

District #1 - Urban Core

Citizens Planning Advisory Committee

Meeting Location: Ed Ball Building – Training Room 110 – 214 N. Hogan St.

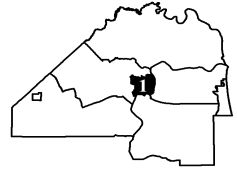
Chair: Gloria De Vall 449-4340 gloria.cpac@gmail.com

Vice Chair: Greg Radlinski 354-8080 giradlinski@bellsouth.net

Mayor's Liaison: Michelle Barth 630-2456 mbarth@coj.net

Mayor's Representative: Carolyn Shehee-Williams 630-1636 cshehe@coj.net

Neighborhood Coordinator: Rosemary Wesolowski 255-8261 rosemary@coj.net



Meeting Summary Monday, July 7, 2014

Members

Arnold, Ruth – 02nd Mile Ministries
Demopoulos, Dimitri – Churchwell Lofts at East Bay Condo Assoc. Inc.
Harris, Darcel – Mother Midway AME
Merrick, Dorothy – Plaza Condominiums
Partlow, Levoyus – Good Neighbor M.A.N.I.A.
Pryor, Kim – Preservation SOS
Radlinski, Greg – Parks at the Cathedral HOA
Redmon, Michael – Parks at the Cathedral HOA
Swain, John – Grand Boulevard Crime watch
Vanderlaan, Doug – SPAR Council

Excused –

DeVall, Gloria – Preservation SOS
Hamilton, William C. – St. John's Lutheran Church

Guests

Holzendorf, Mike	Byres, David
Holzendorf, Honey	Lewis, Richard
Rogers, Hank	Colbert, Daphne
Ellison, Cynthia	Farhat, Jay – Candidate for Sheriff
Hyde, Robert	Kahn, Jake – 2 nd Mile Ministries
Kellen, Brittany – 2 nd Mile Ministries	Good, Allison
Fields, Ramonda	Holman, William – Project New Ground

Staff/Resource

Danko, Marty – MCCD	
Green, Jim – FDOT	Hartley, Mark – JaxParks
Logsdon, Kenny – HCDD	Wesolowski, Rosemary -HCDD

Call to Order

Vice Chair Radlinski called the meeting to order at 5:30 p.m.; it was established that a quorum was present and welcomed everyone.

Approval of the Minutes

It was determined that the CPAC members received the CPAC Bullets for the month of June instead of the CPAC Summary. The June and July CPAC meeting summary will be sent together and be submitted for approval at the August CPAC meeting.

Guest Speakers:

Guy Parola, Downtown Investment Authority, provided some updates on the Downtown Investment Authority (DIA) projects. Mr. Parola informed the group that the 220 East Riverside (in the Brooklyn Area) is moving along. It was confirmed that Unity Plaza is on schedule; they are looking at a bike share program and exploring several public/private partnerships. The shops next door are moving along and everyone is looking forward to Fresh Market opening their

doors. In downtown, they are excited that the Haydon Burns Library is currently under renovation by the Jesse DuPont Foundations. The Foundation is spending \$20 million for renovations; once completed, the space will be used as a not-for profit incubator. The Barnett National Bank Building is up and going and they are doing a fantastic job of getting people interested in it. The Barnett Bank is to include office space for startups, apartments and two floors of retail and is scheduled to be completed in summer 2015. Across the street are the 3 historic buildings known as "The Trio". The redevelopment of the Laura Street Trio could begin construction this summer. Steve Atkins, managing member of SouthEast Group, will also be redeveloping "The Trio" as well as the Barnett Bank Building. The Trio are comprised of the Florida Life (a Klutho Building) and Bisbee building (a Klutho Building) as well as the Marble Bank. The Landing is under review for redevelopment by Tony Sleiman; plans should be completed soon. The Berkman, Phase 2, we now have a property owner and they are looking to find a developer to continue construction.

DIA is currently ready to adopt the CRA (Community Redevelopment Agency) Plan. Legislation should be ready at the end of this month or the beginning of next month. The Friends of Heming Plaza legislation has been filed through the Mayor's Office. They are moving \$800,000 of our funds and adding \$200,000 of the Parks funds and hiring a professional management company to manage Heming Plaza. Other legislation that they are proud of is in regard to Retail Enhancement. To enhance retail in the downtown area the city has taken \$750,000 of our money and set up a fund that will be used to enable property improvements to buildings/spaces to allow new tenants to come in and open up shop.

Housing is still an issue. They are hoping to get a couple of programs through. One program would address the demand side and the other would address the supply side. They are hoping to get a rental subsidy program to hopefully create the demand; thus stimulating the demand side.

Vice Chair Radlinski asked Mr. Parola to provide additional details in regard to 2014-389 and how the \$750,000 would be used and if there would be any claw back amendments. Mr. Parola stated that the money could be used by the building owner and he/she could access the capital and create a direct line of credit to the owner so they can use the money for renovations to attract a tenant; these funds would have to be repaid within 5 years. Or a tenant that has a signed lease and meets all the requirements with risk management and others, can access the money as a forgivable amortized grant. The tenant will also have to stay in the space for 5 years and the money is secured by a person agreement. Vice Chair Radlinski shared with the CPAC and Mr. Parola that the TRUE Commission has discussed 2014-389 and they looked at it 2 different ways and opposed it both ways. It was stated that they do not believe that it is Governments business or duty to provide public dollars to fund private businesses. Also, there was some concern that there were not claw backs in place.

Vice Chair Radlinski expressed his support for 2014-389 as a means to stimulate retail/commercial development in the downtown area. There was some additional discussion as to the benefit to this ordinance. A motion was made by Doug Vanderlaan and seconded by Dorothy Merrick to send a support letter for 2014-389. The CPAC voted unanimously to send a letter.

David Byres, The Little Free Libraries – Mr. Byres informed the group that through an Eagle Scout project he has started the Little Free Libraries in the Springfield area. What is a Little Free Library? It's a "take a book, return a book" gathering place where neighbors share their favorite literature and stories. In its most basic form, a Little Free Library is a box full of books where anyone may stop by and pick up a book (or two) and bring back another book to share with all in the community. The average little library "box of books" holds about 20-30 books. No library cards are needed, this is a community enhancement program and free to all.

Mr. Byres informed the group that there are 2 little libraries in Springfield; the locations are Market Street and 7th Street and on East 3rd Street. Mr. Byres added the 2 libraries in March or April of this year. Kits for libraries are available online and can be added. To learn more about the little library visit: <http://littlefreelibrary.org/ourhistory>

Chairs Report:

No report

Elected Officials Reports –

None

Staff Reports:

JSO Zone 1 – not present

For assistance and information call the JSO Zone 1 Sub Station at 924-5361 or

JSOzone1@jaxsheriff.org

Mayor's Representative – Ms. Shehee Williams – not present

Mayor's Liaison – Michelle Barth

Not present

Duval County Public Schools – not present

Regulatory and Compliance Department (Code Compliance) – Marty Danko

Supervisor Bruce Chancy could not be here tonight, but he wanted someone to be her to answer any questions.

Vice Chair Radlinski stated that he would like to revisit an old issues; 2014-427. This bill is to redefine unsafe buildings or unsafe structures for the purpose of demolition, but adding: *to revise the definition of "unsafe building or unsafe structure" to include non-historic structures that have been boarded up and have no active water or electric service for a time period that exceeds 24 months. Section 518.205 – Boarding of vacant buildings or dwellings – is amended to provide that non-historic buildings boarded up and without active water or electric service are declared to be unlawful and a public nuisance and shall be abated by the City in accordance with its demolition standards.* Can you tell us a little bit about this bill? Mr. Danko stated that he was not able to speak on this, but recommended that the CPAC speak to either his supervisor or Bob Prado.

The CPAC decided to discuss this issue in the New Business section of this meeting.

There was a question if he could give them an update of Mr. Fosters' property? Mr. Danko was not familiar with this property, but stated that it would probably go through the Code Board.

Florida Department of Transportation (FDOT) – Jim Green

Mr. Green informed the group that all the FDOT projects are moving along and are on schedule.

Vice Chair inquired how the Main Street Bridge sidewalk is coming progressing? Mr. Green stated that the eastern sidewalk is being worked on now, and he will need to get back to us on the timeline in regard to the west side.

Mr. Vanderlann stated that he has a comment to share. He stated that he was happy to see the signage posted on the Fuller Warren Bridge indicating it as a bicycle passage. It is very hard to cross the river on a bicycle. Is this really going to happen? Yes, they are working on making this a reality.

Mr. Green can be reached at 360-5684 or James.green@dot.state.fl.us

Planning and Development – Planner Lisa Ransom informed the group that there are no new applications in Urban Core. Ms. Ransom also stated that Rosemary Wesolowski requested that she provide an update on the Planning Commission and any seat vacancies. Ms. Ransom stated that she had some paperwork available if anyone is interested in serving on the Planning Commission and Ms. Ransom stated if anyone has any questions about serving on any commission, they should contact Ms. Daphne Colbert to obtain complete details or contact Patricia Sales in regard to the Planning Commission only.

Ms. Ransom can be reached at 255-7834 or lransom@coj.net

Project New Ground – Bill Holmon, Hester Group, stated that they are working in 5 areas/sites. Browns Dump had 211 parcels cleaned and 24 parcels remaining
5th and Cleveland (Myrtle Ave. area – OU1) had 357 parcels cleaned and 431 parcels remaining
In Springfield (5th and Cleveland) OU2 – 202 parcels cleaned and 48 parcels remaining
Forest Street (OU1) – 371 parcels cleaned with 212 remaining
Forest Street (OU2) – 71 parcels cleaned with 14 remaining
Lonnie Miller Park – 64 parcels cleaned with 24 remaining

Totals: 1276 parcels cleaned (remediated) and 752 parcels remaining

Project New Ground can be contacted at 630-CITY (2489) or the Outreach Center at 357-8077.

Parks & Recreation – Mr. Hartley
No report – available for questions

Mr. Hartley can be reached at 472-2865 or mhartley@coj.net

Jacksonville Public Library – not present

Housing and Community Development Division – Rosemary Wesolowski, Neighborhood No report – available for questions.

Ms. Wesolowski can be reached at 255-8261 or rosemary@coj.net

Chair's Report

- No report
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Subcommittee Reports

- **Preservation** – Chair DeVall ~ no report
- **Transportation** – no report
- **Parks** – Greg Radlinski - no report
- **TRUE Commission** – Greg Radlinski – no report

Unfinished Business:

New Business:

Vice Chair Radlinski reintroduced 2014-427~This bill is to redefine unsafe buildings or unsafe structures for the purpose of demolition, but adding:
to revise the definition of “unsafe building or unsafe structure” to include non-historic structures that have been boarded up and have no active water or electric service for a time period that exceeds 24 months. Section 518.205 – Boarding of vacant buildings or dwellings – is amended to provide that non-historic buildings boarded up and without active water or electric service

are declared to be unlawful and a public nuisance and shall be abated by the City in accordance with its demolition standards.

It was discussed that this will allow the city to demolish buildings that are not in need of demolition, but are just in need of occupancy and/or some repair. During the discussion a point was also raised that there is not a definition to what is a historic building? What is a non-historic building? It was also questioned does this give the city more authority to demolish historic quality building?

The CPAC also reviewed the section on Mothballing; which states:

(d) When a structure is subject to a mothballing COA pursuant to chapter 307, the structure's owner shall secure the structure using the methods prescribed by rules adopted pursuant to section 307.305.

(e) Boarding may be for a period of three years if approved for a mothballing certificate of appropriateness, with any extensions that may be granted through a subsequent certificate of appropriateness and the process outlined under Chapter 307, Part 3. Property owners of non-emergency condemned properties that are locally designated or listed on the National Register of Historic Places shall be notified of the option to mothball their building and be given 60 days to respond. The city will hold in abeyance enforcement or corrective measures until that 60 days time period expires.

It was questioned if a structural sound structure that isn't mothballed correctly, will this allow them the opportunity to demolish the building. It was noted that there are a couple of Councilmembers that are not in support of this bill and many questions need to be answered.

It was also inquired what is the definition of structurally sound building?

They CPAC also discussed the value of demolition to the neighborhood. It was pointed out that in a recent study on Building a Healthier Florida it was recommended /found that demolishing boarded up building(s) and allowing a green space in its' place is better for the community and brings more value to the community. As an example the old Jacksonville Courthouse was referenced and recommendations are to tear it down. By leaving the courthouse standing it needs to be constantly secured from repeated attempts for break-ins, it has been documented that it harbors rats and various types of insects. It was stated that these same concerns are a major problem for homeowners that have to live next to a boarded up house for years. There was a couple of comments that stated that there has been vacant homes in their neighborhoods (some boarded up and some not) and they tend to harbor crime. It was also stated that the abandoned properties also create problems with unmaintained trees and other plant material falling on and destroying fences, etc.

This information led to a discussion that demolishing properties doesn't solve the problem; the real problem is a crime problem. It was stated that demolition is a quick fix and the problem of crime is not being addressed. The properties are not the problems, but the squatters and the drug dealers are the problems. The example used was the rush to demolition of the property located at 1477 Evergreen Avenue; a historic flower shop in the Eastside. The community lost this valuable piece of history and it can not be replaced. It was recommended that this bill should be used as a catalyst to stimulate dialogue and work on the system and the crime problems.

There was a question if JSO could discuss the criteria to DART a home? Also, it was questioned if Councilmember Lee could come to a meeting to clarify some of these questions and discuss the Urban Blight Committee? Maybe we can get someone from Historic Preservation to weigh in on this bill.

There was a question about 2013-493 if everyone was aware of this bill to loosen the bill. The CPAC stated that they had weighed in on this topic in the past and it would be a good idea to review and see if any additional changes have been made.

Public Comments/Announcements:

none

Adjournment

*Member Vanderlaan made a Motion to adjourn and was Member Arnold seconded.
The meeting was adjourned at 7:04 p.m.*

The next Urban Core CPAC meeting is on
Monday, August 4, 2014 at 5:30 p.m.,
at the Ed Ball Building, 214 N. Hogan Street, 1st floor Training Room