

**Minutes of the Community Redevelopment Agency
held Monday, April 22, 2024 at 3:00 PM
in Council Chambers**



CALL TO ORDER

This meeting was called to order at 3:00PM.

ROLL CALL

Chairman: David McGraw
Board Members: Meghan Edwards Christi Elflein
Gary Paetau Frances Povloski
Alternates: Thad Moseley Ron Whittington - Absent
Also present were: Heather Ireland, Taylor Mobbs, Christian Popoli

COURTESY OF THE FLOOR TO VISITORS

Mr. David Smith addressed the agency regarding concerns for the RD rezoning of the current Mango's. Mr. Smith stated the rezoning does not follow what the CRA plan calls for and encouraged the agency to not recommend approval of the agency.

APPROVAL OF MINUTES

OLD BUSINESS

NEW BUSINESS

A. PC# 04-24
ADDRESS: 602 1st Street North
OWNER: Jax Beach Investment Holding, LLC & Duck Dive, LLC
APPLICANT: Emily Pierce, Rogers Towers, P.A.

SUMMARY OF APPLICATION: PC# 04-24: Rezoning Application to Rezone property from Central Business District: CBD and Redevelopment District: RD to Redevelopment District: RD Zoning District, for property located at: 125 5th Ave North, 129 5th Ave North, 135 5th Ave North, 0 1st St. North, and 602 1st St. North. (*Mango's bar and adjacent property*), to allow for the redevelopment of the property into a mixed-use restaurant/drinking establishment/office/retail project.

Mr. Paetau asked how long would the approval of the rezoning be in place? Mr. Popoli stated that zoning cannot expire until the zoning is changed, so in theory the rezoning would be

permanent. Mr. Paetau also stated overall he thinks it's a good project, but has concerns over how it activates first street and how does it correlate with the urban trails. Mr. Popoli stated that first street would be an 'in' only street, and there will not be cars exiting onto first street. The designers have not gotten into the specific designs of the street and landscape, but as this progresses landscaping can be done to be pedestrian friendly. Mr. Paetau also asked if the height was still restricted to 35 feet? Staff answered that the height was in fact still to remain at 35 feet and they could not go higher.

Ms. Elflein asked if they were to tear down Mangos would they have issues with the 1st street parking and entrance area? Ms. Elflein also asked if there were additional updates other than the restroom and porch. The applicant answered and stated yes they have already cleaned and repainted and want to bring things up to standard with landscaping outdoors.

There being no further questions or comments, Ms. Elflein made a motion to approve recommending the rezoning application with the condition to add more pedestrian friendly elements along 1st Street. This was seconded by Ms. Povloski. All members were in favor.

ITEMS FOR DISCUSSION

ADJOURNMENT

There being no further business, this meeting adjourned at 3:53 PM.

Approval:


