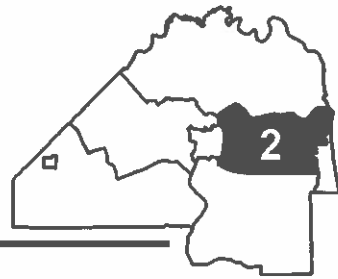


**GREATER ARLINGTON/BEACHES**  
**Citizens Planning Advisory Committee**  
**Chair: Tim Keeley Vice Chair: Eddi Parsons**

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January 28, 2025

To: The Honorable Randy White, City Council President  
The Honorable Kevin Carrico, Chair Land Use and Zoning  
Michael McGowan, Chair, Planning Commission

RE: Ordinances 2024-0868, 2024-0869, 2024-0870

The Greater Arlington/ Beaches CPAC voted, unanimously, to oppose the proposed zoning changes described in Ordinances 2024-0868, 0869 and 0870.

Proposed ordinance 0868 requests to amend the operative provisions and the low (LDR) and medium density residential (MDR) categories relating to various multifamily units, waiving the requirements of sec 650.405, PT 4 (amendments to the comprehensive Plan), Ch 650 (Comprehensive planning for future development) Ord. Code.

Proposed Ordinance 2024-0869 requests to amend the operative provisions of Sec 656.305 (LDR category) and 656.306 (MDR Category) Subpt B (Residential Use Categories & Zoning Districts), PT 3 (Schedule of District Regulations), Chap656 (Zoning Code), Ord. Code to provide for multifamily units on land currently zoned for SFR.

Proposed Ordinance 2024-0870 requests to change the minimum size of a SFR from 850 Square feet to 650 Square Feet.

The Greater Arlington/ Beaches CPAC is opposed to the changes being requested in all three of these proposed ordinances for the following reasons:

- These proposed bills are clear attempts to add more people into smaller spaces originally zoned for single-family homes. These proposed Ordinance changes are in direct conflict with GAB Vision Plan which requires that all proposed development be of a complementary nature, advance and elevate the quality of its immediate and adjacent properties. These changes are an attempt to circumvent the Greater Jacksonville Vision Plan and does not maintain a similar characteristic of the surrounding dwellings, nor does it match the existing neighborhood scale or character.
- All three of these proposals ignore the effect on the value of the surrounding single-family homes by increasing the volume of traffic in the affective neighborhoods, increasing the amount of crime that always follows the addition of multifamily units into single family neighborhoods which ultimately negatively affects the peace and tranquility of those communities.
- Proposed Ordinance 2024-0870 is nothing more than an attempt to put more units into an already small plot of land.

The Greater Arlington/ Beaches communities are vehemently opposed to these changes expressing concerns about the already dangerous traffic, child/pedestrian safety issues and will increase exponentially if these changes are approved. 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 Citizens Planning Advisory Committee

cc: All City Council  
Brett James, Director of Planning and Development  
Erin Abney, Chief of Current Planning  
Connor Corrigan, Planner III  
Patricia Sales, Planning Commission Support Specialist  
Rosemary Wesolowski, Neighborhood Coordinator