Minutes of Community Redevelopment Agency Meeting
held Monday, October 24, 2022 at 3:00 PM
in the Council Chambers

JACKSONVILLE BEACH

CALL TO ORDER

Chairman Art Graham called the meeting to order at 3:00PM .

ROLL CALL

Chairman:	Art Graham	
Board Members:	Frances Povloski-ABSENT	Jeffrey Jones-ABSENT
	David McGraw	Gary Paetau

Also present were: Heather Ireland, Taylor Mobbs, Dennis Barron, Jim Gilmore, Taylor Mejia

COURTESY OF THE FLOOR TO VISITORS

No visitors spoke at this time, they requested to speak at the agenda item. The Chairman agreed.

APPROVAL OF MINUTES

A. September 26, 2022 Regular

It was moved by Mr. Paetau and seconded by Mr. McGraw and passed unanimously to approve the following minutes:

- September 26, 2022 Regular Meeting

STAFF REPORT

A. October Staff Report (Updates as of 10/17/22)

Staff discussed key points in the October Staff Report, and asked the Director of Public Works to speak to a Right of Way Restriction for future projects funded by the CRA. Staff explained the intention of this is to protect the CRA investment, and now allow for ROW changes to be made for a period of 10 years, unless the changes are improvements to the intended use of the ROW. Staff will bring the CRA a formal resolution for adoption.

Mr. Paetau asked for an update on the status of the remaining projects under the downtown "phase 3" and when will they all have completed design documents? Mr. Barron stated Public Works will move onto those once the designs of the current projects are completed and out for bid. Mr. Paetau also asked for an update on the damaged crosswalk in the Southend, Mr. Barron stated he would follow up at a later date, as he did not have an update at that time. Mr. Paetau also requested that the agency discuss the downtown pavers at a later meeting date, preferably in a workshop format.

OLD BUSINESS

A. Lighting Examples - Beaches Energy

This item was cancelled.

NEW BUSINESS

A. Adopt/Deny Resolution No. 2022-09 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY 2022 Downtown Community Redevelopment Capital Improvement Budget and to appropriate Downtown Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A

It was moved by Mr. Paetau and seconded by Mr. McGraw to adopt Resolution No. 2022-09. All were in favor.

B. Adopt/Deny Resolution No. 2022-10 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY 2022 Southend Community Redevelopment Capital Improvement Budget and to appropriate Southend Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A

A motion was made by Mr. Paetau and seconded by Mr. McGraw to adopt Resolution No. 2022-10. All were in favor.

C. Adopt/Deny Resolution No. 2022-11 adopting the CRA operating and capital improvements budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023

A motion was made by Mr. Paetau and seconded by Mr. McGraw to adopt Resolution 2011-11. All were in favor.

ITEMS FOR DISCUSSION

A. 201 5th Avenue North, Redevelopment District: RD Rezoning Application

Planning Director, Heather Ireland gave a brief presentation on the RD Rezoning Package before the CRA.
During this agenda item, a member of the public, Mr. John Fletcher, spoke highly in favor of the project and the integrity of the developers' work.
The applicant, Mr. Scott McCallister, was also in attendance to discuss the project.

Mr. Paetau asked the applicant what exactly was being proposed in this development. Mr. Mccallister stated there would be a food component to the development, with "bar" type food, but ultimately the establishment would be a bar as well. Mr. Paetau also asked the applicant about the gravel parking lot, and was there any way to have this lot paved to make it more aesthetically match the downtown.

Mr. McGraw asked the applicant why there were office spaces included in the proposed development? Ms. Ireland responded that in order to comply with the proximity rule and parking restrictions, there had to be other uses for the space. Ultimately, this project cannot move forward without the RD Rezoning.

Mr. Paetau stated he felt the project was a significant improvement for the downtown, and he would like to see a development, similar to the developers' other developments, in our downtown. Mr. Paetau also noted that he would like to see the gravel parking lot paved.

Mr. Paetau made the motion to recommend the RD Rezoning for approval with the staff recommended conditions, with the exception of recommendation no. 6, eliminating the outdoor patio space for parking. The CRA would also like to formally recommend the applicant pave the gravel parking lot. Mr. McGraw seconded this motion.

Mr. Paetau and Mr. McGraw both voted yes, Chairman Graham voted no. The motion will move forward to the Planning Commission.

Staff noted that they had spoken with Mr. Jeff Jones prior to this meeting, and he expressed he is overall in favor of this rezoning application.

B. P3 Policy Update

Staff gave an update of the City P3 policy, and the plans for moving forward with formally adopting this policy City wide. This will be an action item for City Council as it is a policy. Staff noted any solicited or unsolicited proposals received prior to adoption of this policy will follow the state statutory guidelines for public private partnerships.

C. Facade Grant Update

Staff gave the agency a brief update on the facade grant program and walked them through a presentation of the intention of the facade program, the eligible project list, ineligible items, process, etc.The agency gave its support for the program. Staff anticipate taking applications in December 2022/January 2023, once finance and legal have finalized the language in the contractual portion of the agreement.

Staff also noted they will work with the Mayor and communications manager to circulate this throughout the downtown business community.

ADJOURNMENT

There being no further business, this meeting was adjourned at 4:15PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

~~Art Graham, Chairman~~ Francus Povluski, in place of Chairman Graham

Date: 11/14/22