- The move to apply for a small scale land use amendment is to avoid scrutiny of the Department of Community Affairs and this should not be done.

Sincerely,

A handwritten signature in cursive script that reads "Helen Ludwig".

Helen Ludwig, Chair  
Greater/Arlington/Beaches Citizens Planning Advisory Committee

cc: Hon. John Peyton, Mayor  
Bill Kilingsworth, Community Planning, Planning and Development Department  
Sandy Simmons, Planning and Development Department

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

*Chair: Helen Ludwig*

*Vice-Chair: Larry Belge*



September 08, 2008

To: Mr. Bruce Lewis, City Planner Supervisor  
Planning and Development Department

**Re: Opposition to the Cell Tower Applications CTW-08-14 & 17 to erect a 160 foot high stealth cell tower on restaurant used property at 4132 Atlantic Boulevard between Art Museum Drive and Mayfair Road and on a single-family used property at 5865 Atlantic Boulevard between River Bank Court and University Boulevard.**

The District 2 Citizens Planning Advisory Committee (CPAC) is in opposition to the Cell Tower Applications for the following reasons:

- Criteria have been established in section 656.1500 of the City's zoning code for the proper siting of towers. The excessive number of waivers and/or variances requested for the subject towers is indicative of the unsuitability of the proposed sites.
- The co-location requirement of other nearby cell towers may not have been properly explored.

Sincerely,

A handwritten signature in cursive script that reads "Helen Ludwig".

Helen Ludwig, Chair  
Greater/Arlington/Beaches Citizens Planning Advisory Committee

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

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September 08, 2008

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**Re: Opposition to the Land Use Amendment LU-2008D-003 and Rezoning 2008-XXX to change the land use category from ROS to MDR and zoning from PBF-1 to PUD on 9.06 acres to allow for multi-family housing development east of Mayport Road and between Americas Cup Circle and Wonderwood Drive.**

The District 2 Citizens Planning Advisory Committee (CPAC) is in opposition to the Land Use Amendment and Rezoning as referenced above for the following reasons:

- Recreation Open Space Element of the Comprehensive Plan Policy 2.1.4 states "In accordance with Section 122.408, Ordinance Code, City of Jacksonville, no parklands, park facilities, or other recreational or park related land or space shall be converted to another use or sold by the City unless it is replaced with new park facilities, land or space of equal or greater size or value."
- The applicant and/or City is not replacing the 9.06 acres of parkland proposed for housing with another 9.06 acres for recreation in the same vicinity of the City.

Sincerely,

A handwritten signature in cursive script that reads "Helen Ludwig".

Helen Ludwig, Chair  
Greater/Arlington/Beaches Citizens Planning Advisory Committee

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