

**Minutes of Planning Commission Meeting
Held Monday, February 9, 2009, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order by Chairperson Terry DeLoach.

Roll Call

Terry DeLoach (Chairperson)
Lee Dorson
Julio Williams (Vice Chairperson)
Greg Sutton
Fred Jones *absent*
Bill Callan
David Dahl

Also present was Bill Mann, Senior Planner and Recording Secretary Amber Lehman.

Approval of Minutes

There were no minutes to approve.

Correspondence

Mr. Mann stated that there was no correspondence.

Old Business

There was no old business.

New Business

(A) Southend Redevelopment Plan Amendment

Request to add \$2.86 million in Tax Increment Trust Funds (TIF) for assistance in the replacement of the City's Pollution Control Plant, and add up to \$50,000 to assist homeowners with septic systems to connect to the City's sewer system.

Staff Report:

Mr. Mann read the following staff report into the record:

The Community Redevelopment Agency (CRA) intends to provide financial assistance for the replacement of the City's Pollution Control Plant (Wastewater Treatment Plant) through its Downtown and Southend Tax Increment Trust funds. This assistance is warranted, as businesses and residences within both redevelopment areas significantly contribute to the wastewater processed by the existing plant.

The total cost of the new plant is \$22.91 million. The CRA proposes to provide the City with \$2.71 million from the Southend Tax Increment Trust Fund, and with \$2.86 million for the project from the Downtown Tax Increment Trust Fund. The CRA would also like to amend the Capital Improvements section of the Southend Redevelopment Plan to add up to \$50,000 to assist property owners who are connected to septic tanks to hook up to City sewer.

The replacement of the existing Pollution Control Plant is required in order to keep the city's wastewater system in federal compliance and is one of the projects listed in the five-year list of projects in the soon to be adopted "Capital Improvements Element" update. The elimination of remaining septic systems in the city directly supports Wastewater Management Sub-Element Objective WM.1.3, Objective WM.1.4, and Policy WM.1.4.2

Recommendation: Approval.

Motion: It was moved by Mr. Dorson, seconded by Mr. Jones, to recommend approval.

Roll call vote: Ayes – DeLoach, Sutton, Dorson, Williams and Callan; motion carried unanimously.

(B) **Downtown Redevelopment Plan Amendment**

Request to add \$2.71 million in Tax Increment Trust Funds for assistance in the replacement of the City's Pollution Control Plant

Staff Report:

Mr. Mann read the following staff report into the record:

As stated in the previous request, the CRA is also requesting to amend the Downtown Community Redevelopment Plan to provide funding assistance to the City for the replacement of its Pollution Control Plant. The requested amendment would provide \$2.86 million for the project from the Downtown Tax Increment Trust Fund. As stated in the previous request, staff has verified that the project is consistent with the 2010 Comprehensive Plan.

Motion: It was moved by Mr. Dorson, seconded by Mr. Jones, to recommend approval.

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Roll call vote: Ayes – DeLoach, Sutton, Dorson, Williams and Callan; motion carried unanimously.

Planning & Development Director's Report

Mr. Mann advised the board that there would be a meeting on February 23, 2009 with one case on the agenda.

Adjournment

There being no further business coming before the Board, Mr. DeLoach adjourned the meeting at 7:15 P.M.

Submitted by: Amber Maria Lehman
Recording Secretary

Approval:

/s/Terry DeLoach
Chairman

Date: April 27, 2009