

# District #1 - Urban Core

## Citizens Planning Advisory Committee

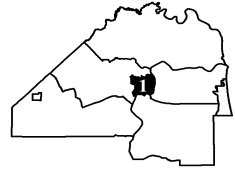
Meeting Location: Ed Ball Building – Training Room 110 – 214 N. Hogan St.

**Chair:** Christina Parrish 434-0959 [ceparrish.CPAC@yahoo.com](mailto:ceparrish.CPAC@yahoo.com)

**Vice Chair:** Gloria DeVall 449-4340 [gloria.devall2010@comcast.net](mailto:gloria.devall2010@comcast.net)

**Mayor's Representative:** Carolyn Shehee-Williams 630-1636 [cshehe@coj.net](mailto:cshehe@coj.net)

**Neighborhood Coordinator:** Rosemary Wesolowski 255-8261 [rosemary@coj.net](mailto:rosemary@coj.net)



## Meeting Summary Monday, October 7, 2013

### Members

Ruth Arnold, 2<sup>nd</sup> Mile Ministries  
Gloria DeVall, Vice Chair  
Dimitri Demopoulos, Churchwell Lofts  
William Hamilton, St. John's Lutheran Church  
Dorothy Merrick, Plaza Condominiums  
Christina Parrish, Chair  
Levoyus Partlow, Good Neighbor M.A.N.I.A.  
Greg Radlinski, Parks at the Cathedral  
Ashley Strickland, MaliVai Washington Kids  
Deloris Swain, Grand Boulevard Crime Watch  
Erica Trent, Pathways Academy  
Doug Vanderlaan, SPAR

### Excused –

Darcel Harris, Mother of Midway AME

### Guests

Richard Lewis, Plaza Condominiums	Travis Brown, VOA
David Chapman, FNDR	Bill Holman, PNG/Hester Group
Evie Welch, ShAdCo	

### Staff/Resource

Samantha Paull, Planning	Nelson Beard, Municipal Code
James Green, FDOT	Kenny Logsdon, HCDD
Rosemary Wesolowski, HCDD	Donna Barrow, City Council Aide, At-Large
Mark Hartley, JaxParks	Carolyn Shehee-Williams, Mayor's Liaison
Michelle Barth, Mayor's Office	Jimmy Ricks, JSO
Ivan Rodriguez, JTA	

### Call to Order

Chair Parrish called the meeting to order at 5:30 p.m. Training Room 110, Ed Ball Building, 214 N. Hogan St., established that a quorum was present and welcomed everyone.

### Approval of the Minutes

*Member Vanderlaan made a Motion to accept the minutes as presented from the September 2013 meeting with the corrections submitted by Ms. Merrick.*

*A second was made by Member Demopoulos. The motion passed unanimously.*

### Guest Speakers:

#### Karen Nasrallah, JEDC, Manager

Informed the group that the Brooklyn area of Jacksonville an older part of town that is known to have issues with infrastructure in place since the 1920's, including challenges with flooding and problems with ash. The area has historically been overlooked for re-development. Brooklyn's boundaries are Riverside Avenue on the south, Magnolia Street on the north, Leila Street on the east and Jackson Street to the west.

In 2005, Ms. Nasrallah worked with Miles Development from Atlanta and NAI Hallmark Partners from Jacksonville to redevelop this area. Miles Development is no longer involved or a company due to the recession. The Hallmark Partners project changed from an office project to a residential project.

Currently, Hallmark Partners plans to spend \$30 million to build 285 apartment units along with a two-story parking garage and 16,500 square feet of retail. This project is known as 220 Riverside and will include an amphitheater. The average rent of the apartment will be \$1,200. In addition to the project by Hallmark Partners, Atlanta-based Fuqua Development LP is developing a 53,700-square-foot retail component in Brooklyn. Ms. Nasrallah confirmed that the Fresh Market will be the anchor tenant of the Brooklyn retail development. Other tenants that have discussed coming to the area were Chipotle and Panera. A CVS pharmacy project that was initially part of the retails plans is not moving forward.

There are additional residential components of the plan for Brooklyn. Atlanta-based Pollack Shores Real Estate Group has applied for building permits for a \$24.8 million project with seven buildings housing 310 residential units. The Fuqua and Pollack Shores portions are part of the Pope & Land deal, which is being built adjacent to 220 Riverside, another Brooklyn mixed-use development under construction.

Ms. Nasrallah presented a PowerPoint that illustrated the development and changes to come to the Brooklyn area.

There was a short Q&A session:

Will the skyway be extended? There is not funding for an extension yet.

What size will the units be? Most will be 1 or 2 bedroom units with a couple of 3 bedrooms in each of the developments.

What are the plans for the YMCA? The YMCA is planning to build a new building behind the current YMCA. Once the new structure is complete, they will tear down the old building and turn that into parking.

**Aundra Wallace, Downtown Investment Authority (DIA), Director**

Introduced himself to the group and provided a brief professional history.

Wallace says his first priority is to sit down and talk to current stakeholders. He also expects to take about three months to come up with an executive plan for the agency. He is ready to start building a team and to start working on taking the next step. So far he has had the opportunity to have excellent discussion with many of the stakeholders and he is rapidly getting up to speed on where we are with growth and development in downtown Jacksonville. He has learned that it has been 10-15 years since the CRA and the Business Development Strategy has been updated.

Mr. Wallace informed the group that the DIA will be hosting a community meeting tomorrow, October 8, 2013 at City Hall in the Lynnwood Roberts room from 2 to 3 pm. He encouraged everyone to attend and stressed that he needed everyone to get involved.

There was a brief Q&A session:

There was an inquiry about bringing national retailers to downtown Jacksonville. Mr. Wallace stated that Jacksonville is a bit short on residential units downtown, which makes it harder to attract retailers. With the completion of 220 Riverside and the other projects in the Brooklyn area, this will increase the unit numbers in downtown. Also, retailers look at the average rents

that a market area commands. The average price per square foot and occupancy rates are other factors in attracting retailers to the downtown area.

Mr. Wallace stated that he would like to come back to the Urban Core CPAC in 2014 and give a progress report for the DIA.

**Elected Officials Reports** – Donna Barrow, Aide to Councilmember Lumb informed the group that the City has a wide variety of boards and commission that they need volunteers for. Ms. Barrow left paperwork that described the various boards and commissions that are seeking volunteers.

**Staff Reports:**

**JSO Zone 1** – Lt. Jimmy Ricks

Introduced himself to the group and informed them that it was his first day in the district/zone and he was pleased to meet everyone. Lt. Ricks did inquire about the report that is typically provided by Zone 1 so he can be better prepared for the November meeting.

For assistance and information call the JSO Zone 1 Sub Station at 924-5361 or [JSOzone1@jaxsheriff.org](mailto:JSOzone1@jaxsheriff.org)

**Mayor's Representative** – Ms. Shehee Williams – no report

**Duval County Public Schools** – not present

**Florida Department of Transportation (FDOT)** – Jim Green reported on the following:

- The Mathews Bridge project is running behind schedule, but is expected to be completed this fall.

**Mr. Green can be reached at 360-5684 or [James.green@dot.state.fl.us](mailto:James.green@dot.state.fl.us)**

**Planning and Development** – Planner Samantha Paull advised that there were no new applications filed in the Urban Core District. Ms. Paull did review and clarify applications that were discussed at the September meeting. Planning is working on the following applications in District 1:

- There is an application for re-zoning on Forest St. (in Brooklyn) to go from a CRO to CCG1
- There is an exception and administrative deviation at 122 W. 28<sup>th</sup> Street for a multi-family complex
- Waiver of liquor distance on West Adam Street to reduce the distance from 1500 feet to 750 feet (from Churches & Schools) for a full liquor license has been approved.
- At this time Ms. Paull does not have the application, but is aware there will be an application for 4000 Pearl St. This will be an AD and request to reduce the set back for parking at a church. When the application becomes available she will provide it for the CPAC.

**Ms. Paull can be reached at 255-7852 or [spaul@coj.net](mailto:spaul@coj.net)**

**Project New Ground** – Bill Holman of the Hester Group advised that part 2 of the mitigation has started in the Springfield area. There are 40 properties that are listed to be cleaned and 6 have been cleaned thus far.

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

**Parks & Recreation** – Mark Hartley shared with the group that all parks have new mulch installed. They do have to go back and touch up in a few places and do some grass spraying. There are some modified hours to area Community Centers due to the budget. In Urban Core that would be at Emmitt Reed and the Kennedy Center; their hours of operation are 8:00 am to 8:00 pm. The federal Head Start program has been limited by budget, but the local Head Start programs have not. The city has also started a tree trimming project in the parks and today in

Hemming Plaza dead wood from the trees was removed and the tree canopy in the northwest corner was raised to clear flower beds. Also in Hemming Plaza, a group from DVI has replanted some of the planters. There should be some improvements to the landscaping over the next year. On this past Saturday, Art in the Park partnered with Community First Saturdays and had about 700 children participate in craft projects on the Northbank Riverwalk. Mr. Hartley has been in contact with Lt. Grant and no fishing signs have been installed and will be monitored. They read "Fishing is not allowed on the River Walk". Improvements are being made to RAM; they will be adding mulch and replacing dead shrubbery.

There were questions to clarify changes at Emmitt Reed and Kennedy. The changes will be in areas of programing. Some of the contracted classes may have been removed. As it is now there is mostly open gym time and a recreational basketball league. JaxParks wants to add adult volleyball and other adult programming requested by the community. Member Vanderlaan advised that there is a problem with dumping, broken glass and low hanging branches on the S line. Mr. Hartley advised that Parks is working with Officer Ray to help keep the area in good shape. There was an inquiry about proposed "do not feed the ducks" signs in Confederate Park. These signs are being installed and there will be some tree clean up and cutting in Confederate Park too. There was a request to have JaxParks work with JSO (Officer Ray Cole) on the S line and to walk the Riverbank. There are a number of individuals panhandling, littering and sleeping on the benches; it requested that JaxPark or JSO visit these areas and clean or correct these problems. The area on the North bank near the public restroom can be particularly problematic. There continues to be a problem with people fishing along the Northbank, with many near the Landing; additional signs are needed. Lastly, there was a concern expressed about poor or no lighting in the parks. Hartley asked for information on specific problem areas so that an electrician can look at the lighting.

**Mr. Hartley can be reached at 472-2865 or [mhartley@coj.net](mailto:mhartley@coj.net)**

**Jacksonville Public Library** – not present

**Public Works** – not present

**Neighborhoods – Code Compliance** – Supervisor Nelson Beard reported that there are 2217 active cases in the Urban Core. MCC completed two neighborhood systematic inspections last week: on the Mid-West side they opened 249 new cases and in the Moncrief area they opened 132 new cases. All of these cases are nuisance properties; this would be overgrown yards, vacant properties and junk cars.

**Supervisor Beard can be reached at 255-7041. Code can be reached at 255-7000.**

**Neighborhoods – Housing and Community Development Division** – Neighborhood Coordinator Rosemary Wesolowski stated that she has been reviewing concerns that have been discussed this year in the Urban Core area. A number of those issues were discussed and corrected tonight. There was an inquiry about a pedestrian sign on the Main Street bridge and if it had been completed. It was determined that the pedestrian signs have not been installed and that follow up with FDOT was needed. Another concern raised was regarding vacant property. A call was made to 630-CITY to make a report to the Vacant Property Registry and the city employee answering C.A.R.E. calls was not aware of the program. Rosemary informed the group that the program is still active and doing well. Information about the program will be emailed to the group tomorrow and Rosemary will follow up with the call center. It was also mentioned that when trying to go online and register a concern with C.A.R.E. about your garbage not being collected you can not enter it into the system. Again, follow up with C.A.R.E. on this issue will be made. **Ms. Wesolowski can be reached at 255-8261 or [rosemary@coj.net](mailto:rosemary@coj.net)**

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**Chair's Report**

- Chair Parrish stated that traditionally the Urban Core CPAC has not met in the month of December, but was thinking /working on a bus tour for the district. The Chair thought it would be helpful to members see the various areas and parks in the district. Members agreed that such a tour would be desirable and suggested that it be scheduled on a weekend.
- **Subcommittee Reports**
- **Preservation** – Chair DeVall ~ no report
- **Transportation** – not present
- **Parks** – Greg Radlinski - no report
- **TRUE Commission** – Greg Radlinski -Pension reform is still a focus. Last Thursday, Jim Robinson came and spoke to the T.R.U.E. Commission about the new automated collection system that is occurring in some of the outlying areas of town. Mr. Radlinski did ask Mr. Robinson if and when the Urban Core would switch to this type of collection. It was stated that the City of Jacksonville collects the trash in this area and they do not have the means or the ability to switch to this type of collection system. At this time the earliest the City collection systems could convert to this collection system would be 2017.
- **Nomination** – Doug Vanderlaan stated that the group met prior to the CPAC meeting. They made a motion to nominate Gloria DuVall for Chair and Greg Radlinski for Vice Chair. The election will be held at the November meeting.

#### **Unfinished Business –**

A member asked for an update on the Bostwick Building. Members believe the prospective buyer is still involved with completing due diligence with architects and engineers.

A member mentioned a proposed ordinance that would restrict activities at Metropolitan Park, apparently driven by citizens in St. Nicholas who are concerned about noise. Members of the CPAC understand that a proposal will go to City Council to regulate the bass volume during concerts. Results of three sound studies suggest more noise comes from Jaguar games than from concerts at the park. One of the recommendations is to re-orient the stage to help direct sound in a different direction. They are also looking at what types of sound barriers there may be available that may be used.

#### **New Business**

Member Vanderlaan stated that he has been investigating the new AHCA and is interested in learning what type of counseling is available for the community. Mr. Vanderlaan has spoken to Ms. Turner at the Duval County Health Department. We as a CPAC should have a presentation on this topic at a future meeting.

#### **Public Comments/Announcements**

#### **Adjournment**

*Member Demopoulos made a Motion to adjourn and Member Vanderlaan seconded.  
The meeting was adjourned at 7:12 p.m.*

The next Urban Core CPAC meeting is on  
**Monday, November 4, 2013** at 5:30 p.m.,  
at the Ed Ball Building, 214 N. Hogan Street, 1<sup>st</sup> floor Training Room