

District #2 – Greater Arlington Beaches Citizens Planning Advisory Committee

Chair: Michael Anania

Vice Chair: Eddi Parsons

MEETING SUMMARY

Location: Jacksonville Executive at Craig Airport

DATE: Monday, March 9, 2015

Attendance:

Organizations/Representatives

Members:

Agnihotri, Amita, Hawkins Cove Owner Association
Belge, Larry, River Woods – St. Johns Landing HOA
Conderman, Laurel, University Park Civic Association
Davis, Michele, Council Appointee – District 1
Evans, Kacy, Caroline Forest Homeowners Association
Henry, David, Kensington Association
George, Shirley, University Park Civic Association
Hawkins, Lad, Communities of East Arlington
Hunter-Nowak, Karen, Hawkins Cove HOA
Keeley, Tim, Kensington Association
Kline, Jeanne, Arlington East Neighborhood Association
Litwhiler, Shelia, Beachwood Civic Association
Ludwig, Helen, St. Johns Woods HOA
Maxted, Ed, Bentwater Place
Miller, Pete, Indian Springs Community Association
Parsons, Eddi, Monument Oaks HOA
Pougiouklidis, Nina, Ibis Point Owners Association
Sanders, Patricia, Southern Grove Condo Association
Schirado, Carol, Communities of East Arlington
Schorr, Patricia, Covington Creek HOA
Tucker, Ben, Cypress Cove Good Neighbor Group

Excused:

Anania, Michael, Arlington Business Society
Barletta, Robert, Charter Point Community Association
Lowe, Marcella, Alderman Park Civic Association

Elected Officials:

None

Staff: Roman, Dave; Nasrallah, Karen; Libero, Jim; Wesolowski, Rosemary; Davis, Paul; Hall, Robert;
McNeil, Julie; Long, Steve; Green, Jim

Guests:

Marlowe, Kathryn
Gillem, Tiffany – JAA/JAXEX

Harmening-Marlowe, Lynn
Mason, Darren – Joyce Morgan Campaign

1. **Call to Order/Verify Quorum**

Vice -Chair, Eddi Parsons, called the meeting to order at 6:30 p.m. The meeting began with a prayer followed by the Pledge of Allegiance.

2. **Approval of the Previous Meeting Summary**

Vice-Chair Parsons verified that there was a quorum and that everyone had the opportunity to review the February meeting summary. Member Helen Ludwig made a motion to approve the meeting summary and Nina Pougiouklidis seconded the motion. The motion was approved unanimously.

3. **Staff Reports**

- **JSO (Jacksonville Sheriff's Office) – Chief Lamb** informed the CPAC that YTD property crime is down 8% and violent crime is down 6% in Zone 2. Chief Lamb stated that these crime statistics are positive for the community and they are working hard to keep crime numbers this low. At this time JSO is not watching any crime patterns or gang activity, many of the calls for service are for domestic crimes and those are tough calls to respond to. Chief Lamb also mentioned that he plans to work on reducing response time to priority 1 and priority 2 calls. Traffic fatalities are also a problem. In 2014 there were 6 traffic fatalities in Zone 2. In 2015 we are already at 6 traffic fatalities. Everyone was encouraged to watch their speed and drive safely.
- **Mayor's Liaison – Dave Roman** - Informed the CPAC that the Pension Bill will go before City Council tomorrow and they are hopeful that it will be approved. Mr. Roman stated that the Southbank River walk has been reopened and that the Neighborhood Accountability Board has been deferred for the time being.
- **Duval County Public Schools** – not present, but Rosemary Wesolowski read the following report from Schoolboard Member Ashley Smith Juarez:
The board recently approved two schools becoming dedicated magnets: Eugene Butler Middle School will be a dedicated magnet for the young men's leadership academy and the young women's leadership academy; Stillwell Middle School will be a military leadership academy. The board also approved the GRASP Academy, a program that targets evidence-based learning strategies for students with dyslexia and other learning processing disorders. It is the only school of its kind in the state and we are seeing great results in the pilot school.

DCPS also recently launched a new partnership with FSCJ that will implement a pre-early college program at several of our middle schools. This will allow for accelerated learning for our advanced learners in middle school and students who are interested in the Early College program at our high schools. We are hopeful that this will give more learning options to students in middle school, and will strengthen pipeline to our Early College high schools. For example, Southside middle will have the pre-early college program; then, students can matriculate to Early College at Englewood. The Early College program allows students to complete their high school diploma and an AA degree during their 4-year high school experience. The Middle School magnets and the pre-early college are both part of our ongoing efforts in middle school reform.

Also, the board recently completed the Superintendent's evaluation. We are still finalizing the board statement, so I hope to provide that next month.

The board will be reviewing student achievement data and moving forward with budget preparations for the 2015-16 school year at our workshop tomorrow.

- **Regulatory Compliance Department** (Code Compliance)- Jim Libero

Mr. Libero announced that Code Compliance has completed 3 systematic inspections in the Arlington area; Alderman Park, Arlington Hills and Lake Lucina. There are currently 939 active cases in the Arlington area. Starting next month when the growing season begins, the number of active cases will drastically increase. This month Code Compliance will be conducting 2 systematic inspections: 1 in the Girvin area and 1 in Beachwood.

FDOT (Florida Department of Transportation) – Jim Green – last Thursday, Florida Department of Transportation (FDOT) hosted a construction open house at the Police Athletic League Center at Ed Austin Regional Park, 11751 McCormick Road for the Wonderwood Drive drainage project.

The meeting was informal and anyone could have dropped by between 6:30 and 8 p.m. for project information including time frame, construction activities, traffic impacts and other project details. Project staff was available at the meeting to answer questions. Since was an informal open house, no presentations were made. Mr. Green informed the CPAC that construction will be occurring in the hotspots to replace the corrugated metal pipes with concrete pipes and there will be no lane closures during peak hours. The current phase of the project will cost \$8.7 million and in 2017 FDOT will received an additional \$7.25 million to complete the project.

- **Jacksonville Aviation Authority** – Tiffany Gillem informed the CPAC that the JAXEX Community Advisory meeting will be held tomorrow, March 10, 2015 at 9:00 am in this room; all are welcomed to attend. The landscaping project at the corner of Monument Road and St. Johns Bluff Road is underway and should be completed in 30 day. Ms. Gillem announced that Michael Chan has left JAA. If you have any questions or need any assistance in regard to JAA, please contact Tiffany Gillem at 641-7666.
- **Operation Dolphin/Renew Arlington** – Karen Nashrallah – guest speaker
- **Planning Department:**
 - **Housing and Community Development** – Rosemary Wesolowski informed the City of Jacksonville will be hosting another Tire and Sign Buy Back on Saturday, March 28, 2015. Flyers with complete details for the event were available. On April 18, 2015 the City of Jacksonville will hold a Community Empowerment Day at Fort Caroline Arms Apartments from 10:00 am to 2:00 pm. There will be many services available for the community, such as: Employment Agencies, Healthcare Sign-Ups, Youth Sports Registration, Senior Services, Job Readiness, Medicare Information, Disabled Services, Medicaid Information, Financial Literacy, Family Activities, Tax information and more.
 - **Planning Department** – Paul Davis stated that he did not have an additional report from the LUZ Subcommittee, but he announced that the Planning and Development Department Director, Calvin Burney has resigned. The Acting Director is Folks Huxford.
- **Public Works** – Steve Long, Chief of Right of Way and Stormwater Management – informed the CPAC that the Mowing and Landscaping Division have starting mowing along all the major corridors. To date they have received 1000 requests for mowing. Mr. Long acknowledged that the growing season is approaching and stated that the demands for mowing will drastically increase. Mr. Long encouraged the CPAC to call 630-CITY if they would like to request mowing in a specific area.

Mr. Long informed the group that his department has been busy cleaning ditches. To clean the ditches, the Public Works Department is currently using teams of 8 inmates (for each team) from the Montgomery Corrections facility along with 2 COJ staff members per team. Recently, Public Works has been granted the opportunity to increase the number of inmates that they can use to clean ditches; this has allowed them to clean up to 15 ditches a week. If their crew numbers stay the same they are hoping to get caught up this year with all the ditches that need to be cleaned. To date they have cleaned 2 ditches in the

Brookview area. Member Kline stated that there are many more ditches in the Brookview area that desperately need to be cleaned. Mr. Long stated that he would meet with Member Kline after the meeting to discuss the areas that still need to be addressed. Mr. Long also confirmed that they have not started cutting/cleaning the Sandalwood Canal. Due to the length of the Sandalwood Canal, heavy equipment will be needed to complete the job. At start date for the Sandalwood Canal was not provided.

- **JaxParks** –Robert Hall – present, but no report. If you have any questions, please contact Mr. Hall at 255-7933 or RHall@coj.net

4. Presentation(s):

Karen Nasrallah, City of Jacksonville, Office of Economic Development-Renew Jacksonville

provided an update on the Renew Jacksonville Plan and its impact on the Arlington area. Ms. Nasrallah educated the CPAC on Community Redevelopment Areas (CRA).

In 1969 the Florida Legislature enacted the "Community Redevelopment Act of 1969". This act has been amended many times since its adoption and is codified in Part III of Chapter 163 of the Florida Statutes. Since its enactment, over one hundred-forty Florida Communities have established a Community Redevelopment Agency (Agency) to revitalize downtowns, preserve historic structures, and otherwise enhance communities. Some cities, such as Apalachicola, have created a community redevelopment area in order to participate in another development project, the Florida Small Cities Community Development Block Act (Block Act).

The Act is the enabling legislation for community redevelopment agencies throughout Florida including those in Duval County. The Redevelopment Act gives redevelopment agencies the power to acquire property in redevelopment areas and dispose of it to private entities for redevelopment. Because of the necessity of finding an area to be "slum" or "blighted" under the Act, the ability of the local government to exercise eminent domain and the emphasis on redevelopment, some communities are uncomfortable with undertaking the CRA process. Previous to the enactment of Chapter 2006-11, Laws of Florida, community redevelopment agencies could exercise the power of eminent domain if the power was delegated to the agency under the CRA ordinance. Chapter 2006-11 amended Chapter 73, Florida Statutes and prohibits the Agency from exercising eminent domain authority.

The Act provides a funding mechanism by which counties and municipalities may undertake community redevelopment. It allows a county or municipality to retain tax increment revenues from certain community taxing districts. Tax increment revenues equal 95 percent of the difference between the amount of ad valorem taxes levied each year on property within the CRA and the amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year on the total assessed value of the property within the CRA. To obtain this revenue, a local government must create a community redevelopment agency (Agency), designate an area or areas to be a Community Redevelopment Area (CRA), create a community redevelopment plan (Plan), and establish a trust fund (Fund). Once this is accomplished, the CRA directs the tax increment revenues from within the CRA to accrue to the local government and to be used for the conservation, rehabilitation or redevelopment of the CRA.

Establishing an Agency is similar to chartering a municipality. The Agency must be established by ordinance or resolution under appropriate statutory guidelines and must have clearly delineated powers and responsibilities. The Agency is subject to the restrictions and privileges of the local government that creates it. As a land developer, the Agency is subject to those rules and regulations that govern private development, including zoning, developments of regional

impact, and federal, state, and local environmental laws. While a governing body only needs approval from within its own community to create a CRA, the CRA may be subject to legal challenges from the affected taxing authorities. Thus, it is imperative to implement the CRA exactly as the Act dictates and to maintain a detailed record of the entire process undertaken in creating the CRA. Additionally, if the governing body intends to issue revenue bonds to implement the redevelopment plan, the underlying CRA record will be revisited in any challenge to the bond issue. This report is a general overview of the procedure to undertake community redevelopment under the Act, identifying nine steps from the initial decision to consider establishing a CRA through the amendment process. However, it is not a substitute for a thorough review of the Act and the case law construing it. Moreover, individual approaches should be tailored to the community seeking to establish a CRA, under the careful guidance of local counsel and professional planners.

Ms. Nasrallah informed the CPAC that all of the CRA would be funded by creating a TIF for the area. Then Nasrallah informed the CPAC that a Tax Increment Financing, or TIF, is a public financing method that is used as a subsidy for redevelopment, infrastructure, and other community-improvement projects. TIF is a method to use future gains in taxes to subsidize current improvements, which are projected to create the conditions for gains above the routine yearly increases which often occur without the improvements. To provide the needed subsidy, the urban renewal district, or TIF district, is essentially always drawn around 100s or 1000s of acres of additional real estate (beyond the project site) to provide the needed borrowing capacity for the project or projects. The borrowing capacity is established by committing all of normal yearly future real estate tax increases from every parcel in the TIF district (for 20–25 years, or more) along with the anticipated new tax revenue eventually coming from the project or projects themselves. If the projects are public improvements paying no real estate taxes all of the repayment will come from the adjacent properties within the TIF district. Although questioned, it is often presumed that even public improvements trigger gains in taxes above what occurs, or would have occurred in the district without the investment. In many jurisdictions yearly property tax increases are restricted and cannot exceed what would otherwise have occurred. The completion of a public or private project can at times result in an increase in the value of surrounding real estate, which generates additional tax revenue. Sales-tax revenue may also increase, and jobs may be added, although these factors and their multipliers usually do not influence the structure of TIF.

It was announced that the name Operation Dolphin would no longer be used. The new name will be Renew Arlington. A map of the area of the proposed Arlington CRA Boundary has been attached to the end of the meeting summary.

5. Chair's Report – Vice Chair Parsons did not have a report.

6. Elected Officials Reports –

Councilmember Redman was in attendance, but did not have a report.

7. Subcommittee/Liaison Reports

- **Land Use and Zoning: Member Jeanne Kline served as the LUZ Subcommittee Chair in the absence of Mike Anania.**

The Land Use and Zoning Subcommittee met at 5:30 p.m. The subcommittee reviewed several applications and 1 motion was made:

Denial of rezoning application T729 - McCormick Station, this application proposes that a conventional service station to be built at McCormick Station. The Subcommittee determined that a gas station at this location would generate a significantly high level of traffic. The rezoning is not consistent with the Wonderwood Connector Corridor Land Use and Zoning study in specific reference to the following: The Wonderwood Connector is not intended for strip mall commercial development, as neither the existing land uses and zoning, the policies of the 2010 Comprehensive Plan nor the future interest of viable and established residential neighborhoods support this position. The presence of a high voltage power transmission line precludes the ability to meet the minimum landscape buffering requirements on site. The traffic flow diagram provided with the site plan indicates only one right-in-right out. In addition, the proposed access point requires a U-turn maneuver for traffic that is southbound on Kernan to access the site. The CPAC had some discussion about the application, public comment was offered and there was none. The full CPAC voted unanimously to send a denial letter.

- **Beautification** – Larry Belge – no present
- **Environment** – Lad Hawkins – Informed the CPAC that there is a major landscaping project along I-295 in the Mandarin area (from the Buckman Bridge to I-95) due to the express lanes project and it has brought about much concern due to the significant amount of trees that were lost for the project. There have been a couple of meetings with the community, City Council, Scenic Jacksonville and FDOT to try a correct this problem. Member Hawkins informed the CPAC that this is a major concern and it is important to have dialogue and to establish guidelines before FDOT removes additional trees before the next 2 phases of the express lane projects are started.
- **Membership** – Jeanne Kline and Karen Hunter-Nowak – no report
- **Transportation** – Ben Tucker – no report

- **Ad-Hoc:**
- **North Florida TPO** – Roger Sharp – not present
- **TRUE** (Taxation, Revenue, and Utilization of Expenditures) Commission – Patricia Schorr was not in attendance, but she sent a report which was read on her behalf: A presentation was presented to the Commission by Laura Stagner, the Director-Finance, with the Housing and Community Development Division. Ms. Stagner updated the Commission on the current activity occurring with the Northwest Jacksonville Economic Development Fund.

Also, the City Auditor's Office has issued 5 new audit reports covering County Funded Court Related Functions, Accounts Payable for the Jacksonville Port Authority, Quarterly Summary for the period that ended December 31, 2014 for the City of Jacksonville, City Payroll Audit, and the JTA Payroll Audit. These will be reviewed by the Commission.

The Commission also discussed the bills regarding the Police and Fire Pension Fund. The City Council will be addressing both bills at the March 10th meeting.

8. Unfinished Business - none

9. New Business – none

10. Public Comments/Announcements (3-minute time limit) –

Julie McNeil, COJ Library, informed the CPAC that there is there is early voting at both the University Park and Regency Branch Libraries. There is also free tax preparation at the libraries

provided by AARP. To get details on early voting or tax preparation, please call 630-CITY.

Motion to Adjourn – Meeting adjourned at 7:54 p.m.

NEXT MEETING: April 13, 2015 ~ 6:30 p.m.
LOCATION: Jacksonville Executive at Craig Airport
855-1 Craig Drive, Jacksonville, FL 32225

