

Greater Arlington / Beaches ~ Citizens Planning Advisory Committee

**Regency Branch Library – 9900 Regency Square Boulevard
6:30 p.m. Monday, March 9, 2009**

Meeting Summary

Members and Alternates

Michael Anania	Sandi Hibbard	Jay Olchak
Larry Belge	Lad Hawkins	Eddi Parsons
Albert Cherry	Florence Holcomb	Mary Anne Saadeh
Gene Crabtree	Johnny Holden	H. Roger Sharp
Michele Davis	Carroll Huffines	Erica Trent
David Evans	Marcella Lowe	Richard Witzel
Kacy Evans	Dewey Marshall	
Bill Figueroa	Carolyn McDuffie	

Members Excused

Helen Ludwig
Tami Moe
Timothy Maciolek
Chester Spellman

Guests

Tamera Branam	Ed Maxted
Wayne Misener	Anthony Whiting

Staff/Resources

Kelley Boree, Mayor's Liaison
Sgt. B. A. Crawford, JSO
Michael Koerner, Planning and Development
Ed Lukavovic, Planning and Development
Rosemary Wesolowski, Community Development
Selinda Keyes, Duval County Schools
Bruce Chauncey, Code Compliance
Jim Green, FDOT
Charles Griggs, Duval County Health Department

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 he attended a number of the Jacksonville Journey – Public Meetings on Community Center Programming and Management. Each meeting was held at a different community center and each meeting had a different

response from the surrounding community. The meeting that was held at the Fort Caroline Community Center was well attended by the local community and it was determined that this community center would not reopen under the Jacksonville Journey program, but the other 2 centers in district 2 will be re-opened under the Jacksonville Journey program.

Approval of the Minutes

Motion to approve the February 9, 2009 meeting summary was made. The motion was properly seconded and approved by the group.

Speakers

Micheal Koerner, City Planner Supervisor, Planning & Development Department, provided an overview of how to rezone a piece of land so it can be developed into a retail center/strip mall. The complete process takes 2-3 months to rezone. The rezoning process begins when the developer submits an application to the Planning & Development Department and pays their application fee; this applies to both a Conventional Application and a PUD Application. The fees are typically \$1500 per application, plus a \$7.00 fee for each property owner that is located within a 350 foot radius. At this point, all the public notices are mailed to all of the property owners within the 350 foot radius. The orange zoning notification signs are posted in the area of the project and the application is sent to the sister agencies (JEA, JTA, FDOT) for comments (especially if it is a PUD). From these comments the Planning Department formulates the recommendations for the project. The next step in the application process is handled in the Office of General Council (OGC) where OGC assigns the application a zoning number. Approximately 16 days after the application is submitted it is introduced to City Council. From this step the public hearing dates are scheduled (Planning Commission & Land Use & Zoning hearings). Approximately by day 44 the application will be presented at a City Council public hearing. By day 46 the application will be heard at a Planning Commission public meeting. Then on day 51 there will be a Land Use & Zoning Committee public hearing. One week later (day 58) the City Council will vote on the application. Then the community has 30 days to file an appeal on the project.

Ed Lukacovic, City Planner III, Planning & Development Department, informed the group about the Land Use Amendment Process and the differences from zoning. Future land use designations indicate the intended use and development density for a particular area, while zoning specifically define allowable uses and contain the design and development guidelines for those intended uses.

Growth management has become a very sensitive issue in the state of Florida as urban populations have migrated farther into surrounding rural areas over the years. To manage this situation, statewide legislation was passed requiring counties to draft and adopt a Future Land Use Map (FLUM). These maps chart what state and local agencies deem as the most appropriate pattern of growth and preservation for a particular municipality.

Land developers usually identify the subject parcel's Future Land Use in the due diligence period, and if it doesn't allow for the proposed development type, an amendment to the FLUM is necessary. This process can take up to a year to complete due to a series of public hearings at the local level and additional administrative review at the state level.

Zoning districts usually correspond with their superseding Land Use; therefore, if it necessary to file for an amendment to the FLUM in order to develop a particular project type, then it is probable that rezoning is necessary as well. Rarely is the rezoning process as time-consuming as those involving land use changes because it is handled entirely at the local level. It generally takes about two to three months for a traditional rezoning. When attempting to rezone to a PUD (Planned Unit Development) district, one can expect the process to last up to six months due to the additional departmental review involved with this uniquely flexible zoning category.

The amendment process can be broken into 2 classifications: Small Scale Use (less than 10 acres, less than 11 Dwelling Units or DU/acre) and Semi Annual or Large Scale (more than 10 acres, 11 DU or more). Both start with an application, but after that point the processes have some significant differences in flow of the process. To illustrate these differences a Land Use Amendment Process flow chart is located at the end of the summary. If you have any questions about the Land Use Amendment Process, please contact Ed Lukacovic at 630-7285 or lukacov@coj.net.

Charles Griggs, Communications Director, Duval County Health Department, informed the group that the Duval County Health Department has consolidated their administrative offices into one building located in the Greater Arlington Beaches District. The new location for the administrative staff is 900 University Blvd. North; the multi-story building across from the Town & Country Shopping Center. The Vital Statistic Office has also relocated to this office. Charles also extended an invitation to attend an Open House on March 18th 9:00 – 3:00 p.m. The open house will celebrate the new location and the 120th Anniversary of the Health Department.

Subcommittee Reports

PARKS & RECREATION – Chair Dewey Marshall

Buck Park – will be renovated, construction will commence by summer of 09.

Castaway Preserve – dredge funding granted, will commence by fall 09, project delayed twice due to permits.

David Wayne Pack Park – replacing old playground equipment in summer 09

Reddie Point (phase 2) – parking lot, trails and picnic facilities under design.

BEAUTIFICATION – Chair Marcella Lowe – the tree give-away program has ended; applications that have already submitted will be honored, no new applications will be accepted.

LAND USE & ZONING – Chair Al Cherry – report read by Lad Hawkins

➤ ***Opposition to the Minor Modification MM-09-05 to modify the PUD to allow the reduction of front yard setback from 20 to 15 feet and increase lot coverage from 40% to 50% at Covenant Cove development, Beach Boulevard between Hodges Boulevard and San Pablo Road.*** The District 2 CPAC is in opposition to the above rezoning for the following reasons: the increase in lot coverage will increase the storm water runoff in an already approved development and approval will set a precedent for other approved developments to do the same.

➤ ***Opposition to the Exception E-09-07 to allow outside display and sales to the retail merchandise at 11951 Beach Boulevard between Huffman Road and Meadow Brook Boulevard.*** The District 2 CPAC is in opposition to the Exception for the following reasons: This

use will set a precedent for other businesses to do the same thereby encouraging blight. The CPAC agrees with the Planning & Development Department's recommendation of denial; the current zoning code should be followed.

- *The District 2 CPAC is in support of adding policies to 2030 Comprehensive Plan to preserve recreational, commercial and working waterfronts. Florida State Statues (section 163.3177, House Bill 955 and Senate Bill 1316) state that all coastal communities (including the City of Jacksonville) must amend their Comprehensive Plan to include protection and preservation of the City's recreational, commercial and working waterfronts.*

The LUZ Subcommittee and full CPAC discussed 2009-249 ~ rezoning at the northeast quadrant of Betty Drive and Sunnyside Drive. The application is to rezone .80 acres from CCG-1 to PUD to allow manufacturing of boat and recreation vehicles. After much discussion and debate the group voted to defer the application until more information can be provided.

MEMBERSHIP – Co-Chairs: Jay Olchak and Eddi Parsons – No new members.

TRANSPORTATION – Co-Chairs Roger Sharp and Richard Witzel – Roger Sharp informed the group that he also represents the GAB CPAC at the North Florida Transportation Planning Organization (NFTPO). Currently, at NFTPO they are involved in a project that will look at the projected traffic volume on 9A in District 2 (from Dames Point Bridge to Beach Boulevard).

ENVIRONMENT – Chair Lad Hawkins – announced that March is St. Johns River Month. March 21st is scheduled to be the 14th Annual St. Johns River Celebration Cleanup. This local effort will combine with national and regional volunteer efforts to clean and protect the environment through May 2009. In April, the St. Johns River Water Management (SJRWM) will host a public meeting in regard to the water supply challenges. To learn more about the meeting visit www.sjrmd.com. The Jacksonville Arboretum will host another work day on March 14th ~ 9a.m. to 12:00 p.m. ~ please help out if you can.

T.R.U.E Commission – Marcella Lowe – met with Pam Markham, Inspector General, Administration and Finance Department, City of Jacksonville and the situation at the Trail Ridge Landfill site was discussed. There are many more details to obtain and evaluate before a decision can be made what is the best way to proceed with the city's future landfill needs.

Craig Airport Advisory Committee – Dave Evans – stated that temporarily things have been quite at Craig Field. Financial reports have indicated that JAA has \$13 million in operating expenses and \$20 million in operation revenues; this allows them enough money to afford the expansion. Remember to share with you elected officials your opposition to the runway expansion. The JAA board has 4 members that are appointed by the Governor and 3 members that are appointed by the Mayor.

Growth Management Visioning Plan – Mike Anania – the next meeting of the Growth Management Steering Committee will be held on March 12th ~ 6:00 p.m. at the Pablo Creek Branch Library. The vision plan is coming together; thanks to all that have put in the time and energy.

Staff Reports

MAYOR'S REPRESENTATIVE – Kelley Boree, Mayor's Representative – Informed the group that the budget season will be in full swing soon. The budget for 2009-2010 FY will be presented to City Council in July. Also the City leaders are looking at stimulus money from the Federal Government; exact plans and details are not available yet. Also, all of the Mayor's appointee's go through and are approved by City Council.

JSO – Sgt. Barbara Crawford – no report, but available for questions or assistance.

DCSB – Selinda Keyes informed the group that the budget continues to be a devastating factor and it appears we are facing a possible \$135 million shortfall to our budget next year. This deficit is a result of a current and anticipated revenue shortfall from the State of Florida that will ultimately impact our district. Last week the elementary school Principals received their budgets and they have started to work on them. Many programs and services will be evaluated. It is our priority to ensure that we have as minimal an impact on the classroom as possible, but it is unrealistic to think students will not be affected in some way. Potential budget reduction strategies include, but are not limited to, the following: closing schools and changing boundaries; changing middle and high school schedules; limiting transportation, particularly for magnet programs; and increasing the walk zone to schools from 1.5 miles to 2. Essentially, anything other than our teachers and classrooms will come under scrutiny for possible cuts.

PLANNING & DEVELOPMENT – Ed Lukacovic – informed the group that Brad Thoburn has resigned as Director of the Planning and Development Department (P&DD) join the FDOT. Currently, Bill Killingsworth is the interim director of P&DD. There will be public hearing for the private commissions on March 26th. Also, the LUZ Subcommittee will have a public hearing on the 2030 Comprehensive plan on April 7th before it goes to the state. If you are interested you can go to the city website to download & review the changes on the comprehensive plan.

FDOT – Jim Green – acknowledge that Brad Thoburn has joined the leadership at FDOT. FDOT is currently working on a project list for the proposed stimulus money; currently, projects are being evaluated and reviewed. On March 10th, at the FDOT Urban Office there will be a community meeting and information on how small contractors can get jobs from the stimulus package. Painting of the Hart Bridge is underway. There is roadway signage missing on the Southside Connector (SR 113) near the Tredinick Parkway; that is currently being corrected.

MUNICIPAL CODE – Bruce Chaucey provided a handout in regard to the Irrigation and Fertilizer Ordinances 2008-028 and 2008-030. Also, he informed the group that District 2 is working one man short. They are hoping to bring another inspector on board in the near future.

COMMUNITY DEVELOPMENT – Neighborhood Coordinator Rosemary Wesolowski informed the group that there will be a representative from JaxPort to update the group on the current status of the proposed Mayport cruise terminal. There will also be a representative from the City of Jacksonville to speak on the Irrigation (2008-030) and Fertilizer (2008-028) ordinances. There was confirmation that the board members of the

City's Authority Boards (JEA, JAA, JaxPort) appointment process did need approval from City Council. In the March 7th, *My Arlington Sun* section of the Florida Times Union there is an article to recognize CPAC member Sandi Hibbard and her family for their involvement in the Symphony Showhouse. Thanks Sandi for all of your hard work.

Announcements

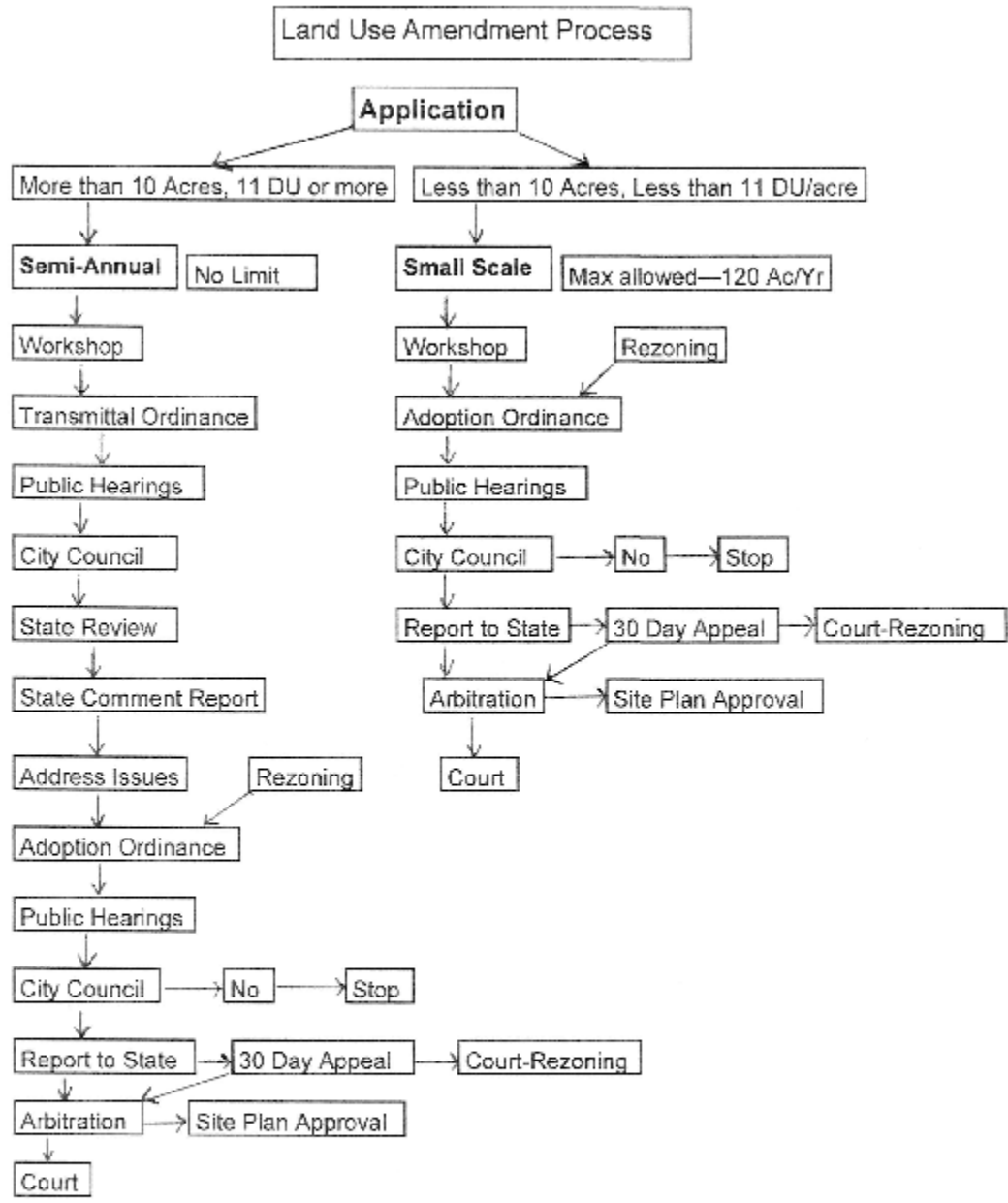
(Announcements and comments are limited to 2 minutes)

Marcella Lowe informed the group that she and her husband on February 27th attended the ground breaking ceremony at Jacksonville University for the new Marine Science Research Institute (MSRI). The new MSRI will be a 30, 000 square foot facility that will be built totally green. Under the leadership of Dr. Quinton White, Executive Director of the MSRI, the institute will be a premiere research institute in the Southeast. JU is partnering with several agencies to accomplish this, including the St. Johns Riverkeeper and the Florida Fish and Wildlife Conservation Commission (they will also have offices in the new institute).

Carroll Huffiness stated that on behalf of the citizens of Mayport Village, he would like to thank the CPAC for supporting Mayport in their fight against the cruise terminal. According to JaxPort, due to the economy there has been a change in the need for the cruise terminal in Jacksonville. JaxPort did state that they would re-visit the need of an expanded cruise terminal at a later date. Until then, the two bills pertaining to Mayport will be withdrawn.

Adjournment - There being no other business, the meeting was adjourned at 8:30 p.m.

The next meeting will take place on Monday, April 13, 2009, 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



February 9, 2009

To: James F. Register, Chair, Planning Commission
Hon. Arthur Graham, Chair, City Council Land, Use, & Zoning Committee

Re: Opposition to the Administrative Deviation AD-08-120 to deviate the maximum lot coverage from 35% to 38.7%, to deviate the maximum fence height from 4 feet to 6 feet, and to reduce the side yard to 0 feet at 2323 Kanaka Drive between Lost Pine and Minanao Drive South.

The District 2 Citizens Planning Advisory Committee (CPAC) is in opposition to the above rezoning for the following reasons:

- It is not consistent with the zoning laws of the City.
- CPAC agrees with the Planning Department's recommendation.

Sincerely,

Dewey D. Marshall

Dewey Marshall, Chair
Greater/Arlington/Beaches Citizens Planning Advisory Committee

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

GREATER ARLINGTON/BEACHES
Citizens Planning Advisory Committee
Chair: Dewey Marshall Vice Chair: Eddi Parsons



February 9, 2009

To: James F. Register, Chair, Planning Commission
Hon. Arthur Graham, Chair, City Council Land, Use, & Zoning Committee

Re: Opposition to the Rezoning 2009-164 to rezone 1.98 acres from CO and CCG-1 to CCG-2 to allow for increased permitted commercial uses at the northeast quadrant of Beach Boulevard and State Route 9A.

The District 2 Citizens Planning Advisory Committee (CPAC) is in opposition to the above rezoning for the following reasons:

- The CCG-2 potential uses are too intense for the site given the adjoining residential uses.
- The proposed rezoning to CCG-2 would expand the district from across the west side of 9A to the east side which may set a precedent for future rezonings to more intensive uses.
- The entrance into the property is in a poor and too restrictive.

Sincerely,

Dewey D. Marshall

Dewey Marshall, Chair
Greater/Arlington/Beaches Citizens Planning Advisory Committee

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