



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

AMENDED Regular Meeting Agenda

Community Redevelopment Agency

Monday, August 22, 2022

3:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Community Redevelopment Agency

The following Agenda of Business has been prepared for consideration and action at a Regular Meeting of the Community Redevelopment Agency:

CALL TO ORDER

ROLL CALL

COURTESY OF THE FLOOR TO VISITORS

STAFF REPORT

- A. August 22, 2022 Staff Report

APPROVAL OF MINUTES

- A. June 27, Workshop Minutes
- B. July 25, Regular Meeting Minutes

DOWNTOWN CAPE

- A. Camera system enhancement

OLD BUSINESS

NEW BUSINESS

- A. Resolution No. 2022-06: Downtown Plan Amendment - Maintenance Provision
- B. Resolution No. 2022-07: Budget Modification for Bike Racks

ITEMS FOR DISCUSSION

ADJOURNMENT

NOTICE

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting or by sending an e-mail to CityClerk@jaxbchfl.net.

In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public

comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Specific Agenda Item(s), and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net, (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Agency and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three minutes of reading time. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

cc: City Manager; City Attorney



Community Redevelopment Agency, Jacksonville Beach

Staff Report

August 2022 (Updates as of August 15, 2022)

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ECONOMIC DEVELOPMENT PRIORITIES AND INITIATIVES:

- **CRA Branding/Logo:** the CRA has formally chosen the following logo, to be adopted via resolution



- **“Quality of Life”:**
 - **Infrastructure Upgrades**
 - **Upgraded Dune Walkovers (Public Beach Access)**
 - **Upgrades to Public Spaces**
 - Latham Plaza
 - P3 Project on Latham Plaza Parking Lot
 - Investments into South Beach Park
 - Investments into Bike Racks and Hardscapes
 - Landscaping Upgrades
 - Public Art Implementation
 - Lighting Upgrades (Safety)
- **Incentive Plans:**
 - Utilizing CRA funds to give existing and potential businesses opportunities for assistance.
- **Market Analysis:**
 - The analysis is intended for the recruitment of an appropriate business/developer for the lot adjacent to Latham Plaza, however, the market analysis will encompass data from the entire district/downtown. This will help staff further determine what type of businesses we need to be seeking.
- **CAPE Program:**
 - Having the police initiative specifically for the downtown district, helps to improve quality of life by improving safety, which will help in attracting businesses.

DOWNTOWN CAPE UPDATE:

PARKS AND RECREATION:

- Parks and Recreation staff has talked with the playground contractor and the recommendation regarding safety striping around the swing sets is to replace the green turf with a blue turf to differentiate the space that is walkable, versus space that is in the path of the swing. This amount is approximately \$30,000.00 and is covered in the contingency budget for the playground. No budget amendment will be necessary.
 - Staff asked about doing just a band of a different color around the swing area, however, the way turf is installed, it is safer to replace one large section.
 - Staff also received comments from citizens and visitors using the playground on the safety issue of the swing space being clearly marked, and the spaces at the base of the slides. This cost estimate includes both of those areas being replaced with a different color turf.
- Turf color has been replaced as of 7/18/22.
- The water tower has been installed. Parks is working with the contractor to get the turf and padding installed underneath (as of 7/18/22)
- The playground is fully open and operational! Staff has received excellent reviews from patrons on the quality of the playground area.
- Median Plantings on South Beach Parkway and Jacksonville Drive
 - Irrigation issues have been resolved as of January 2022
 - The Parks and Recreation Department will be using a contractor for the median plantings. With various projects going on, it was decided the best way to ensure the medians are done was to contract the work out. The contractor is currently under contract with parks, and will be planting the medians beginning late summer/fall 2022. This is due to 'seasonal' issues. The current season for landscape contractors is grass season, and many of them will not plant until the fall. The contractor who will be doing the work is Brightview.
- Staff submitted the playground for an FRA award for the annual conference in October 2022.
- Parks is aware that parking is sometimes scarce in the park. At this time, the Parks department is monitoring the lots to track the peak times for parking issues. After a few weeks of monitoring, staff will review the data provided and look into solutions, if there becomes a need for one. Staff has already discussed a few options for parking solutions if need be.
- Former memorial site (located behind sneakers) set to be cleared out week of August 22nd.

PUBLIC WORKS:

- Downtown Redevelopment Project- Phase 3B (2nd St. N. from Beach Blvd. to 6th Ave. N) will be designed and constructed at a future date (FY 2024)
- Phase 3C - Downtown Redevelopment Projects 4 & 5 – Design Engineering being completed by GAI. PW Staff is continuing to respond to public input from the web map with GAI and work towards a 90% public meeting date of 09/14/2022.
- Phase 3C - Storm Drainage Project 3 –Jones Edmunds (with Hanson Engineering). PW has updated the CRA CIP to phase the projects to fit into the desired schedule to assure project availability. PW Admin Staff secured Jones Edmunds to continue design on the various phases of project 3, to include Central Basin Restoration Design, Central Basin Pumpstation Replacement and South Basin Pumpstation Replacement. They were able to continue with new scope/fees based on the previously approved budget.
- Southend Stormwater projects – Jones Edmunds/Hanson. PW Admin Staff secured Jones Edmunds (and Hanson) to design the South Basin Pumpstation Replacements.
- Pond “C” (Bank of America Pond/Ocean Terrace Pond) is being “studied” by Jones Edmunds to determine why it is not functioning as it was designed, and alternatives for future repairs and recommendations.
- PW has no additional projects to add to the southend CRA district per the parameters allowed on replacement.
- Phase 3C Project 7 has been submitted for inclusion in the upcoming CIP. This will be the north area of the Downtown Business District from 6th Ave. N to 9th Ave. North, between 3rd Street and beach ends.
- South Beach Parkway Road Improvements (Phase 3) – Ocean Terrace - Jacksonville Drive Project is moving along in construction as planned. Contractor is making good timing as they move along. There is a buried electric conflict that is being addressed by BES. This will require the relocation of some major electric. The PO’s for this have been issued and BES/Heart/Calloway are proceeding with the relocation.
- Dune Walkovers – The next 8 walkovers for construction beginning Nov 2022 are assigned to Four Waters (and ATM). The designs have been submitted to FDEP for permitting. These include the following:
 - 16th Avenue North (Outside CRA) - (Non-ADA Ramp)
 - 8th Avenue North – (Stairs)
 - Pier Parking Lot (between 4th & 5th Ave North) – (Stairs)
 - Seawalk Pavillion (between 2nd & 1st Ave North) - (Non-ADA Ramp)
 - 3rd Avenue South – (Stairs)
 - 7th Avenue South - (Stairs)
 - 10th Avenue South - (Non-ADA Ramp)
 - 22nd Avenue South (Outside CRA) - Stairs
- Beach Outfalls – Four Waters (and ATM) is currently underway designing and DEP permitting. This will allow construction for this project to be completed over two years (or one if contractor can complete it) to be constructed November 2022 and November 2023.

- Stormwater/Road Improvements (America Ave.-Phase 2 of Jax Drive) – Navigating scope/fee with Hanson Engineering for design.
- Stormwater Outfall Improvements – South Basin outfall ditch clearing project awaiting bid.
- The pedestrian crossing signal near Paradise Key was destroyed by an automobile. PW Staff has secured replacement and parts/supplies have been ordered. The PO for replacement is issued.

PLANNING/BUILDING DEPARTMENT:

- Dolphin Depot site (across from Margaritaville)
 - Trevato Development Group purchased the site
 - Development currently unnamed, but representatives of the developer stated it will be a “unique mix of hotel and residential project that does not exist in NE Florida”
 - Revised RD application submitted, in review for sufficiency
 - Staff reviewed and sent back for additional information from applicant. More information to come.
- Azure Property (former Waterfall Property)
 - Change in ownership
 - Anticipate official building permit within 12 months
 - 24 units total, all ocean view
 - Units starting at \$1.5Million and go up to \$6 million
 - 2,000-6,000 square foot units
 - Renovating existing sales trailer
 - Currently under permit review, should begin vertical construction in the next 60-90 days
 - Of the 24 units planned, only 3 remain for sale.
 - Issued a foundation only permit to begin work on the pilings, waiting revised plans regarding height issue prior to issuing the final permit
- Marc Angelo Project (downtown)
 - Vertical construction to begin soon, all underground construction completed as of June 2021
 - Restaurants announced coming are:
 - Jekyll Brewing, leasing approximately 6000 sq ft of indoor space and 2000 sq ft of outdoor space
 - Oaxaca Club (Mexican Food)
 - Private event space
 - Build out for Oaxaca Club is in permitting and review, Senior Planner approved, currently under Fire Marshall Review.
 - Both restaurant spaces received conditional use approval for their outdoor seating from the Planning Commission. Construction is still underway.
- Springhill Suites
 - Construction underway
 - Due to unforeseeable circumstances, project is slightly delayed

- Dick Mondell's
 - Burger restaurant based out of Gainesville, FL going to the former carwash location.
 - Walk-up and drive through service only
 - <https://www.dickmondells.com/> website for more information and menu
 - No anticipated opening date at this time
 - Finally planning for permits going on now, with staff anticipating receiving the permits in 30-60 days
 - Conditional use approval granted for outside seating
 - Development plan currently in approval process, should be ready to submit for building permit soon
 - Building permit has been submitted and is in staff review process

- Gallery Project
 - RD Rezoning has been filed and in in sufficiency review now for a multiphase redevelopment project. (30-day timeline for review)
 - Once rezoning has been reviewed, and is deemed sufficient, will come before the CRA for review (& planning commission)
 - Scheduled for 7/25 Council and Planning Commission meetings
 - Scheduled for the 8/15/22 City Council Meeting

- Habibis
 - Plans under review
 - Building and area deemed unsafe, were cited by the Fire Marshall 7/12/22 to secure the building and fence area

STAFF/MISC. UPDATES:

- Maintenance Plan
 - Maintenance plan for review at the June 2022 meeting.
 - Downtown District Maintenance/Plan Amendment to include Maintenance Provisions:
 - It was found by staff that due to language in the 2015 Downtown Plan Amendment, funding of maintenance in the downtown is restricted to only 'elevated' maintenance. This means that any of the maintenance the CRA wants in the downtown cannot be funded out of the trust fund if it is the same maintenance that is done City wide. The funds have to be spent from general fund dollars allocated to the parks and recreation department, severely limited the amount of money that can be spent. Staff is drafting a resolution to adopt, similar to the 2017 resolution adopted that updates the maintenance requirements for the Southend, and will bring this before the agency once the Southend plan amendment has been finalized. This will also formally include the downtown maintenance plan as an attachment, with the understanding that the plan is an evolving document annually.
- Pier Update
 - Staff working with DixHite on status of pier entry way and process, more information to come to CRA
 - Anticipated completion date of pier summer 2022 (COJ Project)
 - DixHite to attend a March workshop, tentatively scheduled for March 16th, to discuss
 - Please note: Per an MOU with the City of Jacksonville in 2002, COJ will maintain the costs associated with the pier, but COJB **must** provide a minimum of 100 parking spots for pier use only. That is the intended use for the parking lot located directly in front of the pier.
 - DixHite is addressing comments made on the permit from Moffatt & Nichol (engineering firm), and have a set of finalized plans ready end of next week. The civil team with Moffat & Nichol will be reviewing comments with staff, and working to submit the final plans. Once submitted FDEP will respond within 30 days of the submittal date. If approved, they will provide the final permit within 90 days.
 - **PLEASE NOTE:** this is not the first submittal to FDEP. As stated before, DixHite has submitted and DEP had comments that needed addressing. DixHite is working with the engineering firm to implement comments on this resubmittal.
 - Public Works received a request from Springhill Suites to take over the section of parking lot currently used by COJ once they vacate the space (anticipated June 2022). Springhill stated they would need the parking lot space until January 31, 2023. Public Works is working with Springhill to allow them to utilize this space. This new parking space will allow them to vacate the empty lot they are currently using as a lay down yard, thus decreasing the amount of large trucks moving materials along that span of 1st Street.

- Staff is working with parks and recreation to get an RFQ prepared for the construction of the pier parking lot project. Once springhill vacates in January 2023, staff would like to see the construction kick off, to limit the amount of 'down time' between construction. Further updates to come as appropriate.
- See update in previous section
- Downtown Hospitality Meetings
 - Mayor Hoffman organized this series of monthly meetings, and gives staff an opportunity to listen to the business community needs, and give updates when appropriate
 - No September meeting, meetings expected to occur in Oct or Nov, then be on hold until 2022
 - Staff attended the February 22 meeting and gave a brief update on the CRA, and invited attendees to participate in CRA Meetings for more updates, as well as follow our City Facebook page
 - No new hospitality meetings scheduled at this time.
 - Staff attended the hospitality meeting in May 2022. Staff briefly mentioned the CRA updates coming soon (bike racks, site furnishings, incentives FY23, etc.)
- Horn Ct./Sunshine Lots
 - Finance finalizing the costs associated with maintenance and upkeep of the lots
 - City attorney set to start in October 2021, CFO wants to allow new attorney to write the interlocal agreement between the Jacksonville Beach CRA and City of Jacksonville Beach.
 - City attorney is working on the disposition methodology, as well as deed restrictions that will go along with the property once sold
 - City attorney is finalizing the interlocal agreement between the CRA and City of Jacksonville Beach
 - City attorney will attend February meeting to give recommendation to the board on disposition methods and process
 - MOU review/approval set for the March 28th regular CRA meeting. The next step will be taking this item to council
 - On the City Council agenda for the April 18th meeting. If approved, staff will begin working with procurement and the legal department to schedule the sale of the property. More update to follow the Council meeting
 - Council approve the sale of the properties.
 - The auctions will go live on the GovDeals auction site June 23, 2022 and will also run in the Beaches Leader the same day, as the statute requires. This auction will remain active for 30 days as required, and the lot(s) will be awarded to the highest bidders.
 - All of the parcels have sold, the CRA will be receiving \$354,529.00 for its investment in the lots.
- Incentive Plan Update
 - Staff has completed the survey, and completed the post cards to be sent to all property owners.

- Post cards sent to business owners' week of 10/18/21, and staff along with board members distributed postcards to business owners/managers in the downtown.
- As of 11/4/2021, received 30 survey results
- Extended deadline through end of November to allow time for more results
- Staff will present final findings of this survey, as well as draft of the incentive package, during the January 2022 meeting
- Staff utilized the data received from survey results to create an item on the January 2022 agenda to review results and next steps
- CRA Board approved staff and the southern group to utilize the data collected to create an incentive package for consideration by the board
- Staff has added line items for the incentive to the proposed budget due to finance by April 25, 2022. Staff anticipates approximately \$500,000.00 for "Beautification Grants" and \$1,250,000.00 for Retail Enhancement Project Grants. If approved, these will be available in FY23.
- Due to other projects, staff is reevaluating the amounts allocated for the budget. Still moving incentive plans forward in FY23.
- As of June 20, 2022, staff has allocated \$500,000 for the incentive program in FY23. This will be to cover the beautification grant program (façade grant)

● **Art Master Plan Committee Plans:**

- Staff working to implement changes requested by the board to the application/process
- Staff met with legal in January of 2022 to make sure the process and creation of the advisory committee did not violate any state or local legal requirements
- Staff will work with the City Clerk to finalize the application for the committee and get the application out to the public. Staff will then select the best candidates to bring before the CRA for final selection approval
- Resolution 2022-01 for consideration at the February 28, 2022
- Staff will be reviewing applicants after the March 31st deadline, and will bring staff recommendations to the board in April 2022.
- Staff has attached a memo and resolution requesting the approval of 7 (seven) candidates for this committee. This is different than the originally anticipated 5 (five) members. After staff deliberation, we felt it was best suited for the board to have 7 members.
- The Art Committee had its kickoff meeting May 10. Staff outlined some priority locations for the committee to review, as well as some operating procedures and guidelines, all which will be discussed at their first official meeting June 16th, from 3-5PM. Moving forward, all of their meetings will be on the 3rd Thursday of the month, from 3-5PM, in Council Chambers.
- Due to unforeseen circumstances, the scheduled art committee meeting on June 16th did not occur due to lack of a quorum. Staff reminded the committee that the regular meetings will occur on the third Thursday of the month, from 3-5PM. The first in person meeting of this committee will now commence on July 21, 2022.

- The first committee meeting went very well, and the advisory board already has ideas for concepts for the initial art locations. They will be adopting their bylaws at the August/September meeting. More updates to come.
- Wayfinding Signage Plan
 - Staff anticipates using a piggy back contract for the wayfinding sign plans
- Bicycle and Hardscapes
 - Staff has given their changes to the RFQ to procurement department. Procurement is handling the procedural aspects of the RFQ and anticipate the RFQ being out by the end of June. The bid will be open for 30 days and then a selection committee of staff will review. The selection committee will include: CRA Coordinator, Planning Director, and Parks and Recreation Superintendent . once the review is complete, staff will bring the preferred candidate to the CRA
 - Staff has begun the process of getting the bike racks ordered, locations have been evaluated, and noted for locations that will need additional site work
- Code Enforcement/Violations
 - Should there be a need to report a code enforcement violation, please follow this link to fill out the form to report the issues to our code enforcement officer:
<https://www.jacksonvillebeach.org/FormCenter/Planning-Development-6/Report-a-Code-Enforcement-Violation-57>
 - This link will show the code enforcement page, with examples of typical violations:
<https://www.jacksonvillebeach.org/FormCenter/Planning-Development-6/Report-a-Code-Enforcement-Violation-57>
 - If you see an issue and have further questions or concerns, please reach out to Nikki Beavers in the planning department (code enforcement officer). 904-247-6284
- Irrigation and Planting in the Downtown:
 - The repairs are ongoing, with plans to be complete prior to spring, to allow for time for new planting to occur
- Landscaping around the Community Center
 - Will occur simultaneously with the sidewalk project at South Beach Park entrance.
- Upcoming Events:
 - August 28th: 11AM-&PM, 904 PopUp
 - September 10th: 8AM-4:30PM, Sister of the Sea, South side of Jax Beach Pier
 - All female surf contest
 - September 10th: 6-9PM, Heroes 911 Run, Latham Plaza
 - September 17th: 12-10PM, Fin Fest, Seawalk Pavilion

- September 18th: 12-8PM, Fin Fest, Seawalk Pavilion
- September 23rd: 9-1130PM, Seawalk Pavilion
 - Movie TBD by Parks and Recreation

To access these events, on the COJB homepage, scroll down to the calendar and underneath click “view all events”. Once selected, you will be on a page where you can select which calendars (events, council, etc) you wish to see. When you click on a date in the calendar, it will bring up information on any events or meetings occurring that day.

- Social Media Update:
 - The first post outlined what a CRA is, where our districts are, why/how they were created, etc. staff was able to answer questions from citizens and engage with the community
 - The second post was a “coming soon” post regarding the bike racks. The engagement from the community was very positive.
 - At this time, all CRA posts have been very well received. Staff is exploring options with the communications manager to expand the CRA presence on social media & web.
- Lighting Update
 - Staff has met with Beaches Energy to get each other up to speed on the plan. After discussions, it was determined that the lighting styles would not change, since turtle lighting and police input was considered when these lights were chosen. Here are some examples of the types of lighting expected (please note these are examples, NOT the final lights chosen)
 - Beaches Energy will attend May meeting to discuss with the CRA
 - An internal meeting with Beaches Energy occurred on May 10, 2022. Beaches Energy has recognized some of the lighting options and locations as obsolete since the plans are several years old now. Beaches Energy is working with DixHite and the CRA staff to identify starting points, and alternate solutions to lighting that may be obsolete now. Beaches Energy is also working with the building department to be compliant with the newly added turtle lighting ordinance.
 - Most recent meeting with Beaches Energy occurred on June 3, and the plans overall concept and potential issues were discussed in detail. Due to the age of the plan, beaches energy and its engineers are working out of the current plan, and trying to tie the locations and planned lights to the current ordinances and lighting types available. Staff is meeting with beaches energy and the public works department on June 28 to discuss the next steps to begin the implementation. Staff has also compared the locations of this plan with the bike racks and site furnishing plans to ensure the locations make sense, and there are no areas of major overlap.
 - Staff is working with Beaches Energy to select a few options of lights and poles for installation throughout the downtown plan. Staff, along with Beaches Energy, will present these to the agency at a meeting in the fall.
- Future Meeting(s):

- Resolution 2022-06: Formally adopting downtown plan amendment
 - Once CRA adopts, will follow same process as Southend plan amendment
- Resolution 2022-07: Latham Plaza Award
 - Staff reviewing and scoring on August 18th... staff will bring the preferred candidate to the CRA for review and comments.
- Resolution 2022-08: Police Dept. Camera Upgrades
 - Once PD is ready, this will formally allocate funds to this project
- Resolution 2022-09: Allocating the exact dollar amount for bike rack purchase
- LCD/Comp Plan Consultants will be meeting with the CRA in the Fall of 2021.

**Minutes of Community Redevelopment Agency Meeting
held Monday, June 27, 2022 at 2:00 PM
in the Council Chambers**



CALL TO ORDER

Chairman Graham called the meeting to order at 2:00PM .

ROLL CALL

Chairman:	Art Graham	
Board Members:	Frances Povloski	Jeffrey Jones
	David McGraw	Gary Paetau

Also present were: AJ Souto, Budget Officer/Asst. CFO, Heather Ireland, Planning Director, Dennis Barron, Public Works Director, Taylor Mobbs, CRA Coordinator

ITEMS FOR DISCUSSION

A. FY 2023 Proposed Operating Budget

Budget Officer, AJ Souto, presented the proposed operating budget for FY23 to the board.

Mr. Souto went over each of the three 'categories' of the operating budget; the Downtown CAPE Program, Downtown Redevelopment District, and the Southend Redevelopment District. Mr. Souto pointed out the new PD vehicle replacement schedule to the board, and acknowledged that, moving forward, all cars will eventually be replaced with an SUV or truck.

Ms. Povloski asked Mr. Souto if we were adding additional vehicles to the inventory, and if PD requested additional staff in the FY23 budget. Mr. Souto replied no to both of those questions.

Mr. Souto then discussed the downtown redevelopment operating budget. The board requested some clarification on the high dollar amount associated with the internal service charges. Mr. Souto explained that the CRA as a 'department' of the city utilizes all City staff in some capacity. Mr. Souto then explained that every division of the City is charged a specific line item amount to fund various departments (HR, Procurement, Finance, etc.). Mr. Souto also acknowledged that there was a slight increase due to our recently expanded IT department.

Mr. Souto explained the Southend Redevelopment Operating Budget and noted some minor changes to line items, but overall the Southend budget did not see any major fluctuations.

B. FY 23-27 Proposed Capital Improvement Plan

Mr. Souto began the CIP discussion by explaining to the board that there are significant

increases to both the downtown and southend CIP 23-27. Chairman Graham asked for an explanation as to why we are seeing such significant increases in both of the districts.

Mr. Dennis Barron, Public Works Director, addressed the board and explained that several of the proposed projects were 'estimated' costs until this year. Mr. Barron sought out actual construction and design costs for critical infrastructure projects in both districts, and unfortunately, the costs associated with these projects were significantly higher than initially anticipated several years ago. Further discussion ensued to discuss the encumbrance of funds, procurement processes, budgeting processes, and how we reached these numbers and years the projects are allocated for.

Mr. Barron then went on to discuss the Southend CIP with the board and the changes to projects. Mr. Paetau acknowledged that the main projects listed in the Southend focus on storm water, and there are little to no other infrastructure projects mentioned. Mr. Barron stated due to development and negotiations in years prior, the City and CRA hands are tied when it comes to other infrastructure in many areas in the Southend. Mr. Barron stated that due to the way the deals with major neighborhoods and development in Southend occurred, they do not fall under the general CRA maintenance allocation. Mr. Jones asked if something were to fail, and a developer/owner could not do the repair, what would happen? Mr. Barron stated that the City would then incur the cost of repair, not the CRA.

Mr. Paetau also asked about the 50% reduction of the TIF funds to the taxing authority, and how that will impact future projects and the ability to do those projects in the Southend. Mr. Souto replied that is considered when budgeting for this CIP presented, and all of the projects mentioned are funded easily even with the reduction.

ADJOURNMENT

There being no further business, the meeting adjourned at 3:09PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Art Graham, Chairman

Date: _____

**Minutes of Community Redevelopment Agency Meeting
held Monday, July 25, 2022 at 3:00 PM
in the Council Chambers**



CALL TO ORDER

Vice-Chairman Povloski called the meeting to order at 3:00PM.

ROLL CALL

Chairman:	ABSENT
Board Members:	Frances Povloski (Vice Chair) Jeffrey Jones
	David McGraw Gary Paetau

Also present were: Heather Ireland, Taylor Mobbs, Jim Gilmore, Taylor Mejia, Police Chief Gene Paul Smith, Commander Bingham

APPROVAL OF MINUTES

A. June 27, 2022 Minutes

It was moved by Mr. Paetau and seconded by Mr. Jones and passed unanimously to approve the following minutes:

- June 27, 2022 Minutes

B. July 13, 2022 Minutes

It was moved by Mr. Paetau and seconded by Mr. Jones and passed unanimously to approve the following minutes:

- July 13, 2022

DOWNTOWN CAPE

The agency did not receive a CAPE update at this meeting. The focus will be on the new camera system upgrades.

STAFF REPORT

A. July Staff Report

Staff pointed out the new section of the staff report titled "CAPE Updates", and let the agency know the CAPE will update via the staff report on a regular basis, and attend meetings when there are major events/topics of discussion.

There were no further questions regarding the staff report for July 2022.

OLD BUSINESS

A. Resolution 2022-05, Southend Plan Amendment

It was moved by Mr. Paetau and seconded by Mr. McGraw to pass resolution 2022-05, directing staff to request the formal adoption of the Southend Plan Amendment via City Council.

NEW BUSINESS

A. Redevelopment District: RD Rezoning Application for the Gallery RD Project

The attorney representing the development, Mr. Steve Diebenow, addressed the agency with an overview of the project. Senior Planner Christian Popoli went through a brief presentation with the agency to explain the plans for the project, and the next steps in the process. Mr. Popoli explained to the agency the review of the project would go to City Council as a recommendation for the project, and planning commission would do the same. The decision to approve or deny the final rezoning lies with the council.

Mr. Jones asked the representative where the dumpsters would be located, to which Mr. Diebenow replied they will be located around the back side of the phase 4 piece of the development.

Ms. Povloski asked staff if what they are proposing fits within the plan and what we intended to see within the downtown? Staff stated that yes, the proposed project fits within the downtown vision.

Mr. Paetau stated he would like to see the applicant take a look at intimate interior spaces within the development, and to look at activating alley ways and spaces that otherwise would be left unusable.

Mr. Paetau made a motion that the agency recommends approval with the understanding that staff will be involved with the review of phases 3 & 4, specifically the architecture, to ensure it fits within the vision for downtown. Mr. Jones seconded the motion. All were in favor.

ITEMS FOR DISCUSSION

A. Cash Flow Projection - Southend and Downtown Redevelopment Districts

The agency deferred this item to its next meeting.

B. JBPD Camera System

The Jacksonville Beach Police Department presented to the agency regarding upgrades to the camera systems, specifically within the downtown and the South Beach Park area.

Chief Smith and Commander Bingham gave a brief presentation to the agency regarding the proposed camera plan.

It was determined there would be an additional 13 cameras added to the south beach park area, for a total cost of approximately \$286,120.00.

The downtown will receive an additional 46 cameras, making there a total of 83 cameras in the downtown. This has a cost estimate of \$631,400.00.

The agency was in full support of the proposed project.

COURTESY OF THE FLOOR TO VISITORS

Vice-Chair Povloski extended Courtesy of the Floor to visitors.

Ms. Daleen Byrd, of 123 6th Ave S #A, addressed the agency regarding the proposed public works projects. She stated she had reviewed the updated plans online, and they looked much better on the impacts along her street. She asked when the next public meeting will be held, and staff stated they did not have an exact date yet, but would in the near future. She thanked the agency for listening to their comments regarding the project.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:28PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Art Graham, Chairman

Date: _____

Introduced by: _____
Adopted: _____

RESOLUTION 2022-06

A RESOLUTION TO AMEND THE COMMUNITY REDEVELOPMENT PLAN FOR THE DOWNTOWN REDEVELOPMENT AREA FOR THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS PREVIOUSLY AMENDED, ACCORDING TO THE REQUIREMENTS OF THE COMMUNITY REDEVELOPMENT ACT OF 1969, TO PROVIDE FOR MAINTENANCE AND REPAIR OF TAX INCREMENT-FINANCED INVESTMENTS; ADOPTION OF THE DOWNTOWN MAINTENANCE PLAN; AND FOR OTHER PURPOSES.

WHEREAS, on January 19, 1987, the City Council of the City of Jacksonville Beach, Florida adopted a plan for the redevelopment of certain lands within the city limits of the City of Jacksonville Beach pursuant to an Act of the Legislature of the State of Florida duly enacted as the Community Redevelopment Act of 1969, as amended; and

WHEREAS, the redevelopment of said lands was found to be necessary in the interest of public health, safety, and welfare of the residents of Jacksonville Beach, and in the interest of carrying out the intent of the Florida Legislature, as expressed in the Community Redevelopment Act of 1969, as amended, by revitalizing the area economically and socially, improving the tax base, promoting sound growth, and providing improved quality of life; and

WHEREAS, on September 26, 1984, The City Council of the City of Jacksonville Beach adopted an ordinance establishing a redevelopment trust fund pursuant to Chapter 163.387, Florida Statute for the purpose of financing elements of the adopted plan for the redevelopment of said lands; and

WHEREAS, the Community Redevelopment Agency (CRA) have expressed the desire to ensure that improvements, landscape and facilities/capital investments within the Downtown Community Redevelopment Area that were funded by Tax Increment Trust Funds may also be maintained in the future utilizing Tax Increment Trust Funds; and

WHEREAS, the Community Redevelopment Agency has formally adopted the attached Exhibit. A, Downtown Maintenance Plan, as a part of the plan amendment. This maintenance plan will cover projects anticipated in the downtown district, and will be reviewed annually for efficiency; and

WHEREAS, it is deemed desirable to formally incorporate this maintenance funding provision into the Community Redevelopment Plan for the Downtown Redevelopment Area for the City of Jacksonville Beach, to ensure the long-term viability of various Tax Increment funded improvements and facilities within said redevelopment area; and

WHEREAS, Chapter 163.361, Florida Statutes provides that if any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend or modify such plan upon recommendation by the Community Redevelopment Agency, the publishing of a notice, and the holding of a public hearing; and

WHEREAS, the Jacksonville Beach Community Redevelopment Agency has made such a recommendation by CRA Resolution 2022-06; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. That the Jacksonville Beach Downtown Community Redevelopment Plan adopted in 1987, as amended, be further amended to provide that improvements and facilities located within the Downtown Community Redevelopment Area which were funded for through the use of Tax Increment Funds may be maintained and repaired using Tax Increment Funds.

SECTION 2. All other provisions of the January 19, 1987 Downtown Community Redevelopment Plan, as amended, applicable to the Downtown Community Redevelopment Area shall remain in effect.

SECTION 3. This Resolution shall take effect upon its passage.

AUTHENTICATED THIS 22nd DAY OF AUGUST, 2022.

Art Graham, CHAIRMAN

CRA RESOLUTION NO. 2022-07

**A RESOLUTION OF THE CITY OF JACKSONVILLE
BEACH COMMUNITY REDEVELOPMENT AGENCY TO
AMEND THE DOWNTOWN CAPITAL IMPROVEMENT
BUDGET FOR THE FISCAL YEAR BEGINNING
OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022;
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Community Redevelopment Agency approved the Downtown Site Furnishings and Bicycle Rack Plans

WHEREAS, on July 20, 2015, the Community Redevelopment Agency incorporated the Downtown Action Plan into the Downtown Community Redevelopment Plan to add projects and programs designed to collectively improve the overall quality of life in the Downtown Redevelopment District and the City as a whole, and

WHEREAS, it was anticipated that bicycle racks would be incorporated into the Downtown Redevelopment District as a part of the overall Downtown Site Furnishings Plan, and

WHEREAS, the Community Redevelopment Agency has sufficient Downtown Community Redevelopment Tax Increment Trust Fund revenues to pay for the purchase and installation of the equipment specified herein to purchase and fund the installation of the bicycle racks and spelled out in the downtown site furnishings plan:

NOW, THEREFORE, BE IT RESOLVED BY THE JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1. The Fiscal Year 2022 Downtown Community Redevelopment Capital Improvement Budget for the Jacksonville Beach Community Redevelopment Agency is amended to appropriate \$ 76,047.76 for the purchase of 45 galvanized bike racks, 5 dolphin bike racks, 4 shark bike racks, 6 surfboard bike racks, 4 fix it mounts, and installation for the Downtown Community Redevelopment Area.

SECTION 2. This resolution shall take effect upon its adoption.

DULY ADOPTED IN OPEN MEETING THIS 22nd DAY OF AUGUST, 2022.

Art Graham, CHAIRMAN



Bliss Products and Services, Inc
6831 S. Sweetwater Rd.
Lithia Springs, GA 30122
(800) 248-2547
(770) 920-1915 Fax

Quote # **63204**

Sales Rep: DeWitt Gibbs
dewitt@blissproducts.com
O: (800) 248-2547
F: (866) 920-1915
C: (904) 219-7760

City of Jacksonville Beach

Date 8/11/2022

Project Jax Beach Bike Racks

Bill To

City of Jacksonville Beach
1460A Shetter Avenue
Jacksonville Beach, Florida 32250

Ship To

City of Jacksonville Beach
City of Jacksonville Beach
1460A Shetter Avenue
Jacksonville Beach, Florida
32250

Contact

Taylor Mobbs
CRA
Phone: (904) 580-2841

Approximate Ship Date

Ship Via
BEST WAY

Terms
Net 30

Vendor	Part #	Description	Qty	Unit Price	Extended Price
DRO	Hoop Bike Rack	Surface Mount, Galvanized, No Color	45	\$136.00	\$6,120.00
DRO	Dolphin Bike Rack	Surface Mount, Rev. A, Powder Coated, Color TBD	5	\$2,452.92	\$12,264.60
DRO	Shark Bike Rack	Surface Mount, Rev. A, CORRECTION POWDER COAT Color TBD	4	\$7,108.93	\$28,435.72
DRO	Surfboard Bike Rack	CUSTOM RACK, SURFBOARD REV C, SURFACE MOUNT, POWDER COAT, Color TBD	6	\$1,880.24	\$11,281.44
DRO	WEDGE	Wedge Anchor .375 x 3.000	228	\$0.00	\$0.00
DRO	BOND WASHER	3/8X1 BONDED WASHER GV	48	\$0.00	\$0.00
DRO	FIXIT-H	Surface Mount, Powder Coated, Color TBD	4	\$928.00	\$3,712.00
DRO	AIR KIT PRIME	Fixit Mount, Rev. B, Powder Coated, Color TBD	4	\$627.00	\$2,508.00
DRO	ASSEMBLY TOOLS	TAMPER-RESISTANT TOOLS FOR INSTALLATION, AIR KIT PRIME FX, A	2	\$0.00	\$0.00
DRO	DISC	Discount per Clay County contract bid 18/19-2	1	-\$5,500.00	-\$5,500.00
INS	INSTALL	Assembly and installation at various locations	1	\$16,000.00	\$16,000.00

Sub Total \$74,821.76
Freight 1,226.00
Tax 0.00

Taxable Subtotal

Financing as low as **\$1,764.31** / month may be available pending credit approval.

Grand Total \$76,047.76

- Due to volatility in raw material pricing, this quote is only valid for 30 days unless otherwise noted.
- Due to instability in material procurement and manufacturing, verbal or written lead times are subject to change.

Sales tax exempt certificate will be required for exemption. All orders are subject to approval and acceptance by the manufacturer. Deposits may be required. Add 3% to total for charge card transactions. Manufacturing lead times will

not begin without an actual shipping address, color and mount selection, approved purchase order or fully executed contract. Customer will need to coordinate with freight carrier if unloading or inside delivery is required. Damaged or missing parts must be noted on the bill of lading at the time of delivery. A finance charge of 1.5% per month will be added to all invoices past due. Return items are subject to manufacturer's policies and may result in freight and restocking fees.

Signed quote will not be accepted for orders over \$500.

Install Conditions - Unless otherwise noted:

- Site should be clear, level and allow continuous access for delivery, materials and equipment. A space must be provided for the staging and secure storage of equipment within a reasonable distance to the jobsite. A water source within 100' of the job site may be required.
- Installation price based on a single mobilization and unrestricted work hours. We can accommodate special requests but they may result in additional labor costs.
- Installation requiring footers are based on normal soil conditions. Rock, coral, asphalt, foundations, pipes, underground utilities, poor soil conditions, and poor drainage may incur additional charges.
- Bliss will call for public locates but the customer is responsible for locating and identifying all private utilities. We are not responsible for damage to unmarked lines.
- If permitting is required, customer is responsible for providing site survey. Equipment delivery and installation times will not begin until permitting is approved. Permitting fees and engineering drawings not included.
- Bliss will smooth jobsite but full site restoration (such as sod) is not included. Bliss will take every care with trees, curbs, sidewalks, fences and other site obstructions but will not be responsible for damage caused by normal installation processes.
- Removal of trash and spoils is not included. Customer responsible for providing dumpster for debris and/or an area within reasonable distance to spread spoils.
- Bliss will not be held responsible for delays due to weather.
- Customer accepts all responsibility for requests that are not in compliance with ASTM, CPSC or local building codes.

Complete Terms and Conditions can be found at <https://blissproducts.com/terms-conditions/>