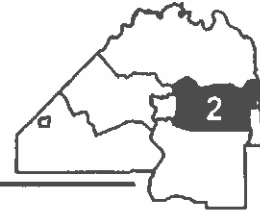


Edit

**GREATER ARLINGTON/BEACHES
Citizens Planning Advisory Committee**

Chair: Tim Keeley Vice Chair: Delmas "Dedee" Harper



November 8, 2024

To: The Honorable Randy White, City Council President
The Honorable Kevin Carrico, Chair LUZ
Michael McGowan, Chair, Planning Commission

RE: Denial of 2024-0786 at 0 Beach Boulevard (RE# 136380-0000 and 136291-0000)

The Greater Arlington/ Beaches CPAC voted to deny LUZ request 2024-0786, a PUD located at 0 Beach Boulevard to build a 32-unit Multi-Family Dwelling for the following reasons:

- Nearly the entire property lies within a designated Ecological Wetlands area with the Pottsburg Creek flowing alongside and behind the property. The Wetland area encompasses more than 70% of the property.
- This area is home to a variety of both aquatic and protected birds including eagles.
- It is common knowledge that this section of the creek is subject to flooding during high tide and severe rain events which would add to the amount of litter, debris and contaminates flowing off the newly developed area into the creek, further detracting from the natural beauty of the area.
- This area is also considered a Coastal High Hazard area and will become more impacted due to sea level rise.

With more and more ecologically protected areas being consumed by growth throughout Duval County, it is the unanimous decision of the CPAC that this project is not in the best interest of the existing community or Jacksonville as a whole.

Respectfully,

Tim Keeley, Chair
Greater Arlington/Beaches CPAC

cc: Brent James, Director of the Planning and Development Department
Erin Abney, Chief of Current Planning and Development Department
Jason Teal, Attorney IV
Connor Corrigan, City Planner III
Patricia Sales, Planning Commission Support Specialist
Rosemary Wesolowski, Neighborhood Coordinator

City of Jacksonville **REGISTRATION DEPARTMENT** 214 E. Hogan St., 5th floor - Jacksonville, Florida 32202
Rosemary Wesolowski District 2 Coordinator rosemary@coj.net
(904) 255-4261