

SOUTHWEST CITIZENS PLANNING ADVISORY COMMITTEE

Florida State College at Jacksonville, Kent Campus

3939 Roosevelt Blvd. Jacksonville, FL

Monday, May10, 2010

MEETING SUMMARY

Members and Representatives

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Chair Bruce Tyson	SMG Equestrian Center – Jean Ellen DeSpain
Vice Chair Rosanne Vernon	Springtree Village HOA - Dewey Walker
Charter Member – Don Ingram	Timuquana Manor North – Alice Turknett
Charter Member – Chuck Mann	Watermill Master Association – Thomas Martin
Confederate Point – James Nolting	Westside Area Residents – Charles Kelley
Crystal Springs HOA - Marilyn Lehman	Westside Business Leaders – Opal Burgstiner
FL State College at Jax, Cecil North – Paul McNamara	ALTERNATES ALSO IN ATTENDANCE
Gleaners Dispatch – Jim Kelly	Timuquana Manor North - Polly Walker
Murray Hill Preservation – Len Burroughs	

Media/Staff/Officials	Guests
Mayor's Liaison – Wight Greger	Kelly White, The McCormick Agency
Council Member Daniel Davis	LuAnne Gordon
Council Member John Crescimbeni	Shirley Lowry, Hyde Grove Terrace
Florida Dep't. Transportation – Milton Locklear	David Nechvatal, W. Jacksonville Association
Housing & Neighborhoods – Mary Beth Ridderman	Bruce Burgstiner
JSO – Officer Pellot	Julie Miller, Smith, Gambrell, Russell
Municipal Code Compliance – Pete Sutherland	Kelly F. Harris, Norfolk Southern
Planning and Development – Andy Hetzel	Ethel Nolting, Confederate Point
Recreation and Community – John Kelly	Jerilyn Rodriguez
Guests	Paul Barton
Greg Hollea Rachal, Westside Business Leaders	Ric Dill, W. Jacksonville Civic Association
Russell Carlson, Tree Top Estates	Jack Allen, Allen Land Group
Preston Harrell, Hillwood	
David Newsom, Hillwood	
Cheryl Anderson, Whisper Glen HOA	Excused
Calvin Lee, Chairman Soil/Water Cons. Board	Charter Member Jerry Spinks
Peter Anderson, Pattillo	Cedar Hills Estates – Johnny Carter
Alberta Hipps, Hipps Group Inc.	Duval County School Board – Vicki Drake
John Allmand, President, Murray Hill Preservation	Family Investment - Robert Smith
Susan Eastman, Folio Weekly	N. E. FL Equestrian Society – Olwen Busch
Lindsay Ballas, JEDC	RAP – Jean Grimsley
Evelyn Cook	Westwood – Jim Ross
Jayson Smith	Absent
Peggy Meyers, Hyde Grove Terrace	Duval County Health Dep't. – Jocelyn Turner
Jody Brooks, Allen Land Group	

Call to Order/Verify Quorum

Chair Bruce Tyson called the meeting to order at 7:00 p.m. A quorum was verified by Mary Beth Ridderman, Coordinator, Community Development, Housing and Neighborhoods Department.

Approval of the Meeting Summary:

Chair Tyson asked for approval of the April summary. A motion was made and seconded to accept the summary. The vote: all in favor.

JSO Report: Officer Pellot provided the JSO report. He reported 33 burglaries to vehicles and 35 residential burglaries occurred in Zone 4 in the past 7 days. Robberies to individuals have increased – suspects were arrested. A pizza delivery driver was robbed and two arrests have been made. The current trend is for individuals to sit and watch outside a local Asian restaurant until closing time – staff members were followed home and robbed. School will be out soon and School Resource Officers will return to patrol duties. Please call 630-0500 if you observe suspicious activities or individuals. Chair Tyson thanked Officer Pellot for his report and thanked JSO for doing a good job in Zone 4.

Introductions and Acknowledgments: Chair Tyson welcomed everyone to the meeting and said a full agenda is planned. The main topic is the Master Development for Cecil Commerce Center – members need to hear from all sides of the issue. Each presenter will be allowed 10 minutes for the presentation with additional time for questions and answers.

Presentation: Chair Tyson introduced Alberta Hipps from the Hipps Group. Ms. Hipps introduced Preston Harrell, from the Hillwood Group, a real estate company. Hillwood won the RFP and Mr. Harrell will be a new neighbor. Mr. Harrell said the Hillwood Company is a Ross Perot Company. All of their projects are branded with the name Alliance. Mr. Harrell said the company has sites in Texas and California creating 28,000 new jobs and \$731 billion in new tax revenue. The company has existing commercial properties in Jacksonville that added \$50 million to the tax base. Five requests for bid proposals (RFP) were received by the COJ, Hillwood was ranked first. Mr. Harrell said the company will open offices in Jacksonville if the City Council approves the RFP.

Presentation: Chair Tyson introduced Peter Anderson, with Pattillo Industrial Real Estate. Mr. Anderson explained that the Hillwood contract will be an exclusive option agreement, and nothing will be invested or paid by the developer until the properties are actually sold. The COJ will pay for roads and other infrastructure. He expressed his concern about the method of evaluation of the land's fair market value and expressed his opinion that the market value is too low.

Guest Speaker: Council Member (CM) Daniel Davis recognized Council Member Crescimbeni. CM Davis said the city needs a master plan for the Cecil Commerce Center because every few years the city has elections and the visions change. He said he is supportive of the idea of a master plan with Hillwood as the developer. He said he wants a company with a proven track record to do something big for Cecil. A question and answer period followed. CM Davis said he heard the members "loud and clear" and the Cecil name would not be changed. He recommended: Alliance, Florida at Cecil Commerce Center. He also mentioned that he would be sure the Charles Kelley Pavilion would not be affected.

Public Comments:

- Alberta Hipps announced the Urban Core CPAC sent a letter to CPAC chairs asking for support for Ordinance 2010-326, to regulate internet cafes. Daniel Davis is one of eight council persons sponsoring the legislation.

Staff Reports and Announcements:

- **Mayor's Liaison:** Wight Greger announced said 2010-326 and 2010-327 are scheduled for public hearings. She mentioned the Urban Core wrote a letter of support for Ordinance 2010-326.

- Council Members' Reports: Council Member Daniel Davis was the guest speaker.
- Duval County School Board – Vicki Drake was not in attendance.
- Planning and Development – Andy Hetzel provided a printed report. Mr. Hetzel may be contacted at 904-255-8721 or AHetzel@coj.net.
- Municipal Code Compliance –Pete Sutherland reported Zone 4 officers are continuing to work on 103rd Street. To report concerns or possible code violations, please call 630-CITY (630-2489).
- Recreation and Community Services – John Kelly announced the following:
 - He provided copies of brochures: Summer 2010 Sensational Summers Start in JaxParks.
 - JaxParks' Summer Night Lights Program will be offered on June 18-August 7 at the Mary Lena Gibbs Community Center in the Southwest District and four other locations in the city's Northwest District. Selected parks will be open until midnight every Friday and Saturday night. Based on a California program, Summer Night Lights offers athletics, arts and activities for youth and parents. Fifty part time jobs will be offered to at-risk teens/young adults.
 - Summer Camp registration began May 10. For more information, please visit www.coj.net or call 630-CITY (2489).
 - John Kelly may be contacted at 904- 630-3570 or jkelly@coj.net.
- Duval County Health Dep't. – Jocelyn Turner was absent. Ms. Turner may be contacted at 253-2037.
- Florida State College at Jacksonville, Cecil North – Paul McNamara announced:
 - The Aircraft Services and Education Facility (ASEF) construction is on schedule. The steel frame and walls are up and nearly complete. The school should take occupancy in December 2010.
 - The CDL facility is being constructed in phases with the first phase being the skills pads and driving range. Paul McNamara testified before the legislative PECO committee in support of our request for \$2.5 million of the \$4.4 million budgeted for the facility.
 - Mr. McNamara may be reached at 779-4030
- Jacksonville Aviation Authority – no representative.
- Florida Dep't. of Transportation – Milton Locklear's absence was excused.
- Community Development – Mary Beth Ridderman provided a printed report. Ms. Ridderman may be reached at 255-8260 or marybeth@coj.net.

Subcommittee Reports:

- Education, Youth and Recreation – Chuck Mann reported:
 - The Knowledge is Power Program (KIPP) is making progress. KIPP is a network of free, open-enrollment, college-preparatory public schools.
 - The governor vetoed Bill 6.
 - Mr. Mann may be reached at 387-0636.

- Taxation, Revenue and Utilization of Expenditures (TRUE) Commission – Tom Martin reported from the May meeting:
 - The City of Jacksonville paid nearly twenty four million dollars to Shands Jacksonville for indigent care. The Commission has urged the Mayor to designate a definitive contractor administrator for the City's indigent care contract with Shands-Jacksonville and urge the Council Auditor perform an audit of Shands-Jacksonville indigent care contract at last once every four years. These recommendations have been have been implemented. A definite contract administrator has been appointed and the Council Auditor will audit the operation of the contract this fall.
 - The next meeting will be on Thursday, June 3, 2010 at 4:00 P.M
 - Chair Tyson thanked Mr. Martin for his service to the SW CPAC and his monthly TRUE reports during the past year. Chair Tyson said he appreciated Mr. Martin's willingness to serve as the TRUE representative. Chair Tyson reappointed Mr. Martin as the SW CPAC's representative to the TRUE Commission.
 - Mr. Martin may be reached at 904-778-2265.
- Economic Development – Jim Kelly
 - Provided a printed report with a copy of the contract summary and highlighted bullets from Hillwood's website.
 - Announced a new Football Fanatics warehouse is locating to Pickettville Road.
 - Asked members to provide information from their areas of the city.
- Beautification, Community Facilities and Services – Johnny Carter's absence was excused. Mr. Carter may be reached at 786-2535.
- ShAdCo - Alice Turknnett reported:
 - Pete Sutherland attended the April meeting of ShAdCo J.
 - A joint meeting of ShAdCo J, K and L is scheduled for July 12, 7 p.m. at the Ortega Methodist Church.
 - ShAdCo Sector J meets the fourth Thursday of each month at 7 p.m. at the Ortega United Methodist Church.
 - ShAdCo Sector K meets the first Monday of each month at 7 p.m. at the Lane Wiley Center.
 - ShAdCo Sector L meets the first Tuesday of the month at 7 p.m. at the Maxville Community Center.
- Land Use, Zoning and Transportation – Rosanne Vernon provided a written report.
- Membership - Rosanne Vernon welcomed guests and invited them to join the CPAC.
- Safety – Chair Tyson submitted no report to save time.
- Chair's Report –Chair Tyson reported:
 - In April, the SW CPAC voted to prepare a letter to recommend the Cecil Commerce Center name be retained when a master developer is chosen. He received a call from CM Daniel Davis's office and was asked to revisit that topic.
 - CM Daniel Davis said he has no intention of getting rid of the names Cecil Field or Cecil Commerce Center. He said the names will be retained. If the Hillwood contract is approved, CM Davis said he will suggest the name Alliance, Florida at Cecil Commerce Center and that all signage contain the name Cecil Commerce Center.
 - Dewey Walker made a motion to withdraw the original motion. The motion failed for a lack of a second.
 - Chuck Mann made a motion to amend the original motion to send a letter to City Council to suggest the following: the name be Alliance, Florida at Cecil Commerce Center; the Cecil name be retained and that all signage contain the

- o Chuck Mann made a motion to support Hillwood as the Master Developer for the Cecil Commerce Center. Dewey Martin amended the motion to take a vote to support or not support Hillwood as the Master Developer for the Cecil Commerce Center. Rosanne Vernon and Chuck Mann seconded the amended motion. The vote: all in favor of supporting Hillwood as the Master Developer for the Cecil Commerce Center.
- o Chair Tyson introduced the topic of 2010-326 regarding the regulation of internet cafes. Chuck Mann made a motion to support 2010-326. Len Burroughs seconded the motion. Discussion was held until the question was called. The vote: 13 in favor, 2 opposed. A letter to support 2010-326 will be sent to the City Council.

New Business/Old Business –

- Len Burroughs announced the Murray Hill Preservation Association is hosting a tour of homes on Saturday, May 10. Tickets are available at the Murray Hill Theatre.

Adjournment

A motion to adjourn was made by Len Burroughs. A second was made by Tom Martin. Chair Tyson adjourned the meeting at 8:35 p.m.

The next SW CPAC meeting will be held at 7 p.m. on Monday, June 14 at Florida State College at Jacksonville, Kent Campus, 3939 Roosevelt Blvd., Building E-112 F.
The Executive Committee will meet at 6 p.m. Monday, June 14 at Florida State College at Jacksonville, Kent Campus, 3939 Roosevelt Blvd., Building E-112 F.
For more information, please contact Bruce Tyson at 771-4924 or Mary Beth Ridderman at 255-8260. CPAC meetings and subcommittee meetings are open to the public.

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.

Summary prepared by Mary Beth Ridderman, Coordinator, Housing and Neighborhoods Department.



Housing and Neighborhoods Department
Coordinator's Report Submitted by Mary Beth Ridderman
Southwest CPAC
May 2010

Budget Workshop: Thursday, May 20, 2010, 6 – 8 p.m., Jax. Beaches Community Center, 2508 South Beach Parkway. To register, please call 630-2747 or visit www.myjaxbudget.com.

Holiday Closures – Memorial Day - Most city offices will be closed on May 31. Residential garbage, yard waste and recycling will be collected as usual on Monday, May 31. Appliances will **not** be collected on Monday, May 31. The Trail Ridge Landfill, 5110 U.S. Highway 301, will maintain normal operating hours. The Jacksonville Public Library (Main Library and all branches) will be closed on Sunday, May 30 and Monday, May 31.

Housing and Neighborhoods:

- Stay Home Program - If someone you know is worried about losing their home, call 255-8200 or 630-2489 and ask to register for a free foreclosure prevention program. To learn more, please visit <http://www.coj.net/Departments/Housing+and+Neighborhoods/Stay+Home/Tools/default.htm>.
- Disaster Preparedness "Insure, Secure and Recover." Workshop – Monday, May 17, 11:30 a.m. - 1 p.m. or 5:30 p.m. - 7 p.m., Ed Ball Training Room 110 (lobby level), 214 N. Hogan St. For information contact Tiffany Reeves at 798-5817 or Tiffany.Reeves@MyFloridaCFO.Com
- JHCDC (Jacksonville Housing and Community Development Commission) Board Meeting, May 19, at 4:00 p.m., Ed Ball Building, 214 N. Hogan Street - 8th Floor. For information call Yon Wheeler at 255-8203.
- The Neighborhood Stabilization (NSP) Program, authorized by the [Housing and Economic Recovery Act of 2008 \(HERA\)](#), assists state and local governments in the redevelopment of abandoned and foreclosed properties and increase the availability of affordable housing for low, moderate and middle income households. For a list of homes go to www.nspjax.com For info on Jacksonville's economic stimulus efforts send an e-mail to stimulus@coj.net or call 630-CITY.
- CommUniverCity classes are being planned for fall. More information will be provided when plans have been completed.
- Save The Date - The Florida Neighborhoods Conference, July 8-10, St. Petersburg, Florida.

Planning and Development Department –

- Flood Map – Mapping The Risk Public Meeting – updated flood map information: May 12, 6 - 8p.m., West Regional Library, 1425 Chaffee Rd.

Jacksonville Sheriffs Office:

- Zone 6 Safety Fair, Riverside Marketplace, Saturday, May 15, 10 a.m. - 2 p.m.
- Save the date: National Night Out to Support Law Enforcement - Aug. 3, 2010.

Jacksonville Journey: Oversight Committee Meeting, May 13 and June 17, 4 p.m., Ed Ball Building, 214 N. Hogan St., Room 851 April.15, 4 p.m., Ed Ball Building, 214 N. Hogan St., Room 851. Contact: Tina Rehmel (904) 630-1273.

Anti-Crime Symposium– Strategies for Safe and Sustainable Communities, June 4, 9:30-3:30, Embassy Suites, 300 Baymeadows Rd., 32256. Keynote speaker Bill McCollum, Attorney General. Free seminar with lunch included. On-line registration required <http://symposium.uacdcnline.org>.

Environmental and Compliance Department: landscape irrigation is limited to the following days:

- Wednesday and Saturday for residential landscape irrigation at addresses that end in an odd number or have no address
- Thursday and Sunday for residential landscape irrigation at addresses that end in an even number
- Tuesday and Friday for nonresidential landscape irrigation

Other components of the restrictions include:

- No irrigation is allowed between 10 a.m. and 4 p.m.

- Irrigation is limited to $\frac{3}{4}$ inch of water per irrigation zone and to no more than one hour per irrigation zone on each day that irrigation occurs.

To learn more about the restrictions, visit the City of Jacksonville Environmental and Compliance Department at www.coj.net key word search "irrigation" or visit the St. Johns River Water Management District at www.sjrwmd.com/wateringrestrictions.

Recreation and Community Services:

- Senior Expo and Health Fair – May 19, 20, 9 a.m. – 3 p.m., Prime Osborne. Free admission and parking.
- JAZZ Festival, May 27-30, Downtown Jacksonville. For more information, call 630-3690 or visit www.JaxJazzFest.com
- Summer Night Lights – June 18- Aug 7 Fridays and Saturdays, free activities for youth and adult, extended hours: Mary Lena Gibbs, Charles Clark, Mitchell Teen Center, Kennedy, and Clanzel Brown.
- For information on events and activities hosted by the Recreation and Community Services Department, call 630-CITY or visit www.jaxparks.com.

Riverside Arts Market – Saturdays, 9 a.m. – 4 p.m. - Under the Fuller Warren Bridge, Riverside Avenue.. Free admission. Free Parking is available at the following locations: Fidelity National, First Guaranty Bank, Drs. Wood, Lanier & Bowman, EverBank, The Haskell Company, The Florida Times-Union.

Sheriff's Advisory Council (ShAdCo) -

- ShAdCo Sector J meets the fourth Thursday of each month at 7 p.m. at the Ortega United Methodist Church.
- ShAdCo Sector K meets the first Monday of each month at 7 p.m. at the Lane Wiley Center.
- ShAdCo Sector L meets the first Tuesday of the month at 7 p.m. at the Maxville Community Center.

Phone Numbers

- Sign up for e-mail notifications from the Mayor's Office at: <http://mayornotification.coj.net/>
- City Link- 630-CITY (630-2489) Please provide the exact address and obtain a tracking number with estimated date of completion.
- City Council meetings are on the 2nd and 4th Tuesday of each month at 5 p.m. City Council Chambers, 117 W. Duval St. 32202. For information call 630-1377.
- Duval County School Board meetings are on the 1st Tuesday of each month at 6 p.m., First Floor Board Room, 1701 Prudential Dr., 32207. For information call 390-2000
- JSO - Police Non-Emergency 630-0500.
- First Coast Crime Stoppers – 1-866-845-TIPS (8477) to report a crime anonymously
- JEA – 665-6000 – If a street light is out please get the number on the pole to report it
- Duval Extension Office – 387-8850 or 1010 N. McDuff Ave. www.coj.net (Search word Extension Office) [Http://duval.ifas.ufl.edu](http://duval.ifas.ufl.edu)
- JOBS - WorkSource Career Center at Gateway, 5000 Norwood Ave., Suite 2 open M-F, 8 a.m. – 5 p.m. at 924-1710.