

**SOUTHWEST CITIZENS PLANNING ADVISORY COMMITTEE**  
 FCCJ Kent Campus - 3939 Roosevelt Blvd. – Jacksonville, FL  
 Monday, February 9, 2009

**MEETING SUMMARY**

**Committee Members**

Chair Bruce Tyson, Trinity Ministries
Vice Chair Roseanne Vernon, Oak Hills
Charter Member – Don Ingram
Charter Member – Charles Mann
Cedar Hills Estates – Johnny Carter
Crystal Creek HOA - Marilyn Lehman
FCCJ Cecil North – Paul McNamara
Gleaners Dispatch – Jim Kelly

**Committee Members**

Lexington Square – Steve Shaffer
Murray Hill Preservation – Len Burroughs
N. E. FL Equestrian Society – Olwen Busch
SMG Equestrian Center – Lesa Williams
Springtree Village HOA - Dewey Walker
Watermill Master Association – Thomas Martin
Westside Business Leaders – Opal Burgstiner

**Guests**

Martin Brown, Hyde Grove Acres
Donald Drake
Bruce Burgstiner

**Media/Staff/Officials**

Mayor John Peyton
Mayor's Liaison - Wight Greger
Council Member R. Brown – Daphne Colbert, Aide
JSO - Sgt. Christopher Jackson
Planning – Andy Hetzel
Planning – Kristen Reed
Recreation & Community – John Kelly
Housing & Neighborhoods – M.B. Ridderman
Municipal Code Compliance – Pete Sutherland
Municipal Code Compliance - Cecil Laraque
Duval Schools – Vicki Drake
FDOT- Milton Locklear
Duval Health Dep't. – Jocelyn Turner
Office of General Counsel, - Shannon Eller

**Excused:** Alice Turknett, Polly Walker, Charlie Kelley, Jean Grimsley, Jim Nolting, Robert Smith, Jim Ross.

**Call to Order/Verify Quorum**

Chair Bruce Tyson called the meeting to order at 7 p.m.. A quorum was verified by Mary Beth Riddemran, Coordinator, Community Development, Housing and Neighborhoods.

**Approval of the Meeting Summary:**

Chair Tyson asked for approval of the January summary. A motion was made and seconded to accept the summary. The vote: all in favor, none opposed.

**JSO Report:**

Sgt. Jackson reported an increase in the number of individuals robbed. He said the main area is near the corner of 103<sup>rd</sup> Street and Old Middleburg Road. Several incidents involved young persons who attacked Hispanics who often carry a lot of cash. A citizen called in suspicious activity and JSO caught one group in the act of a robbery. Chair Tyson thanked Sgt. Jackson for his report and thanked all JSO officers for their work in the community.

**Introductions and Acknowledgments:**

Chair Tyson introduced the special Guest Speaker, Mayor John Peyton.

**Guest Speaker:** Mayor John Peyton discussed the issues surrounding Trail Ridge Land Fill. He explained that space remains in the existing mound for about 5 to 7 years of garbage, based on current usage. The permitting process for a second mound could take about 5 years and should begin soon to eliminate any possible delay in laying the foundation for a second mound. He emphasized the best business decision is to extend Waste Management's contract instead of putting the contract out for bid and starting over with a new provider. The Mayor explained his reasons are: (1) Immediate discounts - Waste Management has offered an immediate discount on tipping fees resulting in an annual savings of approximately \$2 million per year for the next 5-7 years ; (2) mound closure costs and post closure costs would be reduced by about \$168 million (3) Exposure to environmental liabilities would be limited - the land fill area cannot be used to its fullest possible capacity if another contractor is selected because Waste Management will not allow another contractor to abut the existing mound. Waste Management has a liability for 30 years after the mound has been closed. Because Waste Management's legal interpretation of the contract is that they have the rights to operate all the landfills on the current site, the city faces litigation risk if the city were to solicit a bid for a new operator at the new mound. If the COJ goes to a bid process: (1) Waste Management could sue and create a legal roadblock to obtaining a permit for a second mound (2) The existing mound will run out of capacity before the legal challenge is resolved/hauling garbage to another county or state will become a costly reality (3) COJ will be exposed to pay for all projected future earnings for Waste Management. Mayor John Peyton thanked everyone for their time and attention. He expressed his appreciation to the CPAC members for their continued involvement in CPAC.

**Council Members' Reports:** Chair Tyson recognized Daphne Colbert, Aide to Council Member Reginald Brown. Ms. Colbert reported Council Member Brown arranged a Town Hall meeting for March 19, 2009 at 6 p.m. at Ed White High School. Chair Tyson thanked Council Member Brown for his interest in the SW CPAC and thanked Ms. Colbert for attending the meeting.

**Presentation:** Shannon Eller, Office of General Counsel, discussed Government in the Sunshine. The CPAC is governed by Sunshine Laws and these three requirements must be met: (1) Meetings must be open to the public, (2) Notice of meetings is provided (3) minutes of the meeting must be prepared and maintained for the public record. Those three requirements are met by staff, however other requirements must be met by members: (1) Notice provided of meetings involving two or more persons (in person/by phone/electronically) if CPAC business will be discussed. (2) Meetings of members/subcommittees must be documented by meeting minutes, (3) Minutes must be provided to the coordinator for the permanent public record. A brief question and answer period followed. Chair Tyson thanked Ms. Eller for her presentation.

**Public Comments:**

- Member Jim Kelly announced he volunteers with Gleaners Dispatch, a non-profit organization that provides free food (produce, breads, sweets) to individuals and families in need. He said the lines of people are becoming longer and more diverse as the economy worsens. Mr. Kelly announced the main distribution site is at the Ramona Flea Market every Thursday. A clothing give-away begins at 10 a.m. and the food give-away is from noon until 3 p.m.. He said donations of canned food would be appreciated to make soup to serve to those standing in line. For more information call 777-6344 or visit <http://www.gleanersdispatch.org/index.htm>

### Staff Reports and Announcements:

- Mayor's Liaison: Wight Greger reported:
  - The Housing and Neighborhoods Department (HAND) is working on a community-wide media campaign to let residents know about foreclosure prevention programs. The secret is to call early – when the mortgage payment becomes past due. She announced the November, 2008 Forbes Magazine predicted Jacksonville will be the Foreclosure Capital of the nation in 2009. The COJ has programs in place to provide cash assistance, counseling, work-outs and legal assistance.
  - HAND received a \$26 million grant to return foreclosed/vacant properties to use. The Neighborhood Stabilization Program staff members are currently reviewing and scoring applications from contractors.
  - For information on these or other COJ programs, please call 630-CITY (2489), or contact Mary Beth Ridderman at 255-8260 or Wight Greger at 255-8200.
  - Paul McNamara added that State Representative Jennifer Carrol will host a NE FL Foreclosure Prevention Workshop on Feb. 28, 2009, 9 a.m. to 2 p.m. at the FCCJ Cecil Center. To pre-register call 573-4997.
- Duval County School Board – Vicki Drake announced the schools must cut another \$170 million from the budget this year and schools will be impacted. She said teachers will receive no raises. The schools are trying to maintain employment for all staff members. Ms. Drake said the schools received the contract to operate five truancy centers – five centers will help but will not be a sufficient number. While kids are truant, they frequently break into residents' homes. She said the truancy problem lies with the parents – not just the students – and legal intervention is needed to combat the recurring problem. She said the Superintendent of Schools has scheduled a meeting with State Attorney Angela Corey to try to obtain help from the State Attorney.
- Planning and Development –
  - Andy Hetzel provided a written report to save time during the meeting. His report is attached to this summary.
  - Kristen Reed reported on the 2010 Comprehensive Plan Evaluation and Appraisal Report (EAR) Implementation. The purpose of the EAR is to update the Comprehensive Plan and assess progress in its implementation. State law requires that the City of Jacksonville review and evaluate its Comprehensive Plan every seven years.
- Municipal Code Compliance – Pete Sutherland reported the Zone 4 team just completed another systematic inspection and he was available to answer questions. To report concerns about possible code violations, please call 630-CITY.
- Recreation and Community Services – John Kelly provided copies of a project status report. He announced he is available after the meeting to answer questions. Mr. Kelly may be contacted at 573-3175.
- Duval County Health Dep't. – Jocelyn Turner announced the Wesconnett Health Center at **5150-9 Timuquana Road** is available to provide medical care to adults and children. The number at the clinic is 253-1000 or **253-1120**. Ms. Turner may be contacted at 253-2037.
- FCCJ Cecil North – Paul McNamara reported a new (FCCJ) sign is being constructed near the corner of New World Avenue and Normandy Boulevard. At a March 3 press conference, the Board of Trustees will announce FCCJ's new name to reflect its new status as a state school, now offering bachelors degree programs and a grand opening ceremony will be held at the Cecil Center South Aviation Center of Excellence. Mr. McNamara may be contacted at 779-4030.

- Jacksonville Aviation Authority – No representative was in attendance.
- Florida Dep't. of Transportation – Milton Locklear thanked the CPAC for the Certificate of Appreciation prepared by the CPAC. He announced:
  - Brannan-Field Chaffee will be closed for 2 months near 103<sup>rd</sup> Street.
  - The I-10 widening project has begun from Halsema Road to I-295.
  - Adjustments have been made to traffic lights at Post, College and McDuff.
  - A guest expressed concerns about parking in the new bus lane on Blanding near the flea market. Mr. Locklear answered that is a law enforcement issue.
- Community Development – Mary Beth Ridderman provided a written report.

#### Subcommittee Reports:

- Education, Youth and Recreation – Chuck Mann reported he is relieved some truancy centers will be open but he is concerned about the shortfall in the school budget. He suggested members and guests contact Senator Stephen Wise at 1460 Cassat Avenue, Suite B, Jacksonville, FL 32205; or call (904) 381-6000; or send e-mail to [wise.stephen.web@flsenate.gov](mailto:wise.stephen.web@flsenate.gov).
- Economic Development – Jim Ross was not in attendance.
- Beautification, Community Facilities and Services – Johnny Carter reported he is working with Eureka Gardens residents to start a Garden Club. He plans a spring clean up in March and will have more information at the next meeting. Rosanne Vernon added a clean up day is scheduled for Wheat Road on March 7 – see her for more details.
- Land Use, Zoning and Transportation – Rosanne Vernon submitted a written report of the last meeting.
- ShAdCo - Alice Turknett had an excused absence. Rosanne Vernon submitted a written report for ShAdCo K. She announced that ShAdCo Sector J meets the fourth Thursday of each month at 7 p.m. at the Ortega Methodist Church. Sector K meets the first Monday of each month at 7 p.m. at the Lane Wiley Center. Sector L meets the first Tuesday of the month at Maxville.
- Membership - Rosanne Vernon submitted a written report for the last meeting. She welcomed new members from Springtree Village: Dewey Walker and Richard Janucz ; from Crystal Springs: Marilyn Lehman and Aune Butler. She asked that members invite someone new next month. She said new CPAC brochures are available to help explain CPAC.
- Safety – Bruce Tyson incorporated the safety report into the Chair's report.
- Chair's Report - Chair Tyson thanked everyone for attending.
  - He reported the appointment of Thomas Martin to represent the SW CPAC on the TRUE Commission. He said Mr. Martin has already attended one meeting.
  - On Feb. 10, the City Council will present Resolution 2008-898 to the Malphurs Family to honor the community work of Ralph J. Malphurs, Sr. Daphne Colbert added the presentation will be made early on the agenda at about 5 – 5:05 p.m.
  - According to the CPAC By-laws, subcommittees must consist of a minimum of three members. He encouraged members to select a subcommittee on which to serve. He said the CPAC needs to grow and have more impact on the community. He asked everyone to bring a guest to the next meeting. He said new CPAC brochures have been developed and credited Mary Beth Ridderman for being instrumental in updating the brochures.
  - Questions were raised about placing the CPAC meeting dates in community newspapers. Jim Kelly volunteered to take care of contacting area newspapers.
  - For more information, or for assistance with community issues, call Bruce Tyson at 255-8928 (work), 771-4924 (home) or send e-mail to [Btyson@coj.net](mailto:Btyson@coj.net).

### **Old Business/New Business**

- Daphne Colbert announced Council Member Reginald Brown will host a Town Hall meeting on March 19, 2009 at 6 p.m. at Ed White High School.
- Bruce Tyson announced the CPAC had written a letter in support of the naming of a portion of the Equestrian Center trails for SW CPAC Member Charlie Kelley. By e-mail, the Parks and Recreation Department has indicated an interest in so-naming a portion of the trails at the official opening of the trails. The opening has not been scheduled. Chuck Mann acknowledged Mary Beth Ridderman for her follow-up on this issue.

### **Adjournment**

A motion was properly made by Len Burroughs and seconded by Chuck Mann to adjourn the meeting. Chair Bruce Tyson adjourned the meeting at 8:31 p.m..

**The next SW CPAC meeting** will be held at 7 p.m. on Monday, March 9 at FCCJ Kent Campus, 3939 Roosevelt Blvd., Building E-112F. For more information, please contact Bruce Tyson at 771-4924 or Mary Beth Ridderman at 255-8260. CPAC meetings are open to the public.

*Summary prepared by Mary Beth Ridderman, Coordinator, Community Development Division, Housing and Neighborhoods Department.*

**The following provision is required by Section 286.0105, Florida Statutes;** If a person decides to appeal any decision made by the Southwest Citizens Planning Advisory Committee with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and that, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Housing and Neighborhood Department  
Coordinator's Report – February 2009  
Prepared by Mary Beth Ridderman**

- *Jacksonville Journey* –
  - *Jacksonville's Juvenile Assessment Center East at 8<sup>th</sup> Street & MLK, funded by The Jacksonville Journey, was reopened on Jan. 26, 2009.*
  - Registration for the city's Intramural Sports League (ISL) began Jan. 19, at parks and community centers. The ISL was formed as a result of recommendations from The Jacksonville Journey using competitive sports as a draw for teenagers 13 – 17. The sports program is enhanced with mentors, motivational speakers, and field trips. Youth and volunteers can learn more by calling 630-4100 and asking for "Intramural Sports" or by going to the [ISL Web page](#).
  - The Jacksonville Journey Oversight Committee meetings at 4 p.m. on the third Thursday of each month in the City Council chambers.
  - *Crime Free Multi-Family Housing – Eureka Gardens has started a neighborhood watch program in addition to their residents' association.*
  
- *Housing and Neighborhoods – over 100 attendees participated in a workshop for contractors interested in the Neighborhood Stabilization Program. (NSP). The NSP will assist in the redevelopment of abandoned and foreclosed properties and increase the availability of affordable housing for low, moderate and middle income households. The City of Jacksonville has received an allocation of \$26,175,317 in funding from this program for use in Duval County. All questions or comments should be e-mailed to [Wight Greger](#) or addressed to her at: Wight Greger, Director, City of Jacksonville Housing and Neighborhoods Department, 214 N. Hogan St., 8th Floor, Jacksonville, FL 32202.*
  
- Community Development – Funding from the Community Development Block Grant helped open the *Second Time Around* thrift store on Feb. 5, 2009. The thrift store is operated by the Community Rehabilitation Center, a nonprofit that provides services related to mental health, substance abuse and HIV/AIDS and helps clients reconnect with society and become contributing members.
  
- *Jacksonville Public Library - Pinching pennies? Instead of buying books or renting dvds – try borrowing from the public library. The library also provides free use of computers. For more information on library services, please call .*
  
- *Recreation and Community Services: Kingsley Heritage Celebration 2009:  
Feb. 14 – The Art of Song – the Roots of Gospel  
Feb. 21 – Sankofa: Looking Back to Go Forward  
Feb. 28: Archeology Day  
No refreshments will be served. Pack in and pack out supplies.  
For more information, call : 251-3537*
  
- Free Foreclosure Prevention Workshop - State Representative Jennifer Carroll will host a Northeast Florida Foreclosure Prevention Workshop on Saturday, February 28, 2009 from 9 AM to 2 PM at Florida Community College at Jacksonville (FCCJ), Cecil Center Branch, 5640 New World Avenue, Jacksonville, Florida. The workshop will give citizens an opportunity at no cost to meet one-on-one with mortgage experts, to receive effective and personalized solutions to save their homes. Among those present to assist residents will be: Banks, Credit Unions, Housing Counselors, U. S. Housing & Urban Development (HUD), Florida Department of Financial Services, and Jacksonville Legal Aid. Space is limited, call to pre-register and reserve your space at (904) 573-4997.
  
- The City of Jacksonville's Department of Recreation and Community Services (JaxParks) invites the public to participate in the *Black History Month Challenge*,

Friday, Feb. 13 6 – 8 p.m. at Mary Lena Gibbs Community Center, 6974 Wilson Blvd. – 32210. The *Black History Month Challenge* offers the opportunity for participants to test their knowledge on black history. Trivia questions will include politics, news events, inventors, famous entertainers and other black history facts. First and second place trophies and a third place medal will be awarded. For additional information or to register, call (904) 573-3153.

- The City of Jacksonville's Department of Recreation and Community Services (JaxParks) will hold two open houses for summer camp employment opportunities. Feb. 17 and Feb. 24, 1 – 6 p.m. at JaxParks Administrative Offices, 851 N. Market St.

- **HOUSEHOLD HAZARDOUS WASTE AND E-WASTE MOBILE COLLECTION SCHEDULE**

Saturday, March 7, 2009, 8:30 a.m.-3 p.m.

- Blue Cypress Park, 4012 University Blvd. N.
- 0.8 miles north of University Boulevard N. and Ft. Caroline Road

Saturday, March 14, 2009, 8:30 a.m.-3 p.m.

- Crystal Springs Park, 9800 Crystal Springs Road
- 1.5 miles east of Chaffee Road and Crystal Springs Road intersection

Saturday, April 4, 2009, 8:30 a.m.-3 p.m.

- Mandarin Park, 14780 Mandarin Road
- Go south on San Jose Boulevard toward Julington Creek. Turn right onto Westbury Road and left on Mandarin Road.

Saturday, April 25, 2009, 8:30 a.m.-3 p.m.

- Atlantic Beach City Hall parking lot, 800 Seminole Road
- Located 0.5 miles north of Atlantic Boulevard
- The City Council will present a Resolution to the family of former SW CPAC Chair Ralph Malphurs, Sr. on Feb. 10. The meeting begins at 5 p.m. in City Council Chambers.

Application Number	Project Type	Description	LPA/PC		Comments
2008-0517	PUD Rezoning	44.40 acres located in Council District 12 on the south side of Sandler Road between Old Middleburg Road and Shindler Drive (R.E. Nos. 015588-9500, 015589-0100, 015590-0000, & 015592-0000)	2/12/2009	2/18/2009	Rezoning and reclassification of that property from RR (Residential Rural) District to PUD (Planned Unit Development) District for approximately 15 single family and 215 multifamily units.
2009-0109	PUD Rezoning	1.05 acres of land located in Council District 12 on the northeast corner of Lindsey Road and Kathy Street between La Marne Drive and Kathy Street (R. E. No. 009206-0000)	2/26/2009	3/3/2009	Rezoning and reclassification of that property (with companion semi-annual land use amendment 2007C-072) from Residential Low Density-60 (RLD-60) District to Planned Unit Development (PUD) District for office and multi-family uses
2009-0119	PUD Rezoning	3.22 acres of land located in Council District 12 at the southwest corner of Rampart Road and Park City Drive between Rampart Road and Ricker Road (R. E. No. 016012-0000)	2/26/2009	3/3/2009	Rezoning and reclassification of that property (with companion semi-annual land use amendment 2008C-016) from Residential Rural-Acre (RR-Acre) District to Planned Unit Development (PUD) District for commercial and office uses
2009-0127	PUD Rezoning	35.0 acres of land located in Council District 11 at 1180 Yellow Water Road between Rebar Road and Deep Creek Road (R. E. Nos. 000968-0200 and 000968-0600)	2/26/2009	3/3/2009	Rezoning and reclassification of that property (with companion semi-annual land use amendment 2008D-005) from Industrial Heavy (IH) and Planned Unit Development (PUD) Districts to Planned Unit Development (PUD) District for industrial uses
2009-0133	PUD Rezoning	15.8 acres of land located in Council District 10 south of Pritchard Road on the west side of Imeson Road between Imeson Road and Dottie Road (R. E. No. 003401-0000)	2/26/2009	3/3/2009	Rezoning and reclassification of that property (with companion semi-annual land use amendment 2008D-008) from Residential Low Density-60 (RLD-60) District to Planned Unit Development (PUD) District for office and light industrial uses
2009-024	CONV. Rezoning	1.95 acres of land located in Council District 14 at 5139 and 5153 Timuquana Road between Catoma Street and Ortega Farms Boulevard (R. E. Nos. 103744-0000 and 103744-1000)	2/12/2009	2/18/2009	Rezoning and reclassification of that property (with companion semi-annual land use amendment 2008C-014) from Residential Medium Density-E (RMD-E) District to Commercial Neighborhood (CN) District
2009-129	CONV. Rezoning	25.88 acres of land located in Council District 11 south of Interstate 10 on the east side of US Highway 301 between Deepcreek Road and East Fiftone Road (R. E. No. 000982-3000)	2/26/2009	3/3/2009	Rezoning and reclassification of that property (with companion semi-annual land use amendment 2008D-006) from Agriculture (AGR) District to Industrial Light (IL) District
MM-08-18	PUD Minor Modification	4.5 acre parcel on Ricker Road between 103rd Street and Old Middleburg Road	2/12/2009		Reduce the number of buildings within an approved business park (approved in 1999; containing professional offices, warehouses and outdoor storage) from 8 buildings to 3.
CTW-08-22	Cell Tower	South side of Normandy Boulevard between Nathan Hale Road and Bell Road	2/12/2009		Seeks a 155 foot high Low Impact /Stealth Wireless Communication Tower
E-09-05	Exception	4508 Zambito Avenue (R.E. No. 013048 0200)	2/26/2009		Seeks to allow for a place of worship in residential zoning
E-09-06	Exception	12854 Old Plank Road (R.E. No. 001540 0000)	2/26/2009		Seeks to allow for a pond



JPDD Contacts:					
Land Use:	Gary Kresel	630-1945			
Rezoning/ Exceptions/ Variances/ Waivers:	Ken Avery/Andy Hetzel/ Folks Huxford	630-6933 / 630-7157 / 630-7033			
PUD Rezoning:	Andy Hetzel/Bruce Lewis	630-7157 / 630-7052			
Cell Towers:	Bruce Lewis	630-7052			
Admin. Deviations:	Ken Avery	630-2386			
Site Review:	Mike Sands	255-8575			