



Meeting Minutes

Community Redevelopment Agency

Monday, November 28, 2016

5:00 PM

Council Chambers

CALL TO ORDER

Chairperson Graham called the meeting to order at 5:02 P.M.

ROLL CALL

- Present:** 5- Chairperson, Art Graham
- Vice Chairperson, Frances Povloski
- Mr. Scott Gay
- Mr. Jeffrey Jones
- Mr. Cory Nichols

Also present were CRA Administrator William Mann, Deputy City Manager Trish Roberts, Councilman Keith Doherty, Jacksonville Transportation Authority Principal Planner, Suraya Teeple, and Recording Secretary Chandra Medford.

APPROVAL OF MINUTES

- a. Special Community Redevelopment Agency Meeting Held September 12, 2016

It was moved by Mr. Nichols, and seconded by Mr. Jones to delay approving the November 28, 2016 minutes until the next scheduled meeting.

Mrs. Povloski stated she was pleased to read that public charging stations were discussed as part of Resolution No. 2016-13. Mr. Graham asked Mr. Mann if any determinations were made as to whether or not charging locations would be part of the plan. Mr. Mann stated there are few options for motorcycle and electric cart parking and there is a possibility that electric car charging stations may be added to the wall of the proposed police storage building, but that will require a meeting with the contractor to discuss what can be completed under contingency and perhaps what may need to be done to obtain additional funding for it. He added to proceed with the project, no additional input from the Board will be required unless specific options are presented. He clarified that the three proposed electric cart parking spaces were not planned to be charging stations, but if they were they would have to be metered. Mrs. Povloski said she would like to see future parking geared towards local residents that have enforceable restrictions. Mr. Jones stated the City Council would need to approve an ordinance regulating the length of time a low speed vehicle could park in one of these spaces. Mr. Mann mentioned incentivizing the private sector to add charging locations to existing lots. Mr. Gay asked if electric charging spaces could be assumed as part of required parking demand. Mr. Mann replied that it could require a formal Land Development Code Amendment because it would affect the entire City, not just the Redevelopment Districts. He indicated the proposed lot would accommodate electric cars by providing a one e-car charging station however, there could be potential to add additional charging station and spaces in the future.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

INFORMATION ITEMS**a. JTA presentation – Bus Rapid Transit (BRT) *First Coast Flyer* route and stop improvements.**

Suraya Teeple presented the plans for the 2nd Street frontage of the proposed parking lot located at 4th Avenue North and 2nd Street North. She stated this program is part of the First Coast Flyer transit system and is part of a Jacksonville Transit Authority (JTA) cooperative agreement to utilize funds on property that it does not own. JTA is responsible for its facilities maintenance, but the City would maintain the street and paving markings. Mr. Graham asked what a BRT system is in comparison to a regular bus transit system. Ms. Teeple replied it is standard buses and stations with limited stop service and reliable route schedules as well as traffic signal priority. Mrs. Povloski asked how users find out about delays; Ms. Teeple replied there are station totems with real-time information as well as a smartphone application called NextBus.

Ms. Teeple stated there would be two proposed BRT locations in Jacksonville Beach; one on either side of Beach Boulevard near Penman Road and one at 2nd Street North and 3rd Avenue North. Mr. Jones stated the parking lot seems like it will be a commuter lot during the weekday. Mr. Mann estimated that roughly one-quarter of the parking lot spaces might be used for this purpose on a weekday basis. Mr. Nichols asked if CRA funds would be used for the project. Mr. Mann replied that no CRA funds will be for the JTA improvements. Ms. Teeple added the proposed BRT location on the south side of Beach Boulevard would utilize the existing stop located adjacent to City property by expanding the concrete a little onto the City property to accommodate one shelter and an information totem.

b. *Joe's Crab Shack* parking lot parcel – Proposed CRA property purchase of portion of adjacent alley.

Mr. Mann said it was discovered that the public alley that lies south and adjacent to the Joe's Crab Shack parking lot contains a 14' x 62.5' sliver of land owned by Eastern Coastal Properties, LLC (ECP). He stated he obtained an appraisal and is now prepared to make an offer to ECP to purchase the property in order to finish paving the public alley.

c. Developer interest in CRA-owned property – Parcel located at Southeast corner of 2nd Street and 4th Avenue North;

Mr. Mann stated the owner of the former Zenith Gallery building has approached the City with interest to purchase a small parcel of CRA-owned land located at the southeast corner of 2nd Street and 4th Avenue North (just west of the Wavecrest Apartments and north of the Ritz Bar). After speaking with the City Manager, the City is inclined to accept an offer to begin discussions. He stated selling the parcel would put the property back on the tax rolls and that any owner would have exclusive use of it. If the City is willing to sell the property, one condition of that sale may be that the City reserve air rights over the property, and the

owner would have sole use of the ground floor level; if we do pursue developing a hotel on part of the pier parking lot, we would replace the existing parking that would be displaced in a structured parking garage on the City-owned parking lot next to the Ritz Bar. If the City purchased the adjacent Wavecrest parcel, we would then have the potential to develop second and third story structure parking over the subject lot. Another restriction would be that the lot be deed restricted to Zenith Gallery parcel. He added a list of conditions would be provided to the interested party to make an offer to the Redevelopment Agency. The money received from this purchase could potentially be used for either the purchase of the Wavecrest Apartments or for general redevelopment projects in the Downtown District, including but not limited to structured parking or infrastructure work south of Beach Boulevard.

Mr. Jones asked what is going on with the vacant lot that is adjacent to the Gallery. Mr. Mann replied the Johnson Gallery property has a variance on the property for a gallery use, but the new owner indicated that in four to five years, he intends to have a higher-end restaurant in the gallery-portion of the building. Mrs. Povloski said we would not get the same amount of money for the property as we did when we initially authorized a bid to purchase it if we reserve air rights on it. She asked if we leased the ground floor, will the proposed parking structure mathematically work. Mr. Mann stated due to the parking requirements in the CBD, if the City constructed a parking garage, a portion of its street frontage is required to be leasable space.

d. Downtown Parking Garage/Oceanfront Hotel concept

Mr. Nichols asked who is responsible for exploring development opportunities for City and CRA-owned properties located in the Downtown District, including a hotel at the pier oceanfront surface parking lot. He suggested a parking garage be constructed between 2nd and 3rd Street rather than between 1st Street and 2nd Street to reduce vehicular traffic to the heart of our downtown business district. Mr. Mann replied if parking is displaced on the oceanfront, the location of the proposed parking garage is proposed to be adjacent to the Ritz Bar due to the closer proximity to the beach. Mr. Nichols asked Mr. Mann to research the value of the property located adjacent to 465 3rd Street North. Mr. Mann stated during Glatting Jackson's first downtown assessment it was deemed to be less than ideal to have surface parking on the oceanfront. He stated the Downtown Vision Plan identifies the Ritz parking lot as being one potential location for a parking garage/mixed use building.

Mr. Graham asked if the owner of the former Johnson Gallery also bought the building east of that property and where is the parking for that? Mr. Mann replied that the same gentleman he owns that property as well and that the parking is between the two building. Mr. Graham asked if that parking was sufficient. Mr. Mann replied it is sufficient for two tenants, sharing a common parking lot. Mr. Graham expressed his concern about selling or leasing the property across from Zenith Gallery before exploring all development possibilities in the affected area. He asked if there was conversation with the new gallery owner about leasing parking spaces inside of the proposed parking garage. Mr. Mann said no and explained that the gallery's new owner approached the City about the possibility of purchasing the small CRA lot or leasing spaces if the proposed parking garage is constructed. Councilman Doherty recalled there being issues with previous land sales being denied and asked if there could be a bidding war. Mr. Mann replied if the City entered into an agreement with the seller of a property, an advertisement must be posted for 30 days before the closing to allow others to tender offers.

Mr. Nichols asked if anyone from the City spoke directly with developers about the pier parking lot and its development. Mr. Mann replied he spoke with two local restaurant/hospitality industry people who broker and represent hotel chains to get an idea of what can be expected and that he has not been soliciting for use of that property yet. Mr. Nichols stated if a hotel were developed at the pier, the value of the vacant lot

would increase. Mr. Mann stated a long-term land lease would likely be required for a 60 to 80 room oceanfront hotel concept to be financially feasible. He said with the 35-foot building height limit, a three story oceanfront hotel could only have hotel rooms on the second and third floors. Councilman Doherty asked why couldn't the proposed parking garage be used for hotel parking. Mr. Mann stated part of the requirement for the proposed parking garage would be to replace the displaced oceanfront public parking, and if the first floor of the proposed hotel were to have habitable area then the parking garage would also provide the required parking for the hotel.

Mr. Graham asked when the Board should expect action items to be presented. Mr. Mann stated the gallery owner's attorney calls weekly regarding moving forward. Mrs. Povloski said the Board should not move forward until a decision is made on the other properties. Mr. Jones added the Board could also consider leasing the land with minimal improvements until the plans are finalized for the whole area.

e. Dix.Hite + Partners workshop – December 5, 2016 from 5:00-7:00 PM in the Council Chambers

Mr. Mann explained the Board previously authorized Dix.Hite + Partners to create an implementation and management plan regarding multiple components of the Downtown Action Plan. He said a public workshop is scheduled to present their concepts. He said a survey was posted on www.jaxbeachliving.net to answer questions to obtain feedback from the community about possible improvements such as landscaping, lighting, bicycle plans, logos and signage, etc. Mr. Nichols suggested scheduling public workshops for the development opportunities for the pier and CRA-owned properties.

Mr. Mann also informed the Board that a Public Works' led workshop for the second phase of the infrastructure redevelopment project should be scheduled after the first of the year.

Mr. Nichols expressed concern regarding the impact on the success of small, locally owned businesses in the Downtown area if vehicular traffic is increased due to anticipated private and public development projects, rather than utilizing a walking, pedestrian-friendly area. He then asked if a developer acquired the Pier Cantina property and partnered with the City, could they create one parcel and change the maximum height on the pier parking lot to fifty-five feet? Mr. Mann replied no.

COURTESY OF THE FLOOR TO VISITORS

- Shandy Thompson, 522 South 3rd Avenue, she expressed concerns about bicycle safety in the Downtown area and would like to see this area become more of a family-friendly community, with additional shops and activities to do. She said she loves this town and believes we need more good restaurants, especially within walking distance of residential neighborhoods instead of travelling to adjacent cities. She stated our beach is evolving and she loves how much we have progressed and would like to keep seeing it improve. She said rather than have an oceanfront hotel or parking garage, she would like to see a park with swings for her children. She agrees that parking is an issue, especially on weekends and during festivals, and hopes a resolution can be found that can accommodate both parties. She suggested changing the free public restrooms to pay public restrooms such as those found in Europe.

ADJOURNMENT

There being no further business, Mr. Graham adjourned the meeting at 6:19 P.M.

Submitted by: Chandra Medford, Recording Secretary

Approval:



Art Graham, Chairperson

Date: 4/24/17