

## **Southeast Citizens Planning Advisory Committee**

### **July 27, 2020 Meeting Summary**

Zoom (no physical address)

#### **Meeting Attendance**

**Members:** Nancy Barry, Brierwood Neighborhood Association; Walter Bryant, St. Nicholas Area Preservation; Ernst Cornehl, Deerwood Improvement Association; Anne Davis, Riverbrook at Glen Kernan HOA, Inc.; Ramon Day, Northwest Quadrant Equity Owners, Inc.; Carol D'Onofrio, Deercreek Owners Association; Sharon Ervin, Riverbrook at Glen Kernan HOA, Inc.; Joanne Parker Griffin, Villa San Jose Civic; Manny Gonzales Akers, Pickwick Park Civic Association; Donna Herrin, City Council District 11 Representative; Will Herron, Shiloh Creek Neighborhood Association; Jim Hill, Greater Hood Road Community Association; Ralph Hodges, Council-At-Large Group 4; Abby Howard Murphy, Hampton Glen at Deerwood HOA; Debbie Johnson, The Gables HOA; Jon Malmind, Oak View Corner Oaks Owners Association; Sherry Marks, Kernan Mills Community Association; Kathleen Perera, Alumni Civic Association; Robin Pickle, Brierwood Neighborhood Association; Kathy Soares, Highland Glen HOA; Denise Torres, The Arc Jacksonville Village; Marcie Turner, Kernan Mills Community Association, Inc.; Gary Weise, Secret Cove Civic Association

**Excused:** Joyce Brown, Pine Forest Community Action

**Visitors:** Arthur Bides; Mary Reilly; Ann Clapp

**Staff:** The Honorable Danny Becton, City Council District 11; Danny Connell, Municipal Code Compliance; Lt. Dash, JSO; Lisa Ransom, Neighborhood Services Office; Thomas Register, Municipal Code Compliance; Cheryl Riddick, JTA; Arimus Wells, Planning and Development Department; Rosemary Wesolowski, Neighborhood Services Office

#### **Call to Order/Verify Quorum:**

Chair D'Onofrio called the July 2020 SE CPAC meeting to order at 6:30 pm and welcomed everyone to the Zoom SE CPAC meeting Rosemary Wesolowski verified that a quorum was present.

**Approval of the Previous Meeting Summary** – The January 2020 and February 2020 meeting summaries were approved by the CPAC.

#### **Presentation(s): No Presentation**

#### **Elected Officials Report:**

**Danny Becton, City Council District 11** – recognized the new SE CPAC LUZ Subcommittee Chair, Joanne Parker Griffin for conducting an excellent meeting. Council Member Becton stated that writing letters is an important part of the LUZ process, but encouraged the CPAC members to reach out to their council representative directly to share and meet with them on issues of concern.

The next City Council meeting will be held tomorrow night. One of the issues that will be covered and voted on is Ord. 2020-500 which will set millage rates. Council Member Becton states that he is not in favor of a tax increase. As the property values have continued to rise over the past few years, the city has had garnered additional revenue for the annual budget. Council Member Becton estimated that there will be an additional \$50 million in revenue available from the increase of property values to be used in the budget this year.

Council Member Becton announced that he will send out his newsletter later this week that will contain additional updates for his council district.

Council Member Becton – 904-255-5211 or [dbecton@coj.net](mailto:dbecton@coj.net)

**Staff Reports:**

**JSO (Jacksonville Sheriff's Office)** – Lieutenant Dash stated overall crime has been down in Zone 3 since the onset of Covid-19. There has been an uptick in home invasion robbery; a 14% increase in business burglaries and a 17% increase in residential burglaries in the past 30 days.

Two CPAC members inquired if JSO can stop the late night auto drag racing that is occurring on several portions of Baymeadows Road, the I-295/9B area and in the E-Town area. Lt. Dash stated that JSO has been addressing this issue with the various car clubs. It appears the various car clubs send out invites/meet ups through social media to meet and race at various locations through out the city. Lt. Dash recommended that they call the non-emergency number (904) 630-0500 to report racing or if you see large group of cars gathered together.

Zone 3 substation – 8875 Liberty Ridge Drive, Suite 110, 32256 – 904-828-5463

**JTA** – Cheryl Riddick announced that JTA has moved into their newly constructed headquarters located directly across from the Prime F. Osborn Convention Center. JTA is asking all bus riders to wear masks and to follow social distancing guidelines when riding in JTA vehicles. Some bus schedules have been modified; please visit [www.JTAFLA.com](http://www.JTAFLA.com) for updates. Ms. Riddick shared two new programs that JTA now offers:

JTA and Go Tuk'n, Inc. have partnered to offer pay-to-ride shuttle service in the Downtown Jacksonville, Riverside and Avondale neighborhoods. This new program will provide stop-to-stop paid shuttle service using the Go Tuk'n Company's authentic European, ecofriendly Tuk Tuks, and new Tuk'n Bus. This service as established to offer a quick and convenient way to patronize neighborhood businesses and restaurants without worrying about parking. Fares start at \$2 per trip.

JTA has also partnered with Miles to offer rewards for riding on any of JTA services. Miles is a universal rewards platform and app that delivers rewards for every mile traveled. To get started, riders simply download the Miles app. Users can easily view their miles earned per trip and receive personalized rewards that are redeemable either online or at a nearby store. To date, Miles users have earned more than 3 billion miles, redeeming over 500,000 rewards, with an average value of \$20 per reward.

Cheryl Riddick -904-632-5522 or [criddick@jtafla.com](mailto:criddick@jtafla.com)

**Neighborhoods Municipal Code Compliance Division** -on behalf of Robert Crawford, Danny Connell reported that he is covering Zone 3 to assist Supervisor Crawford while he is out on medical leave. A number of the inspections have been delayed due to the Covid -19 pandemic. The Code Board cases will resume tomorrow, July 28th. Due to the back log from the pandemic, there will be morning and afternoon hearings until the case load is caught up. There are approximately 231 cases in Zone 3.

Kathleen Perera inquired why complaints that are registered through the call center as nuisance properties get closed with out correcting the problem. Ms. Perera stated there is a vacant lot on St. Johns Bluff Road in an area that abuts 295 that has been problematic. Ms. Perera and others in her neighborhood have called and reported this lot numerous times and the complaints are closed before the problem is corrected. Supervisor Connell advised Ms. Perera to register the complaint again and email him the service number and he would research the property.

Sherrie Marks stated that there is a lot of trash and the grass needs to be mowed along Hodges Boulevard (between Beach Boulevard and J. Turner Butler Boulevard). The community has entered a number of concerns through My Jax, but the service requests are closed without resolution. It was questioned if Hodges Boulevard was maintained by the State of Florida, the

City of Jacksonville or if it is property/area of concern is privately owned. Mr. Connell requested that they call 630-2489 again and report the issue/area one more time. Then, if they could share the service number with Mr. Connell and he will research this issue to determine who is responsible to maintain the properties along Hodges Boulevard.

To reach Mr. Connell, call 904-497-9545.

Robert Crawford – [RobertC@coj.net](mailto:RobertC@coj.net)

**Planning & Development Department** – Arimus Wells did not have a report, but was available for questions.

Arimus Wells - [ArimusW@coj.net](mailto:ArimusW@coj.net)

### **Subcommittee/Liaison Reports (3 minute time limit):**

**LUZ (Land Use and Zoning)/Governmental Affairs** – Joanne Parker Griffin and the LUZ Subcommittee reviewed twenty LUZ applications and made a motion on six of the applications. The motions were:

**Deny Ord.2020-0020** at 3323 Loretto Road, 0 Fairbanks Road and 3301 Kennedy Lane to rezone 23.59 acres. The reasons supporting that decision include but are not limited to:

- Concerns over the negative impact to local traffic created by the additional vehicles on a constrained and overburdened Loretto Road. Loretto Road is considered a “Failed” or failing two (2) lane roadway over capacity with no less than 3 school zones and multiple neighborhoods creating traffic and congestion between Old St Augustine Road and San Jose Blvd and conditions restrict or prohibit widening in that span.
- Concerns for the loss of green space and intensive increase in land use. The proposed request would not contribute to the citywide goals of enhancing green space and maintaining the tree canopy of Jacksonville and Duval County.
- Based upon the written descriptions of the property and the rezoning application, we believe that the Land Use request is inconsistent with the guiding principles of the Vision Plan and the Goals and Objectives of the 2030 Comprehensive Plan including the recommendation of the Steering Committee for the Visioning Plan for the 2030 Comp Plan all of which make reference to protection of existing neighborhoods.
- The proposed request would not represent to the community any significant aesthetic visual improvement to the property or the Loretto Road corridor nor serve any "legitimate public purpose."
- The proposed request would not adhere to the established character of the surrounding area. The subject property is bordered to the east by RR, northeast by RR, south by RR, south east by RR and southwest by RR.

The motion was approved by the CPAC.

**Deferral of Ord. 2020-0098**, conventional rezoning of 24.22 acres of land north of Julington Creek Road and south of Tar Kiln Road. At the February 24, 2020 Southeast CPAC meeting the membership voted to request additional information in regard to the drainage and the elevation levels of this project as it would impact adjacent subdivisions of Oldfield Creek, north to Tar Kiln and south to Shiloh Creek.

As a result of the July 2020 Planning Commission meeting that approved Ord. 2020-0098, this application was discussed again at the July 27, 2020 LUZ Subcommittee and CPAC meetings. It was indicated that no consideration was given to public comment(s) or addressed the seriousness of the implications of flooding issues at this location. The LUZ Subcommittee and the CPAC membership strongly feel that the technical issues of the possible water mitigation were

not fully researched or considered for this application. The existing communities that adjoin this property consistently experience flooding in today's environment and contend that the addition of an additional 48 homes will only create additional burdens to the existing homes and property of the homeowners in the area. The CPAC membership contention is that these issues were never adequately addressed. We request the criteria or information that was used in evaluating these issues be provided to the surrounding homeowners. Based upon the above we are requesting a deferral for this application until this is properly researched and validated. The motion was approved by the CPAC.

**Deferral of Ord.2020-0306** Planned Unit Development 0 Point Meadows Rd seeks to rezone 9.81 acres of land from PUD to PUD in order to develop 15,000 square feet of commercial/office use. The following observations were made:

- There are two adjacent ingress and egress for the properties. It is recommended that these be blended in to one as these are both on a curved portion of the road. Having two separate entrances increases the potential for safety issues by pedestrians especially the proximity to the schools further down the road.
- There is concern that we are decreasing the drainage in the area by reducing the size of the retention lake and its impact to businesses and schools and nearby homes.
- This application has a direct correlation to application for 2020-0310. This is an adjacent property that has poor egress that will only add to the congestion and safety of the people leaving the property and trying to go westbound on Baymeadows Road.
- Although a traffic study may reflect a reduced number of vehicles due to Covid there is an additional vehicular and pedestrian liability on Point Meadows Road exiting both sides of the existing parking lots on opposite sides to each other. A traffic study is highly recommended to view the concerns mentioned above.

The CPAC requests deferral until these issues are addressed. The motion was approved by the CPAC.

**Deny Ord. 2020-0307** at 3320 O'Conner Road, as it appears in the current PUD application. The following observations were made:

- There was opposition to the increase in density that is incompatible with and will negatively impact surrounding properties consisting of RLD100 and RR Acre lots.
- Concerns were also raised for the added volume of vehicles to the local neighborhood road serving the existing adjacent residential Wilderness neighborhood.
- The conditions for preservation of the National Register of Historic Places Henry C. Arpen farmhouse on the property have not been adequately addressed in the PUD application. The developer offered to donate the historic structure to the Mandarin Museum and Historical Society and this is not an option. The developers offer to move the structure is not a commitment and must be identified and articulated within the PUD.
- The Southeast CPAC recommends that the designated historic structure remain on site on an appropriately sized lot consistent with its origin ie: an RR Acre lot.
- The Southeast CPAC offers and urges that architectural standards be incorporated in the PUD that specify that homes built within Melcon Farms compliment and reflect the architectural style of the historic structure on the property and construct on lot sizes more compatible with adjacent properties.

The CPAC recommends denial of the application as presented until the above conditions have been met.

The motion was approved by the CPAC.

**Deny with conditions Ord. 2020-0393** , Conventional Rezoning at 11005 Hood Rd S; seeks to rezone 2.5 acres of land from RR-Acre to RLD-70 in order to allow for 3 single -family homes. The following observations were made:

- The condition that was established by the CPAC membership is the homes are to be built connected to JEA sewer and water lines as opposed to septic systems. The applicant should demonstrate consistency with the Policy, Goals and Objectives of the Future Land Use Element (FLUE) of the Comprehensive Plan by using the city provided utilities for both water and sewer. The membership felt strongly that this condition should be part of the application.

Therefore, based upon this request the CPAC is asking the Planning Commission and the LUZ Committee to ensure this condition is included before approval is given for this application. The motion was approved by the CPAC.

**North Florida TPO** – Jim Hill announced at the May NFTPO meeting it was approved to fund the turn lanes on Baymeadows Road (near I-95) onto Baymeadows Circle. The NFTPO does not have a meeting in July.

**TRUE (Taxation, Revenue, and Utilization of Expenditures) Commission** – Ramon Day was confirmed by the Jacksonville City Council on Tuesday, June 9, 2020 to represent the District 3 SE CPAC on the TRUE Commission. The TRUE Commission has not met since March 2020 due to the moratorium on meetings of Boards and Commissions during the Coronavirus Pandemic. Mr. Day expects the TRUE Commission will meet in August using a virtual format, although nothing has been noticed to that effect as of yet.

**Neighborhood Coordinator Report** – Rosemary Wesolowski thanked the CPAC members for joining the Zoom meeting. If you have any questions or need assistance, please contact Rosemary.

Rosemary Wesolowski 904-255-8261 or [rosemary@coj.net](mailto:rosemary@coj.net)

**Chairs Report** – Chair D'Onofrio informed the CPAC that last CPAC Chairs meeting with the Mayor's Office was on February 14, 2020. The CPAC/Mayor's office meeting that was scheduled for May did not occur. Chair D'Onofrio is optimistic that they will have a virtual meeting in the near future.

At the February CPAC/Mayor's Office meeting, Chair D'Onofrio stated all the CPAC Chairs learned that the CPAC participation in the 2020/21 CIP Recommendation List will be postponed 30 to 60 days so staff can focus on completing the 2020 Census.

As an update to the CPAC CIP Recommendation List, last week Chair D'Onofrio received a call from Council Member Carlucci in regard to the CPAC and CIP. Council Member Carlucci plans to introduce a bill to include all CPAC recommendations (that fit the criteria) in the CIP.

Chair D'Onofrio introduced new member Marcie Turner, representing Kernan Mills Community Association, Inc. as their alternate and Donna Herrin, representing Sweetwater by Del Webb, HOA.

**Unfinished Business – none**

**New Business – none**

**Public Comment** – Member Abby Howard Murphy expressed her disappointment and frustration with the recent Planning Commission meeting. Member Howard Murphy attended the on-line meeting to express her concerns about several applications. Member Howard Murphy shared the following observations:

The agenda was re-arranged and the new agenda was unavailable. The only way you could guarantee you would hear the presentation on the applications that you were interested in was to listen to the entire meeting. The applications were not reviewed in numerical sequence. Ms. Howard Murphy felt as if this was done by design to push all the application that would have a lot of community input to the end of the four or five hour meeting. It also appeared that the applicants were allowed much more time to speak/defend their application than the public was allowed. The public was not allowed any rebuttal. Member Howard Murphy stated that the Planners often were overly complimentary to the applicant and their project(s) instead of keeping their comments neutral. The commissioners often were dismissive in the comments to the public.

Kathleen Perera expressed concern about the re-development of the Morocco Shine Temple on St. Johns Bluff Road. The State of Florida and the St. Johns River Water Management District just approved the project. Ms. Perera questions how the approving bodies can approve the application when a site plans were not available for the project.

#### **Motion to Adjourn**

**The next meeting of the District 3 CPAC will be Monday, August 24, 2020 at 6:30 pm  
Via Zoom (no physical address)**