



Meeting Minutes

Community Redevelopment Agency

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Monday January 23, 2017

5:00 PM

Council Chambers

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**CALL TO ORDER**

Chairperson Graham called the meeting to order at 5:04 P.M.

**ROLL CALL**

**Present:** 4- Vice Chairperson, Frances Povloski  
Mr. Scott Gay  
Mr. Jeffrey Jones  
Mr. Cory Nichols

**Absent** 1- Chairperson, Art Graham

Also present were CRA Administrator William Mann, Deputy City Manager Trish Roberts, Senior Planner Heather Ireland, and Recording Secretary Chandra Medford.

**EX-PARTE COMMUNICATIONS**

Ex-parte communications were disclosed by Scott Gay and Cory Nichols. Mr. Gay had discussions with Mark Shelton and Bill Schilling and did not respond to an e-mail from one of the owner's representatives regarding agenda item c. Mr. Nichols had discussion with Mr. Jeff Klotz regarding a general overview of development in the area affecting agenda item c.

**APPROVAL OF MINUTES**

a. Special Community Redevelopment Agency Meeting Held November 28, 2016

**It was moved by Mr. Nichols, and seconded by Mr. Jones to postpone approving the November 28, 2016 minutes until the next scheduled meeting, and passed unanimously by voice vote.**

Discussion:

Mrs. Nichols stated he had not a chance to review the minutes and would like additional time to review them before approval.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

- a. **Resolution No. 2017-1** - A Resolution Recommending that the Jacksonville Beach City Council Amend the Community Redevelopment Plan for the City's South Beach Redevelopment District to add "Maintenance of Tax Increment Funded Facilities and Improvements" as a Capital Improvement in said Community Redevelopment Plan.

**It was moved by Mr. Jones and seconded by Mr. Nichols, to approve CRA Resolution No. 2017-1. After a brief discussion, the motion carried unanimously by voice vote.**

Mr. Mann provided a brief explanation about the necessity of implementing a regular maintenance plan for TIF funded improvements in the South Beach District, including but not limited to the new skate park and splash pad, at the South Beach Park. He added that a similar provision already existed in the Downtown District. He stated this resolution adds maintenance of TIF funded improvements as an allowable funding item. Trish Roberts said Robin Smith, of the Public Works Department, provided her with a list of examples of potential maintenance items at the skate park, such as resealing concrete, repainting metal edges, annual trimming of vegetation, etc.

- b. **Authorize CRA Administrator to submit a purchase** offer for a 14 x 62.5 foot parcel of vacant land located within the alignment of the platted public alley running east to west in the block bounded by Beach Boulevard, 1<sup>st</sup> Avenue South, and 1<sup>st</sup> and 2<sup>nd</sup> Streets South.

**It was moved by Mr. Nichols, and seconded by Mr. Jones to amend the CRA Administrator's authorization to submit a purchase offer contingent upon confirming whether adverse possession is applicable to the parcel or not. After a short discussion, the amended motion carried unanimously by voice vote.**

Mr. Mann stated Ennis Appraisal Associates, Inc. appraised the 875 square foot parcel of vacant land at \$44,000. Members discussed the possibility of initially making an offer lower than the appraised value, given that the parcel is of no practical use to its owners.

- c. **Redevelopment District: RD Rezoning Application** - Review and report to the City Council on the site plan and building elevations for a RD: Redevelopment District rezoning of the vacant oceanfront block located on the east side of 1<sup>st</sup> Street North between 6<sup>th</sup> and 7<sup>th</sup> Avenues North to allow development of a proposed eight-story mixed use hotel, residential and commercial project.

**It was moved by Mr. Gay, and seconded by Mr. Nichols, to find the Atlantis Beach Partners, LLC.'s . RD Rezoning Application to be consistent with the Downtown Community Redevelopment Plan and to recommend the City Council approve the application. After a brief discussion, the motion carried unanimously by voice vote.**

Mr. Mann explained this development proposal is for property formerly known as the *Atlantis* hotel. He invited Mark Shelton, of Kimley-Horn and Associates, Inc. to present the application to the Board. Mr. Shelton explained the property was granted a settlement agreement in 2010, allowing a maximum building height of 89 feet and pursuant to that agreement, a redevelopment district rezoning application is required due to the proposed development size. He stated the project is comprised of ground floor retail along 6<sup>th</sup> Avenue North, up to 220 hotel rooms, associated parking and ancillary uses. He stated the developer is proposing an allowance to convert 64 of the hotel rooms into 32 condominiums. He explained that all of the proposed property uses are permitted in an RD district and further all of the development standards

meet or exceed the current Land Development Code standards, including setbacks, signage, pedestrian-oriented streets, landscaping, and etc. He added the project has a planned commencement date of the year 2018.

**INFORMATION ITEMS**

There were no information items.

**COURTESY OF THE FLOOR TO VISITORS**

No one wished to speak under Courtesy of the Floor.

**ADJOURNMENT**

There being no further business, Mrs. Povloski adjourned the meeting at 5:35 P.M.

Submitted by: Chandra Medford, Recording Secretary

Approval:



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Art Graham, Chairperson

Date: 3/27/17