



Meeting Minutes

Community Redevelopment Agency

Tuesday, May 28, 2019

5:00 PM

Council Chambers

**CALL TO ORDER**

Chairperson Art Graham called the meeting to order at 5:00 P.M.

**ROLL CALL**

Chairman: Art Graham  
 Vice-Chairwoman: Frances Povloski  
 Board Members: Scott Gay Samuel Hall Jeffrey Jones

Also present were CRA Administrator William Mann, Recording Secretary Sheila Boman.

**APPROVAL OF MINUTES**

a. Regular Community Redevelopment Agency Meeting held January 28, 2019.

**It was moved by Mr. Hall, and seconded by Mrs. Povloski and passed unanimously by voice vote, to approve the January 28, 2019 meeting minutes.**

b. Regular Community Redevelopment Agency Meeting held April 22, 2019.

**It was moved by Mrs. Povloski, and seconded by Mr. Hall and passed unanimously by voice vote, to approve the April 22, 2019 meeting minutes.**

**EX PARTE COMMUNICATIONS**

Ex-Parte Communications were disclosed by Scott Gay, Jeff Jones, Francis Povloski and Samuel Hall. Mr. Gay, Mr. Jones and Mrs. Povloski all had conversations with Mr. Steve Diebenow about the application. Mr. Jones had email conversations with a few residents of the Metropolitan concerning their objections to the application. Mr. Hall received an email and a voicemail regarding the application, however he did not respond to either of them.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

- a. **Redevelopment District: RD Rezoning Application – Springhill Suites by Marriott oceanfront hotel.** Review and recommendation to the City Council on the consistency with the Downtown Community redevelopment Plan of an application to rezone three contiguous oceanfront lots immediately south of the public pier, and collectively known as 412 and 422 North 1<sup>st</sup> Street, from Central Business District; CBD to Redevelopment District; RD (applicant – Jax Pier Lodging LLLP, Owner Hiren Desai).

**It was moved by Mr. Gay and seconded by Mrs. Povloski to approve the RD Rezoning Application as written. After a short discussion, the motion carried unanimously by roll call vote.**

Mr. Mann read the following:

This application represents a redevelopment proposal for the oceanfront property currently containing the *Pier Cantina* restaurant and parking lot. This property is the subject of a Court ordered settlement agreement stemming from the 35' citywide building height cap approved by the voters via a 2004 City Charter amendment. In the settlement agreement, the Court vested the subject property with a maximum building height of 56 feet.

Attached for your review are the RD rezoning application, and the staff report to the Planning Commission on the proposed rezoning. The application narrative provides information as to the proposed project's consistency with the City's Downtown Community Redevelopment Plan, 2030 Comprehensive Plan, and Land Development Code.

Staff recommends the CRA find the Jax Pier Lodging's RD rezoning application consistent with the Downtown Community Redevelopment Plan and recommend its approval by the City Council.

The following people representing the Applicant reviewed and answered questions in regards to the application:

- Alex Grace, Jax Pier Lodging Co-Owner (Applicant)
- Steve Diebenow, 1 Independent Drive, Suite 1200, Jacksonville, FL (Attorney for Applicant)

**ITEMS FOR DISCUSSION**

Ms. Povloski requested a status update of the handicap accessible ramps, with emphasis on the one located by the public restrooms.

Mr. Mann advised the consulting engineer in charge of the handicap accessible ramp project conducted an inspection and found some of the piles on the switch back components were overcut. The piles had to be redone before any decking could be installed, which caused a delay in completing the project.

**COURTESY OF THE FLOOR TO VISITORS**

The following visitors addressed the board regarding agenda item "a":

- Ken Marsh, 2011 Gail Avenue, Jacksonville Beach
- Gary Paetau, 725 Bonaire Circle, Jacksonville Beach
- Randy Lummus, 320 1<sup>st</sup> Street North, Jacksonville Beach
- Ken Marsh, 2011 Gail Avenue, Jacksonville Beach - Additionally, Mr. Marsh presented two handouts [on file} and spoke about downtown areas needing to be addressed for maintenance, landscaping and lighting issues as well as the changing needs of parking garages.

**ADJOURNMENT**

There being no further business, Chairperson Graham adjourned the meeting at 6:12 P.M.

Submitted by: Sheila Boman, Staff Assistant

Approval:



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Art Graham, Chairperson

Date: 8-26-19