

# SOUTHEAST CITIZENS PLANNING ADVISORY COMMITTEE MEETING SUMMARY October 24, 2005

6:00 pm at the Mandarin Public Library, 3330 Kori Rd., Jacksonville, FL. 32257

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## Call to Order

**Charles McBurney, Chair**, called the meeting to order at 6:00 p.m.

## Speakers

**Guy Parola, Senior Planner, Department of Planning and Development** presented an update on the Senate Bill (SB) 360, Infrastructure Planning & Funding and Growth Management. SB 360 addresses Growth Management (Chapter 163) and is the most profound legislation to affect the 1985 Growth Management Act. SB 360 appropriates 1.5 billion new dollars to the 2005-2006 fiscal year growth management budget. An additional \$750 million will be assigned annually thereafter.

There are several key areas of the legislation that will most affect Jacksonville: (1) Concurrency, (2) the Capital Improvement Element of the Comprehensive Plan and (3) Visioning and Urban Services Boundaries.

1. *Concurrency* is a method by which infrastructure levels of service are maintained. The City of Jacksonville uses a Fair Share methodology, in lieu of Impact Fee assessments. The new legislation profoundly affects concurrency by adding schools and public water supplies as services subject to concurrency review. Transportation continues to be a much debated and essential element of concurrency. Jacksonville is most affected by legislation that amends the timetable for state roads to be in place or funded from 5 years from which the certificate of occupancy is issued to 3 years from the issuance of a building permit.
2. *Capital Improvement Element (CIE)* has changes that have adopted "Financially Feasible" definition now to intrinsically link Fair Share dollars and the Capital Improvement Program (CIP) by mandating that the funding be available for the necessary improvements. The new legislation also requires that the CIE of the comprehensive plan be transmitted annually for approval to the Department of Community Affairs (DCA). If the DCA has not approved the CIE, the city cannot adopt future land use amendments.
3. *Visioning: Urban Service Boundaries* was addressed in the new legislation. Now there is a way to amend the comprehensive plan for the placement of community placement plans. A community vision is to incorporate growth and development shared concepts for a 10-year time frame. The new legislation encourages municipalities to establish urban services boundaries. By using these boundaries the city can make sure that the amount of land within the urban service boundary does not exceed the amount of land needed for projected population growth and to ensure that there will be adequate levels of services for lands within these boundaries.

**Suzanne Jenkins, City Council woman, Council District 4** presented the Downtown Entertainment District Bill. Councilwoman Jenkins stated the bill is being introduced to develop Jacksonville as a destination city and to promote a vibrant downtown that offers a mix of entertainment, retail and restaurant uses. In effort to revitalize downtown Jacksonville and create a downtown entertainment district the bill is proposing to extend the sale of alcohol until 4:00 a.m. 3 nights a week (Thursday, Friday and Saturday) and certain holidays in designated areas of the Northbank, Southbank and Bay

Street along the St. Johns River. Councilwoman Jenkins stated that a copy of the recommendations from the review committee, frequently asked questions, map of the area that would be included in this bill, and a copy of the bill can be obtain from her website:

<http://www.coj.net/City+Council/2003+District+4.htm>. Council woman Jenkins also extended an invitation to all that would like to discuss the bill further or has questions to contact her to schedule a meeting; 630-1394 or [SuzanneJ@coj.net](mailto:SuzanneJ@coj.net). There will still be public meetings held before the City Council Rules Committee and the City Council Economic, Community & International Development Committee in October and a full vote is expected by the full City Council in late October or early November.

### **Staff Reports**

- **Elaine Mann, Duval County Schools:** announced that the new superintendent will officially start on November 17, 2005. Currently, the school board is addressing school over-crowding and the mandate that prohibits co-teaching. In effort to overcome the co-teaching limitations, the school board has been working on how to find classroom space in overcrowded schools.
- **Jim Green, FDOT:** no report, but available for questions or concerns.
- **Rosemary Wesolowski, Neighborhoods Service:** shared information about the 9<sup>th</sup> Annual Florida Neighborhood Conference that was held in Lakeland on October 20 – 22, 2005. CPAC Vice-chair Gamal Lyons and CPAC member Ray Aleksic also attended the Florida Neighborhood Conference and they shared their conference experiences with the group.
- **Michael Waelde, Property Safety Division:** announced that the Property Safety Division has a new staff member added to their team. With this additional staff member the Property Safety Division will have 4 team members available to work the Southeast district, thus increasing the amount of inspections that can be completed in the Southeast district.
- **Sgt. Jesse York, JSO:** The crime trend has continued to grow in the areas of vehicle, home and business burglaries. He said precautions to take to reduce these crimes include: locks the doors to our home and vehicles, be aware of the surroundings in parking lots and areas away from the home and keep valuables out of site in our cars and businesses. The majority of these crimes can be attributed to individuals leaving their property unlocked and exposed.
- **Lynn Westbrook, Mayor's Liasion:** announced that the mayor has been involved with a new program "Your home, our honor" which has been developed to support the military in our area. The program kick off has been postponed to begin on October 25, 2005.

### **Subcommittee Breakout Sessions**

The subcommittees met from 6:40 to 7:05 p.m.

### **Chair's Report**

- The last 2005 quarterly subcommittee meeting will be held on November 7, 2005 at the Players Grille at the Miramar Plaza
- Appointed a Nominating Committee for the SE CPAC; Paul Riel will head the committee. If you are interested in making a nomination for the CPAC offices, please contact Paul.
- Holiday Party in lieu in the monthly meeting for December. If anyone has a location recommendation or suggestion, please contact Charles or Rosemary.
- Open for suggestions for new meeting location for the SE CPAC for 2006 calendar year.
- Reminder that subcommittee meeting reports need to be completed and submitted to Rosemary to meet Sunshine Laws.
- Verified quorum.
- Motion to approve minutes – voted and approved.
- Motion to correct attendance roster in September – voted and approved.

- Welcome to the new CPAC members, Chris Monti and Mark Owens, Greater Sans Souci Neighborhood Association and to Clyde Jones, Villa San Jose Civic Association

### **Subcommittee Reports**

**Beautification and Environment – Chairperson: Vickie Breedlove.** The subcommittee discussed the Freedom Commerce – St. Johns Water Management District voted 4-2 in favor of development. The vote is under appeal from the Goodman Co. and the U.S. Army Corp of Engineers. The un-maintained future park area in Pickwick Park has been mowed, but the neighborhood is still waiting for a Parks Department designer to develop a plan. The Pine Forest Heights area is still experiencing flooding. Fences around retention ponds should be more aesthetic. The Beautification and Environment subcommittee would like a representative from the city at a future CPAC meeting to discuss retention ponds.

**Economic Development & Transportation – Chairperson: Mark Roesser.** Continued their discussion of the vision for the sub-committee. The Economic Development and Transportation subcommittee reviewed how they would like to be perceived and how to deliver their standings on issues effecting development in the area. The subcommittee feels that they could benefit the community as a whole if they developed a proactive stance instead of a reactive stance.

**Education – Chairman: Paul Riel.** Ray Aleksic chaired in Mr. Riel absence. Elaine Mann joined the subcommittee and clarified one of the transportation issues that Duval County Schools is facing. Ms. Mann informed the group that Duval County schools are currently transporting students who live within a 1.5-radius of their school by bus. Other schools in the state of Florida transport students who live within a 2-mile radius of their school. With the expense of fuel, this is one cost saving factors under discussion. Co-teaching has been eradicated and will not be used in the Duval County Schools.

**Land Use & Zoning – Chairman: Jim Hill.** The subcommittee focused on two topics:

1. Discussed the development of Palm Coast Place, a high rise condominium development in the San Pablo Road / Beach Blvd. area. This development is located in District 2, but this development will impact District 3 infrastructure. Councilman Richard Clark will be holding a meeting to discuss citizens concerns on October 27, 2005.

2. The SE CPAC unanimously passed a motion, as amended, with respect to Ordinance Number 2005-1109, regarding property at 9069 San Jose Boulevard a proposed 5 story condo project. The CPAC recommends the following conditions be placed on the applicant's PUD:

1. *The total number of units shall not exceed sixty.*
2. *The structures shall have a maximum of three stories.*
3. *Development shall take place only on the westernmost parcel, RE#148709 0000, and not on the adjacent eastern parcel RE#148709 0020.*
4. *The adjacent parcel RE#148709 0020 shall be placed in perpetual conservation.*
5. *That these recommendations be made as conditions of the PUD.*

The Subcommittee Chair moved to send a letter to the Council LUZ Committee requesting these conditions be made a part of the PUD. A floor amendment to this motion was passed unanimously, as was the main motion.

**Membership Recruitment – Chairman: Jim McKenney.** Still actively searching for neighborhood associations that are not registered with the city. There are a few new lists to start using as a recruitment tool, but if any of the CPAC members are aware of any association not involved with CPAC, please contact Jim.

**Membership Retention – Jack Hale.** No report

***The floor was opened to all in attendance:***

*Comment:* Valerie Britt shared her concerns of development of the salt marsh areas that are off San Pablo Road; especially in the Atlantic Ave. and Beach Blvd. Areas.

*The meeting was adjourned at 7:35 p.m..*

***NEXT MEETING: 6:00 p.m., Monday, November 28, 2005***  
***LOCATION: Mandarin Library, 3330 Kori Road.***