



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Workshop Meeting Agenda

Community Redevelopment Agency

Wednesday, September 14, 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 Workshop Meeting of the Community Redevelopment Agency:

CALL TO ORDER

ROLL CALL

OLD BUSINESS

- A. Downtown Bollards - Safety
- B. Lighting Update

NEW BUSINESS

- A. Support for Local Bill JB-1

ITEMS FOR DISCUSSION

- A. Facade Grant Program - FY23

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: Mike Staffopoulos, City Manager; City Attorney's Office



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CRA AGENDA ITEM	
TO:	CRA
FROM:	Staff
DATE:	08/25/2022
SUBJECT:	

BACKGROUND

The CRA selected bollards to be utilized in the downtown as part of the downtown site furnishing plan. Two bollards were selected to be featured throughout the downtown. After meeting the fire Marshall, it was determined the two entry points to the boardwalk (located at the Beach Blvd. Roundabout and the Pier Parking Lot) needed to have a clearance for all emergency vehicles to gain access.

The two options for bollards at these locations are to space out the selected bollards wide enough where emergency vehicles can easily access the boardwalk, or approve staff to select a similar bollard that would be collapsible.

The two bollards chosen are attached, as well as an example of a collapsible bollard.

FINANCIAL IMPACT

TBD

REQUESTED ACTION

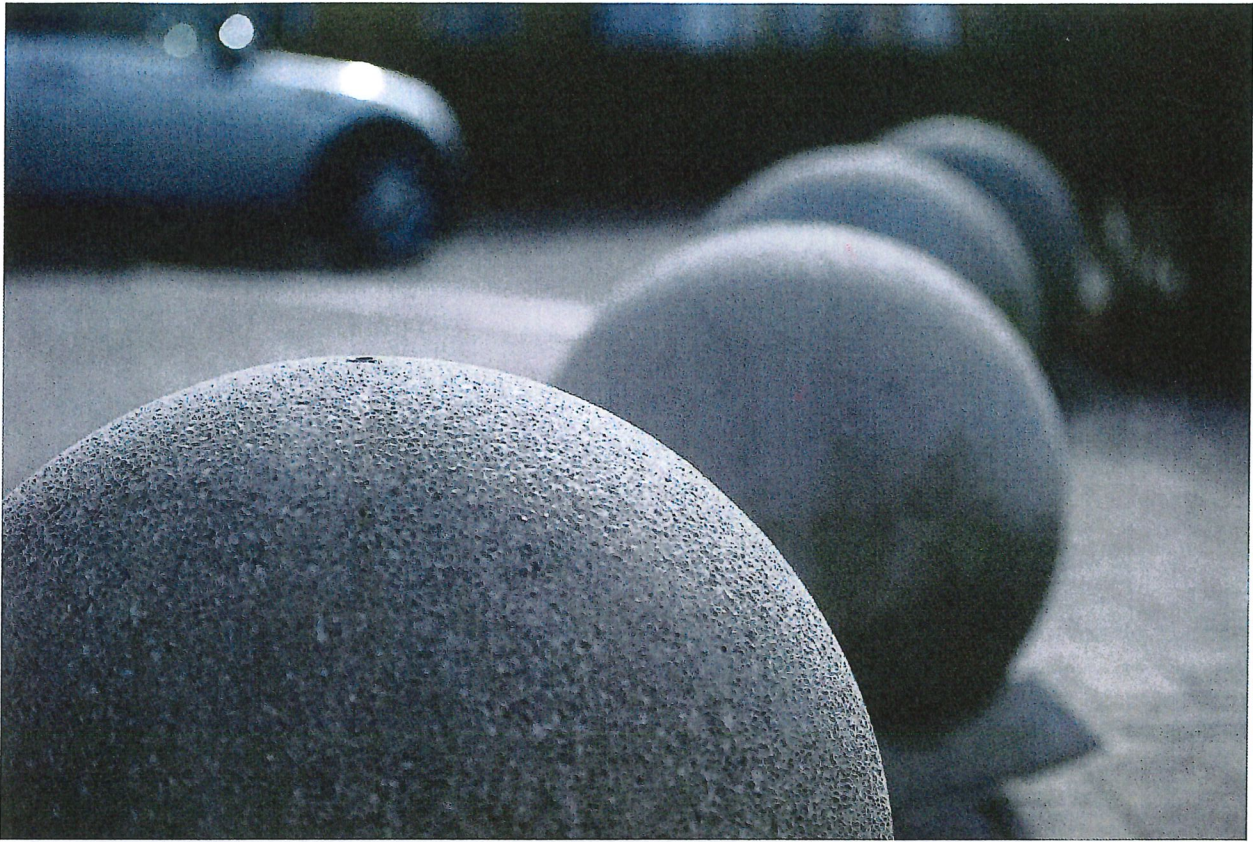
No formal action is requested.

ATTACHMENTS

1. Bollard Selections
2. Collapsible Bollard Examples

Attachment A

Bollards



Collapsible Bollard Examples:





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CRA AGENDA ITEM	
TO:	CRA
FROM:	Staff
DATE:	09/07/2022
SUBJECT:	CRA Support for JB-1

BACKGROUND

The City Council previously expressed an interest in lowering the minimum size requirements for a restaurant to be licensed to serve liquor from 150 seats and from 2,500 square feet to something more suitable in a specific concentrated area. Lowering these requirements would allow smaller establishments the ability to qualify for a 4-COP Special Restaurant alcohol license, which means they could serve beer, wine, and liquor along with at least 51% food sales.

At the Council briefing on May 23, 2022, Council instructed staff to move forward with the process to initiate a local bill to lower the minimum space and seating requirements for public food service establishments that derive at least 51% of its gross food and beverage revenue from the sale of food and non-alcoholic beverages within the Central Business District (CBD), which is bounded by 3rd Street, the Atlantic Ocean, 6th Ave N, and 2nd Ave South (within the downtown CRA district). This same area is being referred to as the Downtown Incentive Zone for the purposes of JB-1, and potential future action by the State Legislature. Based on a review of restaurant best practices for design and space allocation, staff has proposed that the seating requirement be lowered to 50 seats at the minimum, and the service area requirements be lowered to 1,200 square feet, which will provide adequate room for all 50 seats, kitchen area, bathrooms and all other amenities associated with a fully functional restaurant.

The first step in the process of initiating a local bill is to provide a resolution with the proposed legislation stating the Council support for the local bill to be considered by the Duval County Legislative Delegation. After transmission of the same to the Delegation, the Delegation will hold a local bill hearing, which will occur in or about January 2023. IF the Delegation agrees to support the issue and introduce the bill, the House of Representatives sponsor will deliver the proposed legislation attached to this memo as Exhibit 1 to House Bill Drafting. Thereafter, the City will be responsible for complying with the provisions of the Local Bill Filing Manual, including but not limited to advertising and public hearing requirements.

The City Council approved Resolution 2121-2022 at its September 6, 2022 meeting, and the language for the Draft Bill to be sent to the Duval County Legislative Delegation for consideration.

The City Council would like to include the CRA in the process as the Incentive Zone falls within the CRA Downtown District, and should the Bill pass, will be an asset to economic development initiatives. With redevelopment taking place in the downtown area of the City, it can be anticipated that there may be smaller tenant spaces created that could accommodate smaller restaurants establishments that would be unable to qualify for full alcohol license under the current state and local regulations. While staff does not believe any existing restaurants would qualify for an upgrade



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from a 2-COP to a 4-COP Special Restaurant alcohol license, a change in the requirement locally could help future establishments and encourage smaller restaurants.

In its essence, moving forward with JB1 is asking the state to provide an exemption from the statute within a designated area of the City. A map of the proposed area is attached, as well as the council resolution and JB1 verbiage.

FINANCIAL IMPACT

None.

REQUESTED ACTION

No formal action at this time. Formal resolution to be considered at the CRA Regular Meeting, September 26, 2022.

ATTACHMENTS

1. JB1 Council Resolution and Language
2. DIZ map.

Introduced by: _____
Adopted: _____

RESOLUTION NO. 2121-2022

A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, EXPRESSING THE CITY COUNCIL'S SUPPORT FOR LOCAL BILL JB-1 TO BE CONSIDERED BY THE DUVAL COUNTY LEGISLATIVE DELEGATION CREATING A SPECIAL ZONE IN THE CITY OF JACKSONVILLE BEACH KNOWN AS THE DOWNTOWN INCENTIVE ZONE SO AS TO PROVIDE AN EXCEPTION TO §561.20(1), FLORIDA STATUTES, FOR SPACE, SEATING, AND MINIMUM GROSS REVENUE REQUIREMENTS FOR SPECIAL ALCOHOLIC BEVERAGE LICENSES FOR PUBLIC FOOD SERVICE ESTABLISHMENTS WITHIN THE DOWNTOWN INCENTIVE ZONE; PROVIDING FOR ADOPTION OF RECITALS, REPEAL OF PRIOR INCONSISTENT RESOLUTIONS AND COUNCIL DECISIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, with redevelopment taking place in the downtown area of the City of Jacksonville Beach ("City"), it can be anticipated that smaller tenant spaces may be created that could accommodate smaller public food service establishments that would be unable to qualify for a full alcoholic beverage license under the current state and local regulations; and

WHEREAS, lowering the space and seating requirements for those establishments within a special zone that derive at least 51 percent of its gross food and beverage revenue from the sale of food and nonalcoholic beverages would allow smaller public food service establishments to qualify for a special alcoholic beverage license; and

WHEREAS, at its briefing on May 23, 2022, the City Council instructed City Staff to move forward with the process to initiate a local bill to lower the minimum space and seating requirements for public food service establishments that derive at least 51 percent of its gross food and beverage revenue from the sale of food and nonalcoholic beverages within the Downtown Incentive Zone, which is bounded by 3rd Street, the Atlantic Ocean, 6th Avenue North, and 2nd Avenue South; and

WHEREAS, the first step in the process of initiating a local bill is to provide a resolution with the proposed legislation stating the City Council's support for the local bill to be considered by the Duval County Legislative Delegation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, THAT:

SECTION 1. Adoption of Recitals. The foregoing recitals are deemed true and material parts of this resolution and are fully incorporated herein by reference.

SECTION 2. Support of Local Bill JB-1. The City Council hereby expresses its support of Local Bill JB-1 to be considered by the Duval County Legislative Delegation for the 2023 State Legislative Session. Said Local Bill JB-1 provides for an amendment to the Laws of Florida to

create a special zone in the City of Jacksonville Beach known as the Downtown Incentive Zone to allow for an exception to §561.20(1), Florida Statutes, for space, seating, and minimum gross revenue requirements for special alcoholic beverage licenses for public food service establishments within the Downtown Incentive Zone. A true and correct copy of said Local Bill JB-1 is attached hereto as **Exhibit 1**.

SECTION 3. State Local Bill Process. After transmission of this Resolution to the Duval County Legislation Delegation, the Delegation will hold a Local Bill Hearing, which will occur in or about January 2023 in Jacksonville City Council Chambers on the first floor of City Hall, which is located at 117 West Duval Street, Jacksonville, FL 32202. If the Duval County Legislative Delegation agrees to support the issue and introduce the bill, the House of Representatives sponsor will deliver Exhibit 1 to House Bill Drafting. The City will be responsible for complying with the provisions of the Local Bill Filing Manual, including but not limited to advertising and public hearing requirements.

SECTION 4. Repeal of Prior Inconsistent Resolutions and Council Decisions. All prior resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 5. Severability. If any section, sentence, clause, or phrase of this resolution should be held invalid, unlawful, or unconstitutional, said determination shall not be held to invalidate or impair the validity, force, or effect of any other section, sentence, phrase, or portion of this resolution not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 6. Effective Date. This resolution shall become effective immediately upon passage and adoption by City Council.

AUTHENTICATED this ____ day of _____, 2022.

Christine H. Hoffman, Mayor

Sheri Gosselin, City Clerk

Approved as to form and legal sufficiency:

Sandra R. Robinson, City Attorney

CHAPTER 2023-_____

House Bill No. _____

An act relating to the City of Jacksonville Beach, Duval County; creating a special zone in the City of Jacksonville Beach; providing boundaries; providing an exception to general law; providing space, seating, and minimum gross revenue requirements for special alcoholic beverage licenses for public food service establishments in described areas; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. There is hereby created a special zone in the City of Jacksonville Beach to be known as the Downtown Incentive Zone for the purposes of this act. The area is described as:

All lands bounded by 3rd Street, the Atlantic Ocean, 6th Avenue North, and 2nd Avenue South.

Section 2. Notwithstanding s. 561.20(1), Florida Statutes, in the area herein described as the Downtown Incentive Zone, the Division of Alcoholic Beverages and Tobacco of the Department of Business Regulation may issue a special alcoholic beverage license to any public food service establishment that is equipped to serve 50 or more persons at one time and occupying not less than 1,200 square feet of service area which derives at least 51 percent of its gross food and beverage revenue from the sale of food and nonalcoholic beverages; provided that such licenses shall be subject to local zoning requirements and to any provision of the alcoholic beverage laws of the state and rules of the division not inconsistent herewith.

Section 3. This act shall take effect upon becoming a law.

Downtown Investment Zone (DIZ)





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CRA AGENDA ITEM	
TO:	CRA
FROM:	Taylor Mobbs
DATE:	08/25/2022
SUBJECT:	

BACKGROUND

The Agency was previously presented with a toolbox of incentives for the Downtown CRA District. The Agency and staff agreed one of the key focuses should be on the facade grant program. This facade program is designed to encourage private investment in the beautification of our downtown, by offering a 2/3 matching grant for exterior improvements.

Staff has received comments from finance, legal, and the City Manager regarding the program, and will present the final Facade program to the City Council at its October 10th Regular Meeting.

FINANCIAL IMPACT

No immediate financial impact. This program is budgeted for in FY23.

REQUESTED ACTION

Staff requests comments from the agency on this draft of the grant program.

ATTACHMENTS

1. Facade Grant Program 1-Page Summary DRAFT

**CITY OF JACKSONVILLE BEACH, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY**

DOWNTOWN PROPERTY IMPROVEMENT GRANT PROGRAM

PROGRAM NAME:	Façade Beautification Grant Program
PURPOSE:	To provide up to 2/3 matching funds for property and business owners wishing to renovate and/or improve the exterior of an existing commercial building located in the Central Business District zone within the Downtown Community Redevelopment District.
DESCRIPTION:	Establishes a pool of funds to provide a financial incentive for property or business owners to undertake exterior renovations designed to achieve noticeable visual changes and create a positive impact in the designated portion of the Community Redevelopment Area.
ELIGIBLE APPLICANTS:	Owners of commercial buildings or business owners in the area bounded on the north by 6th Avenue north, on the east by the Atlantic Ocean, on the south by 2nd Avenue South, and on the east by 3rd Street (S.R. A1A).
MAXIMUM GRANT AMOUNT:	Up to 2/3 funding to be matched, not to exceed \$100,000.00 total project cost, by an equal amount of private funding payable upon completion of the work.
IMPROVEMENTS ALLOWED:	Exterior renovations, as expressed in the application package.
APPLICATION REQUIREMENTS:	Submittal of complete application including a summary of the proposed work, color photos showing existing conditions, sketch plans and specifications for the work, color and fabric samples, and other documents expressed in application guidelines. Tenants must provide written authorization for the property owner to apply.
SELECTION CRITERIA:	Grants are awarded on a first come, first served basis, subject to submittal of a complete application packet and review and recommendation for approval by CRA staff, and final approval of the CRA Board.
BUDGET:	Dependent on the Annual Appropriation of TIF Funds for the upcoming budget year.