

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, October 12, 2015

Attendance:

Organizations/Representatives

Members:

Agnihotri, Amita - Hawkins Cove HOA
Anania, Michael - Arlington Business Society
Barletta, Robert - Charter Point Community Association
Belge, Larry - River Woods – St. Johns Landing HOA
Evans, Kacy - Caroline Forest Homeowners Association
George, Shirley - University Park Civic Association
Hawkins, Lad - Communities of East Arlington
Jarnutowski, Sherrie – Walkers Glen HOA
Ludwig, Helen - St. Johns Woods HOA
Miller, Pete - Indian Springs Community Association
Mione, Peter – Old Arlington Inc
Parsons, Eddi - Monument Oaks HOA
Petoskey, Jerry - Old Mill Cove Community Organization
Pougiouklidis, Nina - Ibis Point Owners Association
Roberts, John - The Valley at Hidden Hills
Salem, Ramsey – Queens Harbour POA
Schorr, Patricia - Covington Creek HOA
Shacter, Melody – Clifton Civic Association
Sharp, Roger – Historic Marabanong

Excused:

Davis, Michele - Council Appointee – District 1
Henry, David - Kensington Association
Hunter-Nowak, Karen - Hawkins Cove HOA
Litwhiler, Sheila – Beachwood Civic Association
Lowe, Marcella - Alderman Park Civic Association
Maxted, Ed - Bentwater Place
Schirado, Carol - Communities of East Arlington
Tucker, Ben - Cypress Cove Good Neighbor Group

Elected Officials:

Joyce Morgan, City Council District 1

Staff: Davis, Paul; Green, Jim; Freeman, Terrance; Hall, Robert; Nasrallah, Karen; Lancaster, Elaine;
Wesolowski, Rosemary

Guests:

Gillem, Tiffany – JAA/JAXEX

Holton, Walter - AUMC

Gallup, William
Wheeler, Brian
George, Joseph – UPCA
Thomas, Roberta – FCCESCA
Armstrong, Kirk – Lucina Lake Association
Burks, Arlinda, - Arlington UMC
Del Rio, Gerry – Arlington UMC
Wilder, Clint
Schwartz, Debbie
Carr, Scott
Meadows, Scott – DEP
LaDew, Chris- JTA

Gray, Robert
Glasser, Steve
Killough, Liz
Sullivan, Jim – Genesis
Register, Doug
Rivera, Marie, - Arlington UMC
Wilder, Cheryl
Schwartz, Jay
Kerns, Leilani
Carr, Leigh
Montgomery, Mario – Arlington
Dockery, Arlyn

1. Call to Order/Verify Quorum

Chair Anania called the meeting to order at 6:30 p.m. The meeting began with a moment of silence followed by the Pledge of Allegiance.

2. Approval of the Previous Meeting Summary

Chair Anania verified that there was a quorum and that everyone had the opportunity to review the September meeting summary. Pat Schorr made a motion to approve the meeting summary and Lad Hawkins seconded the motion. The motion was approved unanimously.

3. Staff Reports

- **JSO (Jacksonville Sheriff's Office) – Lt. Monts** stated that the crimes statistic in Zone 2 are holding stable. In the GAB area, violent crime is down 17.29%, property crime is down 7.94%.
- **Mayor's Liaison** – not present
- **Duval County Public Schools** – not present
- **Regulatory Compliance Department (Code Compliance Supervisor)**- Elaine Lancaster
Ms. Lancaster informed the CPAC that concerns are starting to level off now that the growing season has slowed down. Ms. Lancaster stated that she and her team are still very involved in fighting Blight. In regard to Blight, the Code Compliance team will start looking at various Arlington apartments. Pop-up car washes are also a major concern and they are being addressed through the Blight Initiative. Snipe signs continue to be a problem citywide. Recently in Zone 2, 187 snipe signs were collected by Code Enforcement and they have been able to identify a couple of the businesses that are responsible for the signs.

Currently, Ms. Lancaster and her team are working 1 or 2 weekends per month in effort to catch the weekend violators. At this time, Arlington is averaging 1000 cases per month. If anyone has any questions, please contact Ms. Lancaster at ElaineL@coj.net or 255-7007. If you have an issue you would like to report, please call 630-CITY.

FDOT (Florida Department of Transportation) – Jim Green – not present

Jacksonville Aviation Authority – Tiffany Gillem – informed the CPAC that on October 16, 2015 from 11 am to 1 pm, JIA will hold their Annual Fish Fry; a flyer is available on the sign in table with complete details for the event. Ms. Gillem announced that at the Jacksonville Executive at Craig Airport (JAXEX) tomorrow, the JAXEX Airport Advisory Meeting will be

held at 9:00 am. JAXEX is also in the planning stage for the next Wings and Wheels event; details will be provided about the event in the near future.

If anyone has any concerns or questions, please contact Ms. Gillem at 904-641-7666.

Renew Arlington – Karen Nasrallah – guest speaker tonight

- **Planning Department:**

Housing and Community Development – Rosemary Wesolowski reminded the CPAC that the Nomination Subcommittee has formed and they are taking nominations for the 2016 Chair and Vice Chair. Rosemary announced that for Planning and Development Director, Bill Killingsworth was re-appointed to serve as Director for Planning and Development Department. Mr. Killingsworth will return to this position in the beginning of November. Rosemary reminded the CPAC that due to the City Council boundary changes that occurred in 2015, a number of the GAB CPAC neighborhoods are now located in City Council District 4, Councilmember Scott Wilson's area. Councilmember Wilson will hold a Town Hall on October 19, 2015; flyers for the Town Hall Meeting were available on the back table. Lastly, the CPAC members were asked to think about the December meeting. At the November meeting, we as a CPAC will discuss how, if and what type of a meeting the CPAC would like to have in December.

Planning Department – Paul Davis no report, but available for questions.

- **JaxParks** – Robert Hall – no report, but available for questions.
- **Public Works** – Steve Long – informed the CPAC that Public Works has 7 divisions: Engineering (large scale projects), Traffic Engineering, Real Estate Division, Solid Waste Division, Mowing and Landscape Division, Public Buildings Division and Right of Way and Storm water Division. Mr. Long stated that he can assist in conveying information for all of these divisions. It was brought to Mr. Long's attention that the traffic light located at the intersection of Atlantic Blvd. and Hodges Blvd. needs the signaling changed. During rush hour traffic can back up to Queens Harbour and it is due to the signaling sequence. Once again it was brought to Mr. Long's attention that the Sandalwood Canal needs to be cleaned out.

4. **Presentation(s):**

Karen Nasrallah, Renew Arlington, City of Jacksonville, presented on the Arlington CRA or Renew Arlington to the GAB CPAC and 22 guests from the community (non-CPAC members).

Ms. Nasrallah informed the CPAC and attendees that The City of Jacksonville, as part of its Renew Arlington initiative, created a Community Redevelopment Area and Master Plan for three major commercial corridors University Boulevard, Merrill and Arlington Roads, within the Arlington community. The overall area has been subject to several recent redevelopment planning efforts including:

- Arlington Town Center Vision Plan – 2005
- Old Arlington Neighborhood Action Plan – 2007
- Greater Arlington/Beaches Vision Plan – 2010,
- Ongoing Jacksonville Electric Authority (JEA), Jacksonville Transportation Authority and Florida Department of Transportation studies,
- The area has been designated an Urban Priority Area in the City's 2030 Comprehensive Plan which designates areas in need to redevelopment.

Before the City can create a Community Redevelopment Area, Community Redevelopment Plan and Redevelopment Trust Fund; it must first determine that the proposed Community Redevelopment Area (CRA) shows evidence of slum or blight as defined by the Statute. The

means of providing such evidence is Findings of Necessity (FoN) Report. The Finding of Necessity is the first of several steps that must be undertaken before the proposed CRA is approved as a Community Redevelopment Area.

Once approved, the vision for the Community Redevelopment Area focuses on creating sustainable commercial/mixed-use corridor that offer visitors and residents a high quality local destination with a safe transportation network, pedestrian connections and public space/recreation facilities in a manner that promotes a positive environment for the City of Jacksonville. At the same time, redevelopment efforts shall be complimented with providing suitable housing to all, with supporting infrastructure without impacting the City's ability to provide an adequate level of service within the Community Redevelopment Area. The Community Redevelopment Area is envisioned to include of a mix of retail stores, such as markets, antiques shops, restaurants, art galleries, professional offices and service businesses with residential or office above these commercial uses. Commercial corridors will develop as the improvements in infrastructure, rehabilitation of structures and other beautification efforts such as landscapes and streetscapes occur. Gateways will be developed at key intersections to identify entry into the CRA. The intent of this Plan is to serve as a framework for guiding development and redevelopment in the Community Redevelopment Area. This Plan identifies redevelopment objectives, and lays the foundation for programs and capital projects to be undertaken. They will reverse and remove the trends in the blighted conditions within the Community Redevelopment Area. This Plan addresses financing and implementation strategies as well as management and administrative opportunities. These programs, projects, funding and financing strategies as well as the management and administration opportunities will continue to be refined as they are implemented. It is clearly intended that special assessments and other revenues may be used in conjunction with available increment revenues to achieve stated goals. While based on the most accurate data available, the various strategies and costs identified in this Plan will require additional study as specific programs and projects are initiated, refined and implemented. The focus of this Plan is on mitigation/correction of the various blighted area conditions documented in the adopted Finding of Necessity Report. Changing social, physical and economic conditions could warrant the modification of this Plan. The redevelopment Plan specifically addresses the three major themes derived from the prior studies and workshops: (1) Infrastructure, (2) Transportation, and (3) Safety (CPTED). If the Plan is modified, the CRA must comply with Section 163.361, Florida Statutes (2012).

Objectives have been identified as either "primary" or "community." The primary objectives are deemed the most important in addressing, removing, or mitigating blighted conditions within the Community Redevelopment Area identified in the Finding of Necessity Report. The community objectives are secondary to the principal focus of this Plan, and are intended to pave the way for the redevelopment. Objectives will be implemented as revenues or other resources permit.

This plan has identified twelve primary objectives. Below is a brief overview of the CRA Primary Objectives:

- * improve transportation facilities, improve sidewalks, crosswalks and bike paths/multi-use trails.
- * identify and promote a workable means to fund, finance and deliver utility and infrastructure improvements needed.
- * enhance basic utilities, and creates a positive identity in design elements such as gateways, streetscapes, signage and furnishings.
- * ensure land development regulations do not inhibit the redevelopment of attractive, safe, viable and sustainable commercial corridors along University Blvd/Merrill/Arlington Roads.
- * create attractive, safe, viable and sustainable commercial corridors along University Blvd/Merrill/Arlington Roads.

- * ensure regulatory measures are in place to promote the redevelopment of vibrant urban mixed-use corridors consisting of retail stores, such as markets, antiques shops, restaurants, art galleries, professional offices and service businesses with residential or office above these commercial uses.
- * create a vibrant quaint urban "Commercial Corridor" area with mixed-use developments.
- * to explore land acquisition and parcel assembly programs to facilitate redevelopment of the CRA and the primary commercial corridor along the University/Merrill/Arlington Corridors only for Public purposes.
- * establish one or more public/private partnerships to encourage and use expertise of private enterprise to implement the redevelopment vision.
- * incorporate housing revitalization through housing maintenance programs and rehabilitation services.
- * establish a creative, equitable, efficient and practical funding and financing mechanism to properly implement this Plan.

A brief overview of the four objectives:

- * implement an aesthetic and planning review program to guide redevelopment and maintenance activities within the Community Redevelopment Area.
- * ensure the Community Redevelopment Area is safe and clean over a period of time.
- * the Jacksonville City Council acting as the CRA may plan, design and deliver additional infrastructure improvements or services within the Community Redevelopment Area, if deemed those improvements enhance the quality or attractiveness of the Community Redevelopment Area especially with regard to public amenities.
- * establish unique identity to promote the vision for the Community Redevelopment Area through branding and marketing programs.

The CRA will also ensure statutory compliance in the areas of the approximate amount of parks and open space, street layout, limitations on the type, size, height, number density and proposed use of building being brought up to date. Ms. Nasrallah shared several suggestions that could occur such as: the addition of roundabout to alleviate traffic, looking at the width of lanes, width of sidewalks and the addition of bike lanes, improvements to storm drains/drainage ditches and improve the infrastructure in the area, enhance parks and add park space to the area. It was also mentioned that Jacksonville University (JU) would like to redevelop vacant and undeveloped land adjacent to their property.

In regard to the financial impact, estimates of prospective increment revenues that might be derived from the Community Redevelopment Area and paid into the Renew Arlington Redevelopment Trust Fund (herein referred to as the "Redevelopment Trust Fund") were prepared by Strategic Planning Group, Inc. (SPG). The stream of prospective revenue is dependent on several factors, including the pace of redevelopment and development in the Community Redevelopment Area; the content of the development; assessed and taxable values; the millage levied against the taxable base; the rate of appreciation in the existing tax base; and the level of public intervention. Together, these many variables suggest a wide range of outcomes, all possible depending on the specific conditions imputed into the analysis.

Input from the City of Jacksonville officials and staff generated a possible scenario for the increment revenue projections based on a very conservative format. The information outlined in this Chapter is suitable for planning purposes particularly given the range of

valuations and estimated improvements costs; however, as the Plan is executed, continual input and examination will be required to refine and update this analysis.

Once this Plan has been adopted, the Jacksonville City Council shall create a Community Redevelopment Advisory Board and establish a Redevelopment Trust Fund. The Redevelopment Trust Fund will receive all increment revenues, grants, gifts or revenues generated by redevelopment activities. The Redevelopment Trust Fund must remain in place until all indebtedness from redevelopment activities is paid.

The annual funding of the Redevelopment Trust Fund will result from additional incremental revenues collected in the Community Redevelopment Area by the City of Jacksonville. The increment available will be determined annually in an amount equal to 95% (ninety-five percent) of the difference between:

1. The amount of ad valorem taxes levied each year by the County, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the Community Redevelopment Area; and
2. The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for the County, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the Community Redevelopment Area as shown upon the most recent assessment roll used in connection with the taxation of such property by the County prior to the effective date of the ordinance providing for the funding of the Redevelopment Trust Fund.

On May 22, 2015, the City of Jacksonville retained Strategic Planning Group, Inc. as lead consultant in cooperation with their consultant team, Genesis Group and Acuity Design Group, LLC, to consider the creation of a Community Redevelopment Area. The Strategic Planning Group, Inc. prepared a Finding of Necessity Report which was unanimously adopted by City Council on August 11, 2015.

To obtain additional information or to ask questions Ms. Nasrallah may be reached at: KarenN@coj.net or 630-2272

Chris Ladue, JTA, informed the CPAC about the upcoming (Oct.21, 2015) JTA Mobility Works Arlington Expressway Workshop. Mr. Ladue did clarify that the focus of this workshop would be to address the need to improve bicycle and pedestrian safety. There will also be a brief opportunity to discuss mobility improvements in the corridor.

5. **Chair's Report** – Chair Anania informed the CPAC that now that the 2015/2016 Budget has been approved by City Council, the six CPAC chairs are working on having a meeting with the Mayor.

6. **Elected Officials Reports –**

Joyce Morgan, City Council District 1, - no report

7. **Subcommittee/Liaison Reports**

- **Land Use and Zoning:** The Land Use and Zoning Subcommittee met at 5:30 p.m. The subcommittee reviewed 5 applications and 3 motions were made:

Approval of MM-15-16, which supports the request to allow automobile dealerships as a permitted use for the following reasons: the site is close to other dealerships and is compatible with surrounding uses; site development will meet minimum standards for traffic and circulation; the location is sufficiently buffered from residential uses by distance and intervening roadways.

Deny rezoning 2015-0656 (LU 2015C-019) and 2015-0657 7536 Berry Avenue for the following reasons: the request is not consistent with the Woodland Acres area study; the request creates encroachment of intense commercial activity into a residential neighborhood and the LUZ Subcommittee recommends a comprehensive review of the conditions in Woodland Acres to determine if a new study is required.

- **Beautification** – Larry Belge – no report
- **Environment** – Lad Hawkins – no report
- **Membership** – Jeanne Kline and Karen Hunter-Nowak – not present
- **Transportation** – Ben Tucker – not present

- **Ad-Hoc:**

- **North Florida TPO** – Roger Sharp – informed the CPAC at the last NFTPO meeting they discussed the Arlington Expressway. There was quite a bit of dialogue about what is needed to modernize the expressway to help bring it up to standards of 2015.

8. **TRUE** (Taxation, Revenue, and Utilization of Expenditures) Commission – Patricia Schorr – stated that the commission has been very busy as has reviewed a lot of audit reports. Ms. Schorr shared two summaries from their audits. The State Housing Initiatives Partnership (SHIP) program is a state program that provides funds to local governments as an incentive to produce and preserve affordable homeownership and multifamily housing. The SHIP program was designed to serve very low, low and moderate income families and is administered by the City's Housing and Community Development Division (the Division) of the City's Planning and Development Department. The SHIP program was established in accordance with Chapter 420.907 of the Florida Statutes, and under Chapter 555 of the Municipal Code. Eligible activities for SHIP funding are Homeowner Occupied Rehabilitation, Down Payment Assistance, New Construction, Development Subsidy, Foreclosure Prevention/Loss Mitigation, Disaster Mitigation, Home Buyer's Counseling, Multifamily (Rental) Rehabilitation, Multifamily Construction and Rental and Utility Deposits. Funding can be used for some or all of these programs depending on the amount of SHIP funding received from the State. The audit identified a number of discrepancies and recommendations were made.

TRUE has also reviewed the JFRD pension and it was noted that extensive interviews with staff were conducted to obtain an understanding of the following processes: hiring, terminations, updates to employees' payroll data, payroll processing and payroll distribution. 93 randomly selected paychecks were tested. At the end, payments totaled over \$197,000 and \$261,000 in gross pay for regular hours worked and other types of pay, respectively. 20 off-cycle payments were also tested. Then payments made to new hires, terminated employees and employees whose pay was changes was tested. Based on the testing performed, it appears that pay to JFRD employees was properly supported, accurately calculated and timely paid.

9. **Unfinished Business** - none

10. **New Business** – none

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

Motion to Adjourn – Meeting adjourned at 8:39 p.m.

NEXT MEETING: November 9, 2015 ~ 6:30 p.m.
LOCATION: Jacksonville Executive at Craig Airport

855-1 Craig Drive, Jacksonville, FL 32225