

**Minutes of Regular Community Redevelopment Agency  
Meeting held Monday, June 16, 2014, 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, Grady Kearsey.

**Roll Call**

Grady Kearsey, Chairman  
Bill Hillegass, Vice Chairman  
Lynn Varnadoe  
Frances Povloski  
Cory Nichols (*absent*)

Also present were Steve Lindorff, Planning & Development Director and CRA Administrator, Trish Roberts, Assistant Finance/Budget Officer and Chandra Tolman, Recording Secretary.

**Approval of Minutes**

It was moved by Mrs. Povloski and seconded by Mrs. Varnadoe, and passed to approve the minutes of the May 19, 2014, meeting as submitted.

**Old Business**

None

**New Business**

- 4(a)** Review and approve a recommendation to the City Council on the site plan and building elevations for a RD: Redevelopment District rezoning of property located at the northwest corner of 5<sup>th</sup> Avenue North and 1<sup>st</sup> Street North (Mango's Bar site) for a proposed Mixed Entertainment Establishment and Retail or Professional Office Project ["Surfer [The Bar]" and 1,000 sf. of retail or office space].

Motion: It was moved by Mr. Hillegass and seconded by Mrs. Varnadoe to review the site plan and building elevations for the proposed Mixed Entertainment Establishment and Retail or Professional Office Project and to approve a recommendation to the City Council.

Mr. Lindorff gave a brief explanation about the RD: Redevelopment District that is an option similar to a Planned Unit Development zoning district that is only available as an option for properties located in the Downtown Redevelopment District. Greg Saig, of 1440 Beach Avenue, Atlantic Beach, FL 32233, was asked to elaborate on the proposed RD rezoning request on behalf of Surf Works, LLC. He explained *Surfer* Magazine brand was founded in 1959 that is internationally known and is vital to the surfing culture and industry. The California-based company proposes to rezone the current "Mango's Beach Bar and Grille" site by redeveloping the existing building into a mixed-use facility including office/retail space and creating the first Surfer

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Magazine concept bar. The development will attract surf enthusiasts and surfers by capturing the essence of both the North Florida and South/Central American surf culture by using architectural space forms, textures, and details. Joe Cronk, of 24 Cathedral Place, Suite 401, St. Augustine, Florida, stated the proposed project has multiple components but it is primarily a bar, but there is a retail component that adds to the platform of the development. Mr. Lindorff stated the project meets the definition of a “shopping center” for the purposes of calculating parking requirements. Austin Towery, of 115 9<sup>th</sup> Avenue South stated part of having the retail component of the project is to utilize the interior space for day use. The retail component will be developed later as *Surfer* has its own line of merchandise. The retail area is separate from the bar and has the ability to be autonomous. The developer is proposing a parking pad for a mobile food truck adjacent to the building that would comply with the current Mobile Food Vending ordinance and will be owned by the developer. Mr. Saig explained that food trucks are an integral part of the surf culture.

Vote: After a short discussion and project clarifications, a voice vote and a show of hands resulted in the following:  
Ayes- Kearsey, Hillegass, and Varnadoe  
Nays- Povloski  
The motion passed to recommend approval to the City Council by a vote of 3 to 1.

**4(b) Resolution No. 2014-6** -- A Resolution of the City of Jacksonville Beach Community Redevelopment Agency Amending Its Capital Improvement Projects Budget For The Fiscal Year Beginning October 1, 2013 And Ending September 30, 2014; And Providing For An Effective Date. [Downtown Parking Lot Engineering Design-Waitz & Moye-\$45,386 including 10% Contingency].

Motion: It was moved by Mr. Hillegas and seconded by Mrs. Povloski to approve CRA Resolution No. 2014-6, Amending Its Capital Improvement Projects Budget for the Fiscal Year Beginning October 1, 2013 And Ending September 30, 2014; And Providing for an Effective Date.

Mr. Lindorff gave a brief explanation about the resolution and stated the project design will include construction and landscaping of the parking lot, construction of a storage building for Downtown CAPE vehicles and equipment, and an entry sign similar to the gateway sign at 6<sup>th</sup> Avenue North and 1<sup>st</sup> Street for a new surface public parking facility on CRA-owned property on the west side of North 2<sup>nd</sup> Street between 3<sup>rd</sup> and 4<sup>th</sup> Avenue North. If approved, Mr. Lindorff estimated construction on the project would commence this winter.

Vote: After a brief discussion, a show of hands resulted in all ayes by Agency members. Motion passed unanimously.

**Courtesy of the Floor to Visitors**

No one wished to speak under Courtesy of the Floor.

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**Adjournment**

There being no further business coming before the Board, Mr. Kearsey adjourned the meeting at 5:50 P.M.

Submitted by: Chandra Tolman  
Recording Secretary

Approval:

Grady R. Kearsey /s/  
Chairman

Date: August 18, 2014