

**Minutes of the Regular Community Redevelopment Agency
Meeting held Monday May 21, 2012, 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
Bill Hillegass
Grady Kearsey
Lynn Varnadoe
Terry Simmons

Also present were Steve Lindorff, Planning & Development Director, and Recording Secretary Chris Wright.

Approval of Minutes

It was moved by Mr. Simmons, seconded by Mr. Kearsey, and passed, to approve the minutes of the March 5, 2012 meeting as presented.

Old Business

None

New Business

4(a) Request to the City Council for the Rescission of the Development Order for the South Beach Redevelopment District Development of Regional Impact.

Mr. Lindorff provided back round on the South Beach Redevelopment Plan. In 1987 the South Beach Redevelopment Plan was deemed to be a Development of Regional Impact (DRI) under the statute and rules in effect at that time. The project was classified as a DRI because it was located within one mile of St Johns County, where, at that time, the threshold for residential projects was 750 units. The Community Redevelopment Agency was classified as the "developer" under the statute.

As development in the South Beach District progressed, it was necessary to amend the Development Order any time a project is proposed because of the limits on the square footages for various land uses allowed in the DRI. During the same period, the state's rules and regulations governing DRI's has been changing to where the Development Order can now be rescinded if all required mitigation has been completed.

The recent adoption of amendments to the transportation portion of the City's 2030 Comprehensive Plan, has made it possible for the Community Redevelopment Agency to propose that the City Council rescind the Development Order for the South Beach Redevelopment District.

Mr. Lindorff further explained that by rescinding the Development Order, all future development within the district would be regulated on the local level. As the Developer of the South Beach Redevelopment District, this board must ask for the City Council to rescind the Development Order.

Motion: It was moved by Mr. Hillegass and seconded by Mr. Simmons to approve the request to the City Council for the Rescission of the Development Order for the South Beach Redevelopment District Development of Regional Impact.

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

**4(b) Appropriate South Beach Tax Increment Trust Funds for the Demolition and Reconstruction of the Tennis Court in the South Beach Park.
[\$85,000 plus 10% Contingency TOTAL = \$93,500]**

Mr. Lindorff stated that the Community Redevelopment Agency built the original tennis court and it has deteriorated to the point where it needs to be demolished and reconstructed with a more modern state of the art surface.

Motion: It was moved by Mr. Hillegass and seconded by Mr. Simmons to approve the request to appropriate South Beach Tax Increment Trust Funds for the Demolition and Reconstruction of the Tennis Court in the South Beach Park [\$85,000 plus 10% contingency. TOTAL = \$93,500].

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

**4(c) Appropriate additional South Beach Tax Increment Trust Funds for the 50% of the Cost of the Final Engineering and Design of the Utility and Storage Building at Water Plant #2 located in the South Beach Community Redevelopment District.
[Jones-Edmunds Engineers] [Currently Budgeted = \$17,622 plus \$23,843. 50% CRA Share = \$41,465. TOTAL PROJECT COST = \$82,930]**

Mr. Lindorff explained that this project was approved last year in the Capital Budget for the South Beach District and that this cost covers the fee and a detailed scope of work.

Motion: It was moved by Mr. Hillegass and seconded by Mr. Kearsey to approve the request to appropriate additional South Beach Tax Increment Trust Funds for the 50% of the cost of the Final Engineering and Design of the Utility and Storage Building at Water Plant #2 located in the South Beach Community Redevelopment District.[Jones-Edmunds Engineers] [Currently Budgeted = \$17,622 plus \$23,843. 50% CRA Share = \$41,465. TOTAL PROJECT COST = \$82,930].

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

4(d) Appropriate Downtown Tax Increment Trust Funds for the Engineering and Design Work for Phase III Implementation of the Streetscape Master Plan and Downtown Infrastructure Improvement Program for the Downtown Vision Plan. [GAI Consultants, Inc.] [\$656,383 plus 10% Contingency of \$65,638 TOTAL = \$722,021]

Mr. Lindorff stated that this is a big project that covers a large area geographically and also involves utility and road reconstruction work, especially with storm drainage south of Beach Boulevards. He discussed the work that has been completed in Phase I and Phase II and the need to begin engineering design work for Phase III. The Phase III design work will complete the essential work outlined in the Downtown Streetscape Master and Infrastructure Improvement Plans and also include an area to the south of 13th Avenue South to 16th Avenue South east of 3rd Street that is not in the Downtown Community Redevelopment District. The City will be responsible for that part of the funding of the project.

Marty Martirone, the Public Works city engineer explained that he has represented the city in the negotiations with GAI Consultants. The original fee was approximately \$1.4 million and it is currently proposed at less than \$800,000.

Motion: It was moved by Mr. Hillegass and seconded by Mr. Kearsey to approve the request to appropriate Downtown Tax Increment Trust Funds for the Engineering and Design Work for Phase III Implementation of the Streetscape Master Plan and Downtown Infrastructure Improvement Program for the Downtown Vision Plan. [GAI Consultants, Inc.] [\$656,383 plus 10% Contingency of \$65,638 TOTAL = \$722,021]

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

4(e) Approve CRA Resolution No. 2012-1 Adopting the Fiscal Year 2012-13 Annual Budget for the Downtown Community Redevelopment District, the Downtown Community Policing Initiative and the South Beach Community Redevelopment District.

Motion: After a brief discussion, it was moved by Mr. Hillegass and seconded by Mr. Simmons to approve the Community Redevelopment Agency Resolution No. 2012-1 adopting the Fiscal Year 2012-13 annual budget for the Downtown Community Redevelopment District, The Downtown Community Policing Initiative and the South Beach Community redevelopment District.

Vote: Voice vote 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.

Adjournment

There being no further business coming before the Board, Mr. Fisher adjourned the meeting at 5:25 P.M.

Submitted by: Chris Wright

Approval:



William Hillegass, Member

Date: 9-17-12