Minutes of Community Redevelopment Agency Meeting
held Monday, February 28, 2022 at 3:00 PM
in the Council Chambers

JACKSONVILLE BEACH

CALL TO ORDER

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

ROLL CALL

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

Also present were: Heather Ireland, Taylor Mobbs, Jim Gilmore, Taylor Mejia, Commander Mark Evans

APPROVAL OF MINUTES

A. November 15, 2021 - Regular Meeting Minutes

It was moved by Ms. Povloski and seconded by Mr. Jones and passed unanimously to approve the following minutes:

- November 15, 2021 Regular Meeting

B. December 13, 2021 - Workshop Meeting Minutes

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

- December 13, 2021

C. January 24, 2022 - Regular Meeting Minutes

It was moved by Ms. Povloski and seconded by Mr. Jones and passed unanimously to approve the following minutes:

- January 24, 2022

COURTESY OF THE FLOOR TO VISITORS

This agenda item was moved to the end of the CRA meeting. No visitors were present to address the board.

DOWNTOWN CAPE

A. FY23 CAPE Police Vehicle Replacement Update

Commander Evans introduced Commander Thomas Crumley, who will be taking over his duties when Commander Evans retires in the next 1.5 months. Commander Evans stated as far as downtown CAPE, things are status quo. They are seeing larger crowds, but no major events have occurred at this time and they are seeing no major issues.

Commander Evans then discussed the memo provided in the CRA packet. This memo regarded expediting the process of purchasing vehicles for CAPE officers. Due to shipping issues, and costs associated with production are anticipated to increase, CAPE will be purchasing these vehicles slightly ahead of schedule. Commander Evans stated the funding is already in the budget, so no budget modification in necessary.

Chairman Graham asked Commander Evans to speak to Orange Crush. Commander Evans stated the promoters are promoting the event in Jacksonville Beach again, but it is very loosely organized. He stated the majority of the large events are taking place at venues located in Jacksonville. He stated that there will be officers on duty all weekend, and all leave was canceled for that weekend, as it is also TPC weekend and the beginning of Duval County Spring Break.

There were no further questions or discussion.

STAFF REPORT

A. February Staff Report

Taylor Mobbs noted that Public Works has created a project map on their portion of site, and encouraged CRA members to check this out. The map is interactive, and gives a real-time status update. Mr. Jeff Jones asked for the 3C project, if a property owner looks at this and sees something that involves their parcel, would that be accurate? Ms. Mobbs stated she is fairly certain the information is accurate, but as it is a new site, she would like to follow up with public works before confirming.

Ms. Mobbs then stated the concrete medians are completed as of now. Ms. Povloski stated that yes the project was complete, but is there any way to make this an art project, or add this project to an art plan, to make this aesthetically more pleasing? Staff said yes they would relay this to public works and this could be discussed at a future meeting. Mr. Paetau then stated along the same lines, the way the barriers are finished was not very appealing, and unfortunately they used a different mortar to patch the holes where the ties were. He stated he thought there would be something more defining as it relates to the visibility of the barriers at night, specifically the one on Osceola. Mr. Paetau stated these are difficult to see and would like the board to look into this further for safety reasons. Mr. Jones stated that he concurred with the statements made by Ms. Povloski and Mr. Paetau.

Ms. Mobbs stated the new Azure condos, even though they are outside of the district, are almost sold out completely. The large retail store by the home depot and there are currently no new permits pulled. Oku Sushi is now open. Dick Mondell's still has not turned in permits. Charlie's Cheesesteaks is approximately 80% complete. Ms. Mobbs went on to let the board know that DixHite would be coming back in March to discuss Pier Entry way with the board and staff.

Mr. Paetau stated he had a few questions related to the staff report: First he asked Mr. Phitides, Parks and Rec Director, to update on the status of the playground, as it looks like work has stalled. Mr. Phitides stated that the opening is pushed back to April 15 due to shipping delays. Mr. Paetau asked if there was issue in fretting flooring material down, to which Mr. Phitides stated no. Mr. Paetau asked if we would be having some sort of opening on the April 15 date to which Mr. Phitides stated absolutely. Mr. Paetau asked about the statue in Latham Plaza being done around March, and also requested the mosaic in the ground be looked at as well as it is falling apart and desperately needs repair. Mr. Phitides said it is on the agenda and their goal is to have all of this work completed prior to the opening of the beaches parade on April 24. Mr. Paetau then stated he has concerns with the public works section and scheduling, and feels like the schedules keep slipping. He stated he does not understand the hold up and it is frustrating that we are having such a wait on projects. He stated he would like to have public works address this with the board, on both design schedules and construction schedules. Mr. Paetau stated that the Ocean Terrace improvements are listed, and assumes the urban trail is included in this effort? Staff stated yes this was included in this project. Mr. Paetau stated that DixHite coming back in March to discuss the pier entry, and that the board really needs to look into this further as many people on the board are not comfortable with the design. He also brought up the CRA brochure, specifically that the Mayor requested this, and stated there is no reason staff cannot begin working on a prototype with the specific content left out. He would like to see this soon. Ms. Mobbs reminded Mr. Paetau of a conversation they had last week, regarding this specifically. Staff will begin working on a shell of a document to add incentives, etc. at the appropriate time.

Mr. Jones stated that he fully concurred with Mr. Paetau on all of the issues with public works and their staffing issues. He stated nothing is seeming to get done on the timetable provided by public works. He stated we have the ability to hire people, and it sounds that public works is understaffed and the board should explore getting additional staffing in public works. He also stated on the pier entryway, he was told by the former owner of the company responsible for construction that it would not be done anywhere before the fall of 2022.

Ms. Povloski stated that she had a question regarding the brochure for marketing. She asked if there was to be a section of "upcoming businesses" or things "coming to the area". Ms. Mobbs stated that yes, that was something the board discussed adding to the pamphlet. She also said she believes staff needs additional support. She said she recalls that additional staffing is up to the city manager, and maybe staff could have a conversation with him, if he is ready to consider additional positions.

OLD BUSINESS

NEW BUSINESS

A. Southbeach Park Sidewalk Selection

Jason Phitides, Parks and Recreation Director presented the board with 4 different options for an entrance into South Beach Park. Staff utilized the current consultant working on the urban trails plan to do this work. Ultimately, the board decided on combining two options (green and blue) to best utilize the space provided to give the best entrance into South Beach Park. This was chosen due to lower costs, landscape opportunities, and mainly providing and efficient and safe way of entering the park.

The board gave parks and recreation the green light to get costs and plans for this project started and plan to move forward.

ITEMS FOR DISCUSSION

A. Southend CIP & Plan Amendment

Staff let the board know that contrary to initial thoughts, a full plan amendment would be required when updating the Southend CIP. This is due to state stature and auditor general requirements. Staff will continue to work with the Southern Group and incorporate the parks and public works CIP's into this amendment. Staff will also be adding a section on the passive park.

B. Public Art Advisory Committe - Resolution 2022-01

Staff briefed the board on the intentions of the committee, which will be to advise the CRA board on art projects in the downtown district. Staff requested formal adoption of this committee, and will begin the application process, with plans to have a committee in place by the April/May meetings. Staff will bring final preferred candidates to the CRA prior to formal appointment to the board.

It was moved by Ms. Povloski and seconded by Mr. Jones to adopt Resolution 2022-01, formally accepting the creation of the Public Art Advisory Committee. The resolution was approved unanimously.

C. Horn and Sunshine Lots - Resolution 2022-02

Staff stated the City Attorney is working to finalize the documents internally, and this resolution does not adopt any MOU with the City. This resolution is to adopt that the auction process is the best method of disposition. Staff pointed out the City of Jacksonville Beach will assume responsibility for the auctioneer costs, and that will be spelled out in the MOU. Both entities will be 'made whole' for their investments in the lots (spelled out in the MOU).

Chairman Graham asked if the deed restrictions need to be spelled out in the resolution, Ms.

Heather Ireland stated that it did not. That will be explicitly spelled out in the deed, as well as time frames for building permits, etc. Staff did not want to finalize deed agreements, sale agreement, or MOU prior to the board accepting the method of disposition. Staff plans to bring the MOU to the committee in March 2022.

Mr. Jones stated he would like to comment on this, and asked why the restriction of single family homes on the Sunshine lots was necessary, and was this the best use of the properties? He stated these properties are city owned and on a major thoroughfare, and should we let the market dictate what goes here? He stated he personally does not support single family homes on Sunshine Ct. and leave it to what the market demands. Chairman Graham stated that the Sunshine lots are technically owned now by Council and CRA cannot dictate what goes there. Ms. Ireland stated that putting anything other than single family in that location is not consistent with the southend plan, nor zoning, and the lots were all replatted back in 2006 for single family lots only. She stated staff would not support this as it is not consistent with the current neighborhood.

Ms. Povloski stated that she thinks there are so many apartments and condos as it, and some single family homes would be welcomed in the area.

Mr.Paetau stated he supports the lots need to stay single family, and it is a very unique way to get into the community via one street and it is all currently single family, so remaining consistent with the current neighborhood and zoning makes sense. Mr. Paetau also stated he has a question regarding section 1 of the resolution. Mr. Paetau asked what the "deeded to the City on Sunshine Ct." meant, and staff stated these were deeded over to the City back in 2006. Staff acknowledged the typo and should say 'deeded' to the City.

It was moved by Ms. Povloski and seconded by Mr. Paetau to approve Resolution 2022-02. The vote was unanimous.

D. Incentive Package

Staff stated this agenda item was more of an "FYI" and wanted to let the board know the progress that is being made. Mr. Gilmore let the board know staff is finalizing the toolbox internally and will be working on a final version in the next few meetings. Mr. Gilmore went over some of the initial thoughts on the guidelines for Facade Grants and Retail Enhancement Program grants.

Mr. Graham stated that in the application process, downtown CAPE should be consulted. If a business is already problematic, we should know before giving a grant out. The board and staff agrees.

Discussion ensued about how the programs would be managed, and staff stated initially it would be handled internally. If at some time it becomes too large or overwhelming, staff will come to the board to discuss options.

E. Southend Passive Park Brainstorming

Staff stated that there are properties in the Southend that the City or CRA own. It has been contemplated to reuse these spaces as a passive park. Staff stated they wanted to start the conversation and gauge what the board sees for this property, and then begin work with parks and recreation on next steps for this property.

Ms. Povloski stated that she has given many thoughts to this area over the years, and she feels that we need to utilize the space for something. She is fine with deeding their lot to the City to develop, or developing the City lost with CRA money.

Mr. McGraw stated that when he was brainstorming this park space, there is an area in St. Augustine that has a small space where food trucks park regularly. He stated if there was an organized way for food trucks to operate, he believes this would be a great walkable location. Ms. Povloski stated that this may be a bit of an argument with the residents in that area due to traffic concerns, sounds, smells, etc.

Mr. Jones stated that in prior discussions this has always looked unusable, and what if we kept it simple and made something manicured and looks nice with a fenced in area. Ms. Povloski stated that if it was fenced off, that would likely lead to it being used for a dog part. Mr. Jones clarified it would not be something where people could enter, it would be just visual. Mr. McGraw stated why not put a walking path through? Staff stated the area is approximately 100 ft. wide and that a path could fit.

Mr. Paetau stated the idea of possibly putting a food truck court at the Southwest corner would be interesting, but what he really sees is more of a horticultural site with planting in the area that represent North Florida landscape. He sees a wandering path through the area, something pleasant and supportive to the neighbors behind, but have it as something where people could sit, walk, relax etc. Mr. Paetau stated just because it is linear, does not mean it cannot be exciting. Staff concurred with this concept.

Chairman Graham asked what is the problem we are trying to fix? Ms. Ireland stated the aesthetic first off, and making the space something useable. She also stated as far as the food trucks, that would require code and zoning changes as those are currently not permitted. Mr. McGraw asked how a farmers market is classified compared to a food truck, and is this different than a food truck? Staff stated yes it is different.

Ms. Povloski stated she loves both of the ideas on the table. She likes the food trucks, but it may be a hurdle, but visually and larger picture speaking, the City is working on the green scapes and having pathways throughout the community. She stated it would be great to have signs to point towards a food truck or a market would be great. The large concern with this is parking. Staff and the board decided they would work with parks and continue ideas for a passive park of "some kind".

ADJOURNMENT

There being no further business, the meeting adjourned at 4:49PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

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[redacted] Frances Povloski

Date: 6/27/2022