

Greater Arlington / Beaches ~ Citizens Planning Advisory Committee

**Regency Square Branch Library – 9900 Regency Square Blvd.
October 8, 2007 6:00 p.m.**

Meeting Summary

Members and Alternates

Michael Anania	Kacy Evans	Helen Ludwig
Geraldine Atkinson	Lad Hawkins	Lynn Murray
James Blache (Alt.)	Sandra Hibbard	Eddi Parsons
Michele Davis	Johnny Holden	Roberta Thomas
David Evans	Joe Lek	Benjamin Tucker

Members Excused

Al Cherry	Anne Hancock
Gary Dickinson	Jay Olchak

Guests

Anna Bradley	Kenny Logsdon
Mike Hirschman	Beverly Garvin
Sheri Roberson	Maria Miller
Barnand	Kelley Boree
Lake Ray	Sally Doherty
Florence Holcomb	Gordon Morgan
Jill Nelms	Tamera Branam
Hank Oltmanns	

Staff/Resources

Ed Lukacovic, P&DD	Michael Koerner,	Kenny Logsdon, Sr.
James Richardson,	P&DD	Planner
NSD	Bob Winter, Prop. Saf.	
Rosemary Wesolowski,	Angela Ryan, Council	Kelley Boree,
NSD	Staff	Recreation & Community Services

Call to Order

Joe Lek called the meeting to order at 6:00 p.m. and established that a quorum was present. An inspirational moment was led by Clay Yarborough and followed by the Pledge of Allegiance.

Approval of the Minutes

A motion to approve the September 17, 2007 meeting summary was properly seconded and approved by the group.

Speakers

Council member Clay Yarborough announced that the resolution for the Craig Field runway expansion project is still a work in progress and that the opening ceremony for the Regency By-Pass was postponed due to rain; at this time the ceremony has not been rescheduled. The Wonderwood 3 segment landscaping is still developing; plans will be in place so landscaping can begin as soon as construction is complete. The Annual Budget for the City of Jacksonville has been completed which includes the 3 new fees: Stormwater, Solid Waste Collection and Utility Franchise Fees. Currently the Stormwater Fee was passed by city council, but there are many questions to be resolved before the fee can be collected, much less spent. The Solid Waste Collection Fee and the Utility Franchise Fee also passed the vote by city council, but the Utility Franchise Fee will take longer to complete and implement. Locally, a franchise fee (Charter Amendment) is under consideration but has not been approved because it involves a change to the city's charter and cannot go before City Council until November. If approved, the franchise fee would appear on residents' JEA bill and would be assessed at 3 percent of the total bill. Council member Yarborough can be reached at 630-1389 or Clay@coj.net

Council member William Bishop confirmed that the fees were introduced as an additional revenue source to meet the city's budget and acknowledged that the fees are a great concern of many. As well, Council member Bishop announced that he has been appointed to the Stormwater Committee and will be actively working on how the fee structure will be determined as well as reviewing the impact of this fee on neighborhoods, non profits and commercial sites that have on-site water retention measures. The Craig Field Runway Extension project is another issue that will be addressed and plans are to have the resolution written by December. Rezoning issues will be addressed in regard to CVS project on Thursday, October 11, 2007. Council member Bishop can be reached at 630-1392 or WBishop@coj.net

Subcommittee Reports

PARKS & RECREATION – no report.

BEAUTIFICATION – no report

LAND USE & ZONING – Joe Lek presented several motions:

- **Opposition to the Sign Waiver SW-07-04 to allow the decrease of minimum setback from 20 feet to 10 feet in a PUD zoning district at 13107 Atlantic Boulevard between Naugatuck Drive and Professional Drive.**

The District 2 Citizens Planning Advisory Committee (CPAC) are in opposition to the above proposal it is felt the applicant should stay within the written description of the PUD and the City sign ordinance.

- **Opposition to LU-2007A-003 (2007-566) at 8300 Merrill Road for a land use change of 4.00 acres from MDR to NC to allow a Racetrac gas station/convenience store.**

The District 2 Citizens Planning Advisory Committee (CPAC) are in opposition to the above proposal for the following reasons: It is across the street the street from an elementary school and could create a traffic safety hazard to children; the development will destroy the wetlands of the site; there are too many pump stations (twenty four) and 4 acres of site for a neighborhood type of gas station creating a development too intense for the neighborhood and site; a large billboard sign is out of character to the neighborhood and this project will add increased traffic to an already high traffic and congested roadway.

- **Opposition to LU-2007D-001 at 10055 Beach Blvd. to allow a land use change on 14.04 acres from LDR to MDR to allow multi-family dwelling units.**

The District 2 Citizen Planning Advisory Committee (CPAC) are in opposition to the above proposal for the following reasons: It has no access to Beach Boulevard or Peach Drive; it abuts low density residential and conversation and MDR is too intense of a land use for the property.

- **Opposition to LU-2007-994 1461 Rogero Road to rezone .19 acres from PUD to PUD to allow expansion of business use options.**

The District 2 Citizens Planning advisory Committee (CPAC) are in opposition to the above proposal for the following reasons: The site is not in harmony with the Neighborhood Action Plan (page 47); there are too many permitted

All motions were properly seconded and approved by the group.

The next meeting of the LUZ Subcommittee will be held Monday, November 19, 2007, 4:30 pm in the Regency Branch Library.

MEMBERSHIP – Rosemary Wesolowski on behalf of Jay Olchak reported that one new member had been appointed:

Michelle Jerkins – Riverpoint Community Association

SCHOOLS – no report

TRANSPORTATION – no report.

The Transportation subcommittee is scheduled to meet the 3rd Thursday of the month. Please call Bill Figueroa at 482-0300 to confirm time and location

ENVIRONMENT – Lad Hawkins had no report, but did refer to an article in the October 2, 2007 Folio titled *This Sucks: How A Plan To Drain The St. Johns River Is Moving From Bad Idea To Devastating Reality*. Mr. Hawkins expressed his concern to drain water from the St. Johns River to support water needs of Central Florida Developers.

Staff Reports

MAYOR'S REPRESENTATIVE – Kelley Boree reported that there will be a number of meetings in regard to the withdraw of water for the St. Johns River to support central Florida; please contact Council member Bishop (Waterway Commission Chair) or the St. Johns River Water Management District for community meeting information on this issue.

JSO – no report

DCSB – no report

PLANNING & DEVELOPMENT – Ed Lukacovic reported that the Planning and Development Department is currently undergoing some realignments and adjustments from the reorganization; 2 employees from Neighborhood Services and additional planners have joined the Planning and Development team.

FDOT – no report

WONDERWOOD 3 PROJECT – no report

DCHD – no report

LANDSCAPE/BUILDING CODE ENFORCEMENT – no report

NEIGHBORHOODS - PROPERTY SAFETY – Bob Winters reported that zoning code enforcement officers are now part of the Municipal Code Compliance department and will be working with the property safety code enforcement officers.

NEIGHBORHOOD SERVICES – James Richardson introduced Rosemary Wesolowski to the district as their new Coordinator. Rosemary reported that the Jacksonville Transit Authority is hosting four public hearings for public review and comment on the Bus Rapid Transit System’s Draft Tier One Programmatic Environmental Impact Statement. The first hearing will be from 4:30 to 7:30 p.m. at the Regency Square Regional Library on Monday, October 15, 2007. Also, Rosemary recognized James for his service and dedication to the District 2 CPAC.

REPORT FROM THE CHAIR – Joe established a CPAC Chair nominating subcommittee; Al Cherry will chair this subcommittee. There was discussion about the CPAC Holiday gathering location, it was determined that the CPAC should have a business meeting in December at the Regency Square Branch Library; additional plans for festivities were not determined. Joe also informed the group that he is serving on the Stormwater Advisory Committee; at this time he is able to report that there will be a flat fee for residential property and the fees for commercial properties and churches haven’t been finalized yet. He also reported that the November CPAC meeting would be held on November 19th.

NEIGHBORHOOD ANNOUNCEMENTS & ISSUES – Lad announced that Jaxpride would be hosting a charette on the Regency area on October 13th from 9 am to 4 pm at the PAL building. Members are encouraged to spread the word and to attend.

There being no other business, the meeting was adjourned at 7:37 p.m.

The next meeting will take place on Monday, *November 19, 2007, 6:00 pm at the Regency Square Branch Library – 9900 Regency Square Boulevard.*

GREATER ARLINGTON/BEACHES
Citizens Planning Advisory Committee
Chair: Joseph Lek Vice-Chair: Eddie Daniel



October 08, 2007

To: Gray Edwards, Chair, Planning Commission
Hon. Michael Corrigan, Chair, City Council Land, Use, & Zoning Committee

Re: Opposition to the Land Use Change LU 2007D-001 and Rezoning 2007-XXX to change 14.04 acres land use category from MDR to NC and zoning from RLD-G to PUD zoning district to allow multi-family dwelling units at 10055 Beach Boulevard near the northwest corner of Beach Boulevard and Peach Drive.

The District 2 Citizens Planning Advisory Committee (CPAC) are in of opposition to the above proposal for Land Use Change LU 2007D-001 and Rezoning 2007-XXX to change 14.04 acres land use category from MDR to NC and zoning from RLD-G to PUD zoning district to allow multi-family dwelling units at 10055 Beach Boulevard near the northwest corner of Beach Boulevard and Peach Drive for the following the reasons:

- It has no access to Beach Boulevard or Peach Drive.
- It abuts low density residential and conservation and MDR is too intense of a land use for the property.

Sincerely,


Joseph Lek, 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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October 08, 2007

To: Gray Edwards, Chair, Planning Commission
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Re: Opposition to the Land Use Change LU 2007A-003 and Rezoning 2007-XXX to change 4.00 acres land use category from MDR to NC and zoning from RLD-G to PUD zoning district to allow a Racetrac gas station convenience store at 8300 Merrill Road between Woolery Drive and Sunrise Ridge Lane.

The District 2 Citizens Planning Advisory Committee (CPAC) are in opposition to the above proposal for Land Use Change LU 2007A-003 and Rezoning 2007-XXX to change 4.00 acres land use category from MDR to CGC and zoning from RLD-G to PUD zoning district to allow a Racetrac gas station convenience store at 8300 Merrill Road between Woolery Drive and Sunrise Ridge Lane for the following reasons:

- It is across the street from the elementary school and could create a traffic safety hazard to children.
- The development will destroy the wetlands of the site.
- There are too many pump stations (twenty-four) and 4 acres of site for a neighborhood type use gas station creating a development too intense for the neighborhood and site.
- A large billboard sign is out of character to the neighborhood.
- This development will add increased traffic to an already high traffic and congested roadway.

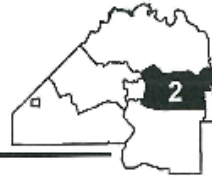
Sincerely

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Joseph Lek, 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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October 08, 2007

To: Gray Edwards, Chair, Planning Commission
Hon. Michael Corrigan, Chair, City Council Land, Use, & Zoning Committee

Re: Opposition of Rezoning 2007-994 to change the zoning of 0.19 acres from PUD to PUD to allow the expansion of business use options at 1461 Rogero Road between Rogero Road South and Brandemere Road North.

The District 2 Citizens Planning Advisory Committee (CPAC) are in opposition with condition of the proposal for Rezoning 2007-994 to change the zoning of 0.19 acres from PUD to PUD to allow the expansion of business use options at 1461 Rogero Road between Rogero Road South and Brandemere Road North for the following:

- The site is not in harmony with the Neighborhood Action Plan (page 47).
- There are too many permitted uses for the PUD and CPAC needs to see more specific restrictive uses.
- There is a school crossing close by creating dangerous traffic conditions.
- The proposed uses are not in harmony of the Rogero Town Center.

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Re: Opposition to the Sign Waiver SW-07-04 to allow decrease of minimum setback from 20 feet to 10 feet in a PUD zoning district at 13107 Atlantic Boulevard between Naugatuck Drive and Professional Drive.

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