



City of Jacksonville Beach
VIRTUAL
Workshop Meeting Minutes

11 North Third Street
Jacksonville Beach, Florida

Community Redevelopment Agency

Thursday, August 12 2021

3:30 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Community Redevelopment Agency

The following Agenda of Business has been prepared for consideration and action at a Workshop Meeting of the Community Redevelopment Agency:

CALL TO ORDER

This meeting was called to order at 331PM

ROLL CALL

Art Graham (Chairperson), Frances Povloski (Vice-Chairperson), Jeffrey Jones, Gary Paetau, David McGraw
All board members present

Staff Present:

Heather Ireland, Planning Director, Taylor Mobbs, CRA Coordinator, Taylor Mejia, The Southern Group

DOWNTOWN CAPE UPDATE

Commander Mark Evans stated things were status quo and there was no major update to be given at this time.

Jeffrey Jones stated that the outdoor music was increasing in volume again, and could this be looked into. He stated specifically he notices the loud music coming from Habibis and Brix.

Mr. Gary Paetau stated that there are issues with the detour signs around springhill suites and he notices people maneuvering in an unsafe way. He stated this is not a major issue, but something to keep a close watch on since there is quite a bit of construction going on.

OLD BUSINESS

NEW BUSINESS

ITEMS FOR DISCUSSION

a. Council Workshop Briefing

Taylor Mejia with the Southern Group gave a brief overview of the council workshop. She stated Mr. Jim Gilmore went over the CRA training with the council, discussed the different plans and amendment processes, and ultimately council decided the two major initiatives for the CRA to focus

on were 1. Economic Development and 2. Land Use in the downtown. It was noted that councilwoman Dumont specifically mentioned Latham Plaza as a part of the economic development initiative. Council also asked that the CRA provide a list of projects for the Southend by October.

Mr. David McGraw stated to the board that we do not necessarily need more 'green spaces', rather we need useable spaces in the downtown. He then showed the group a concept he created along the Northern side of Latham Plaza that would encompass the street area to allow for restaurants to have outdoor dining, and entertainment space, as well as space for food trucks. This space created the environment the board felt council was looking for. Planning Director let the board know that in the downtown master plan, there is a conceptual that is very similar to this. Staff has plans to reach out to Dix Hite to pursue this further.

Vice-Chair Frances Povlovski stated she was slightly confused on the council meeting. She stated if the deemed the 'plan' obsolete, then why were still actively working off of it? Staff stated that what council deemed obsolete was a menu of ideas chart that many of the projects were completed, or irrelevant.

Mr. Jeffrey Jones stated that he understood parks and recreation was working towards maintenance as quickly as possible, but he felt that some of the downtown maintenance could not wait, and asked if it was possible for the CRA to hire their own contractor to handle maintenance in the downtown.

Mr. Gary Paetau also added that the bollards around Latham Plaza were still damaged, and there was an immediate need for pressure washing pavers in the downtown. He also mentioned that the board should focus on a P3 for the Latham parking lot area, and the board should look into seeking out a developer to partner with the CRA to redevelop the area.

Ms. Povlovski then stated the round about at beach and 1st was still damaged, and this has been damaged several years. She supported the idea of having a 'handy man' to work on these types of projects.

Mr. Jeffrey Jones stated he liked David McGraw's idea for the downtown area/plaza, and also said that he appreciates the idea of a parking structure (specifically referencing a parking garage done in Coco Beach). He then asked why someone from public works cannot fix the concrete/stone work at the roundabout? Mr. Paetau replied that it would unfortunately take a bit more work than that, since the cut is done in a curved form.

Chairman Art Graham wrapped up the discussion item by stating there would be some additional work on the plaza idea, specifically where policing is involved, but he liked and appreciated the idea, and felt this was something the CRA could potentially move forward on in the future.

b. Horn Ct. Property

The board owns property located at Horn Ct., a residential area. Discussion ensued over the best way to move forward with the purchase of the property. The board wants to be sure there are restrictions proposed in the transfer of the property, and staff will work with finance and legal to draft a proposal for the sale of the property, including the type of sale that will occur, a report from finance on what the CRA is 'owed', and will report back to the CRA at a meeting in the near future.

c. Plans for Districts (Downtown and Southend)

Staff introduced the topic of downtown district, and let the board know most of the projects on the list of ideas all fit within the current downtown plan. Staff also lined out a spreadsheet that categorized the projects into time lines.

The board requested that staff provide more information on the formerly CRA approved parking garage, as this is a project they would like to pursue.

Vice-Chair Frances Povlovski asked that staff also provide more information on any hurdles the board may face when it comes to economic and land development (ordinances, parking, height, etc.)

The board discussed many options and ideas for the downtown, and staff stated that they are requesting to begin the process of creating a downtown economic development plan at the next CRA meeting.

Staff then requested direction from the board on the Southend district. Staff presented the board with a memo outlining the projects the board had previously discussed. The projects were categorized into projects that needed a plan amendment, projects that don't, and projects that need to be removed all together. After reviewing these projects and lists, the board determined they would like one more work session on the topic. This will be the main topic in the September work session.

Staff recommends the board discuss the projects, then proceed with allowing staff to begin the process of amending the plan.

ADJOURNMENT

This meeting was adjourned at 528PM.

NOTICE

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting or by sending an e-mail to CityClerk@jaxbchfl.net. Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Specific Agenda Item(s), and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net, (2) Postal mail to Community Redevelopment Agency

Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Agency and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three (3) minutes of reading time. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

cc: Mike Staffopoulos, City Manager

Submitted by: Taylor Mobbs

Approval:



Art Graham, Chairman

Date: _____

9-15-21