

**Minutes of Regular Community Redevelopment Agency
Meeting Held Monday, September 15, 2008, at 5:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order by Chairperson Ray Fisher.

Roll Call

Ray Fisher
Grady Kearsey
Bill Hillegass (*absent*)
Terry Simmons (*absent*)
Lynn Varnadoe

Also present were Steve Lindorff, Planning & Development Director and Recording Secretary Linda Wilkins.

Approval of Minutes

It was moved by Mr. Kearsey, seconded by Ms. Varnadoe, and passed, to approve the minutes of the July 21, 2008, meeting as presented.

Old Business

None.

New Business

- 4(a) Review and Recommendation on a Redevelopment District: RD Rezoning Request by Tim Franklin, Esq., on Behalf of Accelerated Construction Company, for a Not to Exceed 80-Room Hotel, Restaurant/Bar, and Retail Project at the Northwest Corner of North 1st Street and 5th Avenue North, With an Auxiliary Valet Parking Lot on a Vacant Parcel on the West Side of the 500 Block of North 1st Street.**

Mr. Lindorff stated that the City's Land Development Code includes the Community Redevelopment Agency as a recommending body in the process for approving applications to rezone properties to Redevelopment District: RD in the Downtown Redevelopment District. The CRA may recommend approval of the application as presented, approval with conditions, or disapproval.

This project is located at the northwest corner of North 1st Street and 5th Avenue North. The site is currently occupied by a tavern and three apartment buildings. The site area is 0.76 acres more or less. The developers propose to redevelop the property into an approximately 75,000 s.f. building, including

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up to 80 hotel rooms, an indoor restaurant, day spa and gift shop. They also propose to include a small outdoor dining area on 1st Street and on the rooftop adjacent to the swimming pool. A total of 65 parking spaces are shown on-site in the preliminary plans, along with approximately 16 spaces in an off-site employee and valet parking lot south of the Tendo restaurant. A copy of the project narrative, site plan, floor plans and building elevations showing the architectural style of the building were attached to the agenda.

Mr. Lindorff introduced Tim Franklin, agent for the project, who gave a brief presentation of the planned development.

Mr. Kearsey questioned the viability of the grass covered roof and was advised by Mr. Franklin that this treatment would be cost effective because it will lower the amount of electricity needed to heat and cool the building. He also stated that this idea has been utilized successfully in several other locales.

Motion: It was moved by Ms. Varnadoe, seconded by Mr. Kearsey, to approve the recommendation.

Vote: Voice vote resulted in all ayes by Agency members. Motion passed unanimously.

4(b) Review and Consider Earmarking \$3,908,500 in Downtown Tax Increment Trust Funds for the 3rd Street Median, Landscaping, Signal Relocation, and Street Lighting Project.

Mr. Lindorff advised that our consultants, GAI, Inc., have provided the City with an interim cost estimate for the engineering design phase of the 3rd Street Median, Landscaping, Signal Relocation and Street Lighting Project.

He explained that once our project is approved by the FDOT and removed from their overall A1A safety project, the Agency will receive a payment equating to the reduction in the contract amount of their project. Our engineers estimate the amount to be around \$905,000, but the exact number will not be known until a later time. Once received, those monies will be allocated to other capital projects in the Downtown Redevelopment Area.

Motion: It was moved by Mr. Kearsey, seconded by Ms. Varnadoe, to approve the request.

Vote: Voice vote resulted in all ayes by Agency members. Motion passed unanimously.

Courtesy of the Floor

No one wished to speak under Courtesy of the Floor.

Adjournment

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There being no further business coming before the Board, Mr. Fisher adjourned the meeting at 5:42 P.M.

Submitted by Linda M. Wilkins

Approval:

/s/Ray Fisher

Ray Fisher, Chairman

Date: January 20, 2009