

MEETING SUMMARY
SOUTHWEST DISTRICT # 4
CITIZENS PLANNING ADVISORY COMMITTEE (CPAC)
FCCJ - Kent Campus Student Union G-121, 3939 Roosevelt Boulevard
August 9, 2004

Committee Members Present

Opal Burgstiner	Len Burroughs	Johnny Carter
Richard Darby	Daniel Finger	Michelle Frericks
J'Nel Horne	Don Ingram	Charles Kelley
Andrea Kemp	Ralph J. Malphurs, Sr.	Charles Mann
Lee Martin, <i>Vice-Chair</i>	Teresa Mary	Carl Moore, Jr., <i>Chair</i>
Sally Robson	Jerry Spinks	Alice Turknett
Bruce J. Tyson, Sr.	Polly Walker	Arnold Whisenant

Staff/Elected Officials/Media Present

Jessica Adams	Bill Barfield	Mary L. Brown
Susan Chappell	Vicki Drake	Janice Eggleton Davis
Thelma Jackson	Milton Locklear	Tree Kilbourn
Peter King	Tim Starling	Pete Sutherland
Jocelyn Turner		

Residents and Guests Present

Paul Barton	Joan Bosh	Rita Humphries
Dick Jackson	Hettie Johnson	Ross Johnson
Oscarene Knighten	Randy Mallory	Joseph Moon

Summary of Motions and Votes:

- Motion and second to approve July minutes as amended: approved.
- Motion and second to recommend Lee Martin for second term on TRUE Commission: approved.
- Motion and second to do a letter commending and thanking Murray Hill Preservation Association (MHPA) for their efforts in the Edgewood Avenue First Block Improvements and the Town Center project: approved.

(1) Call to Order – 7:03 p.m.

- Excused were: Steve Shaffer

(2) Presentations –

- Bill Barfield – Florida Community College of Jacksonville
Topic: Cecil Commerce Center location

Mr. Barfield discussed the changes at Cecil Commerce Center to accommodate a new campus of FCCJ at Cecil, in addition to the Aviation Center for Excellence. This is the first fall courses will be offered. \$1.3 million was allocated for 2003-2004 to start the new campus, including infrastructure. Right now there are 4 portable buildings. Increased funding will be

provided in 2005-2006. Eventually FCCJ Cecil Center will be larger than Kent Campus, if demand for classes warrants it. For more information, contact Bill Barfield at 381-3624.

- Jocelyn Turner – Duval County Health Department

Topic: New Wesconnet Center on Timuquana Road

Ms. Turner discussed the increase in service demand at the previous 105th Street location of the Health Center and their move to the Timuquana Market Place, where the old Food Lion was. The center will serve as a family's primary medical facility. The center provides children's health care, immunizations, dental care beginning in September, prenatal care for women and general medical care. If the family is uninsured, the fees for services will be provided on a sliding scale based on the family's income. The Health Center also accepts most commercial insurance if you are unhappy with your current medical provider. Children's well and sick care and dental care are provided up to age 20. For more information, contact Jocelyn Turner at 630-3373.

(3) Subcommittee Reports & Announcements

- Chairman's Report

TRUE Commission – the CPAC needs to recommend a member for participation on the TRUE Commission. The TRUE Commission is the Taxation, Revenue and Utilization of Expenditures Commission. They review the City Council Auditor's audit reports on the various departments in city government. The committee meets once a month at City Hall on the third Tuesday beginning at 4:00. The subcommittees meet as needed. Lee Martin is our current member and is eligible for a second term and has agreed to continue serving. Motion, second and approval for Lee to serve as a second term.

Bus Tour Update – We have confirmed reservations for 71 seats and requests for a total of 80 of the total 98 seats available on the 2 buses. The tour begins and ends at the Equestrian Center / Cecil Recreation Center.

Carl and Tree will be taking reservations until August 20, 2004. E-mail your name, phone number and mailing address to tkilbour@coj.net to the list. All confirmed reservations should receive a green confirmation letter. If you do not receive yours, please call Tree at 630-7043. Lunch is \$5 per person and will be at the Cecil Recreation Community Center from 12:00 – 1:30. **Opal Burgstiner** is taking reservations and collecting your money. Her phone number is **289-7498** and mail your check payable to Westside Business Leaders Association to her at **5814 Manning Cemetery Road, Jacksonville, Florida 32234**. Carl thanked everyone helping, including Opal Burgstiner, Alberta Hipps, the Sleimans, Oak Leaf Plantation, Cindy Rounds, Council Member Davis and Tree.

- Council Member's Announcements:

Jessica Adams for Council Member Daniel Davis:

Wesconnet and LaMoya Avenue projects are underway as well as improvements to Jammes Road Park. Council Member Davis is trying to find funding for a new playscape. The old picnic tables have been removed. McGirts Creek Park Phase I estimated completion date is the end of September, 2004.

Dianne Smith for Council Member Corrigan:

Fishweir Park improvements will include a new playscape and swings.

Edgewood Avenue First Block Ribbon Cutting is August 24, 2004 at 10:00 a.m. Irrigation is being completed. They have also been working on the rezoning issue with St. Johns Presbyterian, including a community meeting. Conditions are being imposed on the project and it is expected to go before City Council on August 10. Carl Moore asked about the Five for the Future Park completion time, which is unknown. Carl also asked why No Trespassing signs have been placed at Baker Point, which has been purchased. Dianne was uncertain as to why except possibly due to construction.

- Education:

Mary Brown discussed opening day of the schools. The district had some total notable improvements last year, but there are challenges that present opportunities. The focus this year will be on reading, math and writing. She will be bringing topics to the CPAC throughout the school year. If you have specific concerns, please call her at 858-6260. Ralph Malphurs inquired about Mr. Castellano and the fact Mr. Malphurs had not received a response to his concerns. Ms. Brown indicated part of that would be confidentiality concerns.

- Economic Development:

Carl Moore requested that the Mayor's representative report the CPACs concerns on the New Ways Initiative Grants. Sally Robson reported that the latest word is that the checks would be going to the organizations receiving the grants no later than August 16, 2004. She was told there was once again some confusion in legal that led to delays in transferring the money to the Community Foundation for distribution. The money was originally promised to be distributed at the end of May or the beginning of June for summer programs. Carl Moore and CPAC members are upset that these programs have had to operate on IOUs for their summer programs for a second year. The CPAC has been told that it is now "fail safe" but that is what was told to the CPAC last year. The CPAC would like to hear from the Mayor's Office on how it happened and what will be done to correct the problem before next year's applications.

- Beautification, Community Facilities and Services:

Randy Mallory discussed the Edgewood Avenue First Block improvements. There are only minor issues to resolve before the August 24 ribbon cutting. The residents had questions regarding The Monarch's impact on trash, etc. with the new improvements. MHPA will be monitoring that.

Arnold Whisenant discussed the 103rd Street project. They are still meeting for the planning phase. The next meeting is Monday, August 16, 2004 at 6:00 at Bishop Snyder High School on 103rd. The first phase of the improvements will be on 103rd Street from Old Middleburg Road to Cecil Commerce Center.

- Land Use, Zoning and Transportation:

Oak Leaf Plantation when completed will have 11,000 homes and a \$4 billion impact. BlueCross BlueShield is locating a data processing center in the Clay County portion employing 35 people. Peter King states development going in around Old Middleburg and Argyle is maturing into commercial office and moving north along Old Middleburg road.

Dick Jackson and Sally receive zoning notices and you can see them after the meeting if you have any questions regarding any zoning matters, or you may call the number on the posted signs:

Old Gainesville Road between Blair Rd and Hammond Blvd., ten acres

from residential rural to residential low density;

Chaffee Road between Beacon Lane and West Meadows Drive North, 20 acres residential rural to residential low density;

Baltic Avenue new single family dwelling to reduce required front yard from 25 ft. to 0 ft;

Riverside Avenue increase maximum height of structure from 16 ft. to 25 ft. to build a new two story garage and artist's studio;

Stratton Road between Normandy Boulevard and Gracie Road, 9.5 acres residential rural to residential low density;

2651 Jammes exception for a daycare for 46 children and 4 employees;

5583 Premise close to Ellis Road, .19 acres by Habijax from light industrial to low density residential. This notice involved discussion. The public hearing is August 10 and LUZ public hearing is August 17, final public hearing August 24. Hettie Johnson inquired how many units Habijax will put there.

A side discussion was had on rezoning matters and the timeline for them. Residents, Peter King and Tree Kilbourn, provided a summary of the process of zoning applications as follows:

A rezoning sign will generally go up no later than 3 weeks before the first public hearing on an application. If a sign falls down, notify the Planning Department at 630-1900 that the sign needs to be posted again. A notice is required to be mailed to all residents within 350 feet of the subject property and to all neighborhood organizations registered with the Planning Department. To be registered with the Planning Department, you must first be a registered neighborhood organization with the Neighborhood Services Division's Directory of Organizations.

At the time a sign is posted, the Planning Department has only the application from the applicant and no workshop or public hearings have taken place.

The Planning Department staff reviews all applications and conducts a workshop on the application. The Department staff completes a formal report on the application that states the Department's recommendations on the application. The report is generally finalized the Friday before the first Planning Commission hearing to take place the following Thursday. This is the only formal documentation received by the Planning Commission and City Council Members on an application.

If a resident has information they wish considered regarding the application, they should submit it directly to the Planning Department as soon as possible after knowing of the zoning matter.

The first public hearing is at the Planning Commission. Because of laws regarding quasi-judicial matters, commissioners (members of the community appointed by the Mayor) are not permitted to discuss the application or investigate the application on their own outside of the public body. If they do have communications or information "ex parte" (outside the public body) then they may be precluded from voting on the matter. The primary information the commissioners review is the application itself, the Planning Department's staff report, and any information submitted by the public in writing or at the public hearing. The commission conducts the public hearing and all interested persons are allowed to speak to the application. The commissioners then vote on their recommendation to be transmitted to the City Council Land Use and Zoning Committee.

The second public hearing will be at the Land Use and Zoning Committee, usually the Tuesday evening following the Planning Commission Thursday hearing. Depending on

whether LUZ defers the matter or not, the LUZ will then make its recommendation to the City Council as a whole.

The final public hearing is usually held the Tuesday Council Meeting following the LUZ meeting. Some matters require one additional council cycle before the final public hearing and vote on the matter. If a person has been following the public hearings to this point, they will know of the final public hearing date. Unless something very unusual has happened, no additional notices are mailed after the original 350 notice.

Carl Moore wishes to begin resident education at the CPAC on different aspects of the zoning process.

Discussion returned again to a general discussion about neighboring residents being unhappy with Habijax homes turning over and not being an improvement to some neighborhoods. Ms. Johnson was vocal about her unhappiness with the number of Habijax homes and the change in the racial makeup of the community in the Ellis Road/Lenox Court area. Residents continued the discussion on what can happen when residents in a Habijax home are violating the city's ordinance codes or the law. Carl Moore then moved the discussion to the next topic. **NOTE: Ms. Johnson's apology for misconstrued statements at August's meeting is contained in minutes of September meeting.**

Don Ingram proposed a Motion for the Southwest CPAC to draft a special letter to the Mayor and the City Council Members complimenting and commending MHPA for completing the first step of their neighborhood revitalization efforts, specifically the Edgewood Avenue First Block improvement. The motion was seconded and approved. Don Ingram and Tree Kilbourn will work on the letter.

(4) Staff Reports/Announcements:

- Mayor's Representative (Environmental Resource Management Department):
Janice Eggleton Davis did not have any report but stated she would be available after the meeting for any concerns or questions.
- Duval County School Board:
School Board Member Vicki Drake offered to speak with Ralph Malphurs about Mr. Castellano at the end of the meeting. First day of school went well. Please feel free to call her with any questions or concerns.
Candidate Chris Buckley introduced herself and offered to answer any questions.
- Office of the Sheriff – not present. Tree Kilbourn will work on having them attend.
- Planning and Development Department:
Peter King had no further information to offer.

Zoning Enforcement – not present.
- Building Inspection Division – not present.
- Neighborhoods Department:

*Property Safety Division – Pete Sutherland and Tim Starling were present. Mr. Sutherland stated their division investigates unsafe structures, minimum housing, junk vehicles, nuisance conditions, and like issues. Teresa Mary had a complaint about a commercial vehicle being stored in her neighbor's back yard that is properly tagged. Mr. Sutherland clarified that parking and storing operable commercial vehicles in a residential neighborhood was generally a Zoning Enforcement matter. When you call 630-CITY tell them you have a zoning enforcement matter. Inoperable vehicles or untagged vehicles are Property Safety Division. A vehicle on a street or public right-of-way is a JSO enforcement matter. City inspectors are not permitted to go onto a person's private property to investigate. City inspectors can only issue citations for what they can see from a public street, alley or right-of-way. Mr. Sutherland took down the address and agreed to look into Ms. Mary's complaint. Ralph Malphurs raised a complaint about semi cabs in residential neighborhoods. Mr. Sutherland confirmed again, that a commercial vehicle on private property in a residential neighborhood that can be seen from a public area is enforced by Zoning Enforcement. If it is parked on the street or a public right-of-way, then JSO must enforce it. Canopies being erected in a residential neighborhood are also a matter for Zoning Enforcement.

*Neighborhood Services Division:

Tree Kilbourn updated the CPAC on the new affordable housing complex on 103rd Street, Kimbers Cove. The developers are already working to partner with the community on youth initiatives, including literacy. The complex will have free on-site, after school care for residents and they hope to offer their programs to the community at large, including adult education courses, etc. It is a very nice complex with amenities such as a swimming pool, a technology center and community center.

Also, a reminder for the Florida Neighborhoods Conference September 16-18 at the Adams Mark. If you need registration booklets, scholarship forms for low income residents, or would like to volunteer, call Tree Kilbourn at 630-7043. The discount registration deadline and scholarship deadline is August 13.

Richard Darby asked about affordable housing distribution. Tree Kilbourn explained that Jacksonville is required to distribute affordable housing throughout a community. One current way to place the developments is to identify locations already zoned for multi-family zoning areas. Any concerns or questions about affordable housing locations can be made to your Council Members or the new Housing Commission.

*Consumer Affairs Division:

Thelma Jackson updated the CPAC on the role of the Division, which is now part of the Neighborhoods Department. In addition to handling complaints about shoddy products or service, including mediation of these complaints, they also handle permitting going-out-of-business sales, issuing charitable solicitation permits, and general consumer education. The Division also conducts consumer workshops, will attend a community event, and maintains a library of over 125 brochures on various consumer issues. The Division also now handles the cable franchise operation. Ms. Jackson reminded the CPAC members that all 501c3 non-profit organizations must have a permit to solicit donations in the City of Jacksonville. You may reach the Division by calling 630-CITY and ask for Consumer Affairs, or call 630-1212 ext. 4090. Ralph Malphurs asked if Consumer Affairs handles neighborhood disputes. Tree Kilbourn and Thelma Jackson confirmed that the Neighborhoods Department cannot mediate disputes, but the residents may wish to contact the North Florida Consumer Council. The Neighborhood Services Division will attend community meetings to help as a

facilitator for more effective meetings, but are not able to mediate disputes.

(5) Old Business/New Business:

Teresa Mary raised concerns about the recent stabbing at the Monarch Club. The residents are very unhappy with Mr. Kowkabany and his history of businesses at this location, which seems to be a magnet for crime. MHPA works with code enforcement and JSO on these issues, but they feel there should be something more that can be done at the City level with licensing or permitting or something that can shut down businesses that are causing problems in neighborhoods. MHPA is asking for any help, ideas or recommendations the CPAC can offer to help them deal with these nightclub issues in the community. Pete Sutherland offered to speak to the Mayor's Office.

Hettie Johnson requested help in the Cedarhurst area. The ditch area along Ross Avenue, Lakeshore and back to Ellis Road was piped and covered and the area was prepped for paving, but left undone and the manhole areas were left raised. Ralph Malphurs was told there was not enough money to pave the area. He pointed out that if the road were paved, it would also provide emergency vehicle access. Ms. Johnson also states crime is increasing in the Cedarhurst area. Although the fence along Lenox Court was repaired, it has been ripped open again and drug dealers and prostitutes are using it as a cut through. She would also like to see JEA put in lighting in the area. Lee Martin offered to make some phone calls on her behalf.

Randy Mallory asked for the CPAC's support with the MHPA efforts to improve the appearance of the Edgewood Avenue / US 17 overpass. He provided photos and information being addressed to the Mayor and area Council Members, FDOT and State Representatives Field and Wise, Lynn Westbrook of Public Works and the Times Union. This overpass is a big contributor to visual blight in the area. JaxPride's inventory of visual blight survey included this overpass in their survey. Richard Darby recommended that MHPA bring this matter to the next MPO meeting on Thursday, August 12, 2004.

Ralph Malphurs discussed the efforts of several residents, including himself and Chuck Mann, to locate the new National Veteran's Cemetery at Cecil Field. He and several residents were very unhappy that Cecil was not on the list of sites to be considered. These residents went to the Mayor with the problem and had a meeting Friday, August 6 to voice their concerns. The residents were told that Cecil will not be considered for the cemetery location because economic development was the focus for the Cecil Commerce Center. Chuck Mann was unhappy that as large of a land area as Jacksonville has, Jacksonville only had one site being considered. These residents also are unhappy that veterans in the area were not given an opportunity for input. They are also concerned about what will be done with the cross in the old Cecil chapel.

Lee Martin recognized J'Nel Horne, a new member from Shindler's Crossing.

Len Burroughs stated that the CPAC picnic was very nice and a great success.

(6) Comments From the Public.

(7) Meeting adjourned at 8:59 p.m.

The next meeting is scheduled for 7 p.m., Monday, September, 13, 2004, FCCJ Kent Campus, room G-121. (In the building located under the parking garage. If you park in the overhang area on the ground floor of the outside of the garage, this is the door nearest the meeting room). The September meeting will be a short meeting with no presentations.