

**Minutes of Regular Community Redevelopment Agency
Meeting held Monday, November 19, 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 Ray Fisher.

Roll Call

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

Also present were Steve Lindorff, Planning & Development Director, and Recording Secretary Chandra Tolman.

Approval of Minutes

It was moved by Mr. Simmons, seconded by Ms. Varnadoe and passed, to approve the minutes of the September 17, 2012, meeting as presented.

Old Business

None

New Business

- 4(a) Review and report 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 6th Avenue North and 1st Street North for a proposed 54-unit multi-family residential development.**

Motion: It was moved by Mr. Kearsey and seconded by Ms. Varnadoe to recommend approval for transmittal to the City Council for a RD: Redevelopment District rezoning of property located at the northwest corner of 6th Avenue North and 1st Street North for a proposed 54-unit multi-family residential development.

Mr. Lindorff gave a brief explanation of the difference in the zoning and the statute requirements to allow for approval and advice for the proposed development. This site has been approved for construction up to 68 feet in height via a court-approved settlement agreement. This property is located in a C-1, Commercial Limited zoning district, which by our Land Development Code

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allows mixed-use projects, including multi-family residential by conditional use. This project was granted conditional use approval by the Planning Commission. The developer has chosen to follow the site layout and design guidelines that were adopted for the CBD: Central Business District zone as part of the implementation of the Downtown Vision Plan improvements. Redevelopment District zoning is mandatory because the gross floor area of the proposed multi-family residential project exceeds 50,000 square feet.

Vote: After a short discussion, vote resulted in all ayes by Agency members. Motion passed unanimously.

4(b) Request to appropriate Downtown Tax Increment Trust Funds for additional engineering and design work relating to implementation of the Downtown Vision Plan as follows: Preparation of engineering, design, and construction plans for the reconstruction of 6th Avenue North between North 3rd Street and North 1st Street [\$61,809 base fee plus 10% contingency = \$67,990 total fee].

Motion: It was moved by Ms. Varnadoe and seconded by Mr. Simmons to approve the request to appropriate Downtown Tax Increment Trust Funds for additional engineering and design work relating to implementation of the Downtown Vision Plan as follows: Preparation of engineering, design, and construction plans for the reconstruction of 6th Avenue North between North 3rd Street and North 1st Street [\$61,809 base fee plus 10% contingency = \$67,990 total fee].

Mr. Lindorff distributed an air photo that shows the limits of the work; it has a bullet list that summarizes what the components of the work are. He highlighted that it will be maintaining the diagonal parking that is there now because that is the way you maximize the number of spaces. The work is not currently under contract but it could be added to the existing construction contract and would add 3-4 months to completion of the current Phase II Downtown Vision Plan project.

Vote: After no discussion, a voice vote resulted in all ayes by Agency members. Motion passed unanimously.

4(c) Request authorization for CRA Administrator to negotiate purchase of residential property in the South Beach District for future roadway and redevelopment purposes.

Motion: It was moved by Mr. Kearsey seconded by Mr. Simmons to approve the request to authorize the CRA Administrator to negotiate purchase of residential property in the South Beach District for future roadway and redevelopment purposed.

Mr. Lindorff stated that as part of South Beach Area Infrastructure Improvement Study, traffic congestion and safety issues in the segment of South Beach Parkway between Jacksonville Drive

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and J. Turner Butler Boulevard were reviewed. As a result of the study, one of the proposed modifications would require approximately 12 feet of additional right of way on the west side of South Beach Parkway to allow for roadway and intersection improvements to alleviate congestion and traffic safety problems along by adding a dedicated right turn lane for motorists accessing Butler Boulevard from South Beach Parkway via Sanctuary Parkway and relocating the traffic signal on the north side of the Butler overpass. The relocated signal will align with a new four way intersection situated at the rear entrance to the South Beach Regional Shopping Center and a main entrance to a proposed future development of the vacant parcel at the northwest corner of South Beach Parkway and Sanctuary Parkway ("Perry property").

Vote: After a short discussion, a voice vote resulted in all ayes by Agency members. Motion passed unanimously.

4(d) Request to authorization for the CRA Administrator, CRA Legal Counsel, and City Attorney to negotiate a redevelopment agreement with KB Homes, Inc. for the redevelopment of a ± 9.91 acre site at the southwest corner of South Beach Parkway and Jacksonville Drive.

Motion: It was moved by Mr. Kearsy and seconded by Ms. Varnadoe to approve the request to authorize the CRA Administrator to negotiate a redevelopment agreement with KB Homes, Inc. for the redevelopment of a ± 9.91 acre site at the southwest corner of South Beach Parkway and Jacksonville Drive.

Mr. Lindorff stated that KB Homes, Inc., a national homebuilding company has contracted to purchase an approximately 9.91 acre site at the southwest corner of South Beach Parkway and Jacksonville Drive in the South Beach Community Redevelopment Area to construct a 67-unit single family detached residential development. The proposed development will result in the replatting of the existing 53 full lots into 67 new lots for the construction of "beach cottage" type homes. The purchaser requested the City form a public-private partnership to facilitate the redevelopment of the site to benefit both parties. Ways that the City and CRA could assist could include, but are not necessarily limited to (1) an exchange of property as outlines for the South Beach Parkway road improvement, (2) reduction in the open space requirement via a variance from the Planned Unit Development requirement, and (3) advance financing for the construction of the infrastructure for the project with recapture of the expense via an assessment process similar to that previously employed by the City on the Avalon subdivision. The resulting redevelopment agreement would be returned to the CRA and City Council for review and approval.

Vote: After a short discussion, a voice vote resulted in all ayes by Agency members. Motion passed unanimously.

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Courtesy of the Floor to Visitors

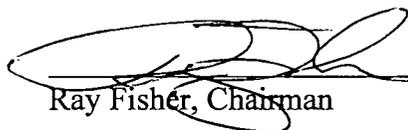
No one wished to speak under Courtesy of the Floor.

Adjournment

There being no further business coming before the Board, Mr. Fisher adjourned the meeting at 5:55 P.M.

Submitted by: Chandra Tolman
 Recording Secretary

Approval:



Ray Fisher, Chairman

Date: 2-18-13