

**Minutes of Regular Community Redevelopment Agency  
Meeting Held Monday, February 16, 2009, at 5:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**Call to Order**

The meeting was called to order by Chairperson Ray Fisher at 5:06.

**Roll Call**

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

Also present were Steve Lindorff, Planning & Development Director, Ty Edwards, Director of Public Works and Assistant City Clerk Judy Bullock.

**Approval of Minutes**

There were no minutes to approve.

**Old Business**

None.

**New Business**

**4(a) Authorization for Lewis, Longman and Walker to Prepare and Seek Approval of a Notice of Proposed Change to the Southend Development Of Regional Impact (DRI) on Behalf of Equity One for 13,500 S.F. of Additional Commercial Square Footage to Allow for an Office Supply Store at the Former Hooter's Location in the Sandcastle Shopping Center.**

Mr. Fisher introduced Item 4 (a).

Mr. Lindorff explained that the Community Redevelopment Agency owns the Southend Development of Regional Impact [DRI] and from time-to-time, there will be requests for amendments. He added that costs associated with requests for changes are born by the requestor.

The current request is from Lewis, Longman & Walker, P.A. on behalf Equity One, which owns the South Beach Regional Shopping Center. The proposed amendment would allow a net

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increase of 13,500 square feet of shopping center development to accommodate a new 18,000 square foot Staples retail store at the previous Hooters Restaurant.

Ms. Brenna Durden of Lewis, Longman & Walker, P.A. advised that the Notice of Proposed Change would include the following:

- Increase in Commercial Square Footage from 647,000 to 660,500
- Extend the Expiration Date from 2008 to 2011 which is a technicality
- Delete the condition to widen State Road A1A from 4 lanes to 6 lanes (to reflect the FDOT Study completed several years ago which provides that A1A will not be widened, as well as bring the DRI into conformity with the Transportation Element of the City's Comprehensive Plan).

Ms. Durden added that preliminary analysis indicates that the additional square footage will not result in a substantial deviation pursuant to the provisions of § 380.06(19), Florida Statutes.

**Motion:** Following a brief discussion, it was moved by Mr. Simmons, seconded by Mr. Kearsey, to authorize the request of a Notice of Proposed Change to the Southend DRI.

**Vote:** Voice vote resulted in all ayes by Agency members: Kearsey, Simmons and Fisher; motion passed unanimously.

**4(b) Resolution No. 2009-2**

**“A Resolution Recommending That The City Council For The City Of Jacksonville Beach Amend The Community Redevelopment Plan For The Downtown Redevelopment Area For The City Of Jacksonville Beach, Florida, As Amended, According To The Requirements Of The Community Redevelopment Act Of 1969, By Adding A New Capital Improvement Project, “Wastewater Treatment Plant Replacement,” To The Downtown Redevelopment Area Cost Programming And Phasing Section Of The Downtown Vision Plan As Summarized In Exhibit A Attached To And Made A Part Hereof; And For Other Purposes.”**

Mr. Fisher read Resolution No. 2009-2 by title only.

Mr. Lindorff explained that the City of Jacksonville Beach received notice that it would be required to upgrade the current wastewater treatment plant to meet new EPA guidelines, and it was apparent the most cost effective way to comply would be replacement of the existing plant. The Public Works department has been working on formulating a plan to fund the \$22.91 million project cost.

Early in the process, it was determined that the Downtown redevelopment district would benefit from the project if implemented in a timely fashion. Benefits to the district come through avoiding potential delays in redevelopment projects and it was established that 13.28% of the plant utilization was generated from the Downtown District. Additionally, the use of tax increment trust funds to partially fund the project will benefit individual utility customers by avoiding a rate increase to cover service debt. As a result, it was calculated that the cost share, based on percentage of usage, would be \$2,856,969. Mr. Lindorff added that staff verified with legal counsel that tax increment trust funds could be expended for this purpose.

**Motion:** It was moved by Mr. Simmons, seconded by Mr. Kearsey, to adopt Resolution No. 2009-2, as read by title only.

**Vote:** Voice vote resulted in all ayes by Agency members: Kearsey, Simmons and Fisher; motion passed unanimously.

**4(c) Resolution No. 2009-3**

**“A Resolution Recommending That The City Council For The City Of Jacksonville Beach Amend The Community Redevelopment Plan For The South Beach Redevelopment Area For The City Of Jacksonville Beach, Florida, As Amended, According To The Requirements Of The Community Redevelopment Act Of 1969, By Adding Two New Capital Improvement Projects, “Wastewater Treatment Plant Replacement” And “Sanitary Sewer Connection Grant Program,” To The South Beach Redevelopment Area Capital Improvement Program Section Of The South Beach Community Redevelopment Plan As Summarized In Exhibit A Attached To And Made A Part Hereof; And For Other Purposes.”**

Mr. Fisher read Resolution No. 2009-4, by title only.

Mr. Lindorff advised that this resolution was also pertaining to funding of the new Wastewater Treatment Plant, except the area affected is the Southend Redevelopment area. It was determined that the Southend Redevelopment area would also benefit from replacement of the Wastewater Treatment Plant and based on a potable water consumption level of 12.61% the funding from the South Beach District would be \$2,712,631.

The second component of the resolution would be a recommendation that the CRA provide grant funds in the amount of \$50,000 for a sewer connection program. There are 15 to 20 homes still using septic tank sewage disposal systems that are required by law to connect to a public sewer system. The City found that many low-income residents have difficulty paying the connection fee of \$2,500. The proposed program would be a 50/50 grant, offering these homeowners \$1,250. The obvious benefit would be the elimination of septic systems that pose a potential environmental hazard, should they fail.

Mr. Edwards added that approximately \$11 million dollars in grant funding had been obtained from the St. Johns River Water Management District for the Wastewater Treatment Plant Replacement project, which will remove nitrogen from the river water.

**Motion:** It was moved by Mr. Simmons, seconded by Mr. Kearsey, to adopt Resolution No. 2009-3, as read by title only.

**Vote:** Voice vote resulted in all ayes by Agency members: Kearsey, Simmons and Fisher; motion passed unanimously.

**4(d) Resolution No. 2009-4**

**“A Resolution Recommending That The City Council For The City Of Jacksonville Beach Amend The Community Redevelopment Plan For The South Beach Redevelopment Area For The City Of Jacksonville Beach, Florida, As Amended, According To The Requirements Of The Community Redevelopment Act Of 1969, By Adding Two New Capital Improvement Projects, “Wastewater Treatment Plant Replacement” And “Sanitary Sewer Connection Grant Program,” To The South Beach Redevelopment Area Capital Improvement Program Section Of The South Beach Community Redevelopment Plan As Summarized In Exhibit A Attached To And Made A Part Hereof; And For Other Purposes.”**

Mr. Fisher read Resolution No. 2009-4, by title only.

Mr. Lindorff explained that this proposed resolution would amend the FY 2008-09 Community Redevelopment Agency Capital Improvement Budget to allocate tax increment trust funds as follows:

- Downtown District: Replacement of the City’s Wastewater Treatment Plant - \$2,856,969
- South Beach District: Replacement of the City’s Wastewater Treatment Plant - \$2,712,631
- South Beach District: Grant Assistance to Homeowners with Septic Tank Systems to Connect to the Public Sewer System - \$50,000

It was also noted that the first two allocations were subject to the City Council amending the Redevelopment Plan to incorporate the Wastewater Treatment Plant Project.

**Motion:** It was moved by Mr. Kearsey, seconded by Mr. Simmons, to adopt Resolution No. 2009-4, as read by title only.

**Vote:** Voice vote resulted in all ayes by Agency members: Kearsey, Simmons and Fisher; motion passed unanimously.

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**Courtesy of the Floor**

No one came forward to address the Board under Courtesy of the Floor.

**Adjournment**

There being no further business coming before the Board, Mr. Fisher adjourned the meeting at 5:27 P.M.

Submitted by: Judy L. Bullock  
Assistant City Clerk

Approval:

/s/Ray Fisher  
Ray Fisher, Chairman

Date: May 26, 2009