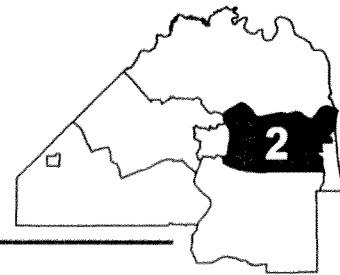


**GREATER ARLINGTON/BEACHES**  
**Citizens Planning Advisory Committee**  
*Chair: Michael Anania Vice Chair: Eddy Parsons*

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April 20, 2015

To: Chris Hagan, Chairman; Planning Commission  
Ray Holt, Chair LUZ

**Re: Deny rezoning 2015-0237 and 2015-0238 Arlington Community School**

Applications 2015-0237 and 2015-0238 proposes a private school and commercial development on approximately 9.6 acres. The Land Use and Zoning Committee of the District 2 Greater Arlington/Beaches Citizens Planning Advisory Committee (CPAC) met on April 13, 2015 and reviewed the request for rezoning, and made the following observations:

- The request is not consistent with the Old Arlington Neighborhood Action Plan in regard to intensification and neighborhood impacts. Numerous newly developed commercial property and shopping centers in the area have sat vacant for more than ten years due to lack of demand.
- The request is not consistent with the Greater Arlington Beaches Vision Plan in regard to intensification and neighborhood transitions. There is no need for more commercial land use.
- Request degrades adjoining residential property.
- Request is not consistent with the single family residential to the south and multi-family development to the north.
- Proposed 60 feet height is not at all consistent with one story commercial and nearby one story residential development.
- The proposed business flag to be flown on the same pole with the U.S. flag is a violation of proper flag etiquette.
- Proposed business flag is not consistent with the spirit and intent of the City of Jacksonville sign ordinance.
- Lighting from development will be detrimental to neighborhood residential uses.

The CPAC recommends **DENIAL** of the request/

Sincerely,

Mike Anania, Chairman  
Greater Arlington/Beaches Citizens Planning Advisory Committee

Cc: Alvin Brown, Mayor  
Folks Huxford, Interim Director of Planning and Development  
Paul M Davis, City Planner  
Paige Hobbes Johnston, Attorney III  
Patricia Sales, Clerical Support Aide  
Rosemary Wesolowski, Human Services Planner