



City of Jacksonville Beach

Regular Meeting Agenda

Community Redevelopment Agency

11 North Third Street
Jacksonville Beach, Florida

Monday, October 24, 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

APPROVAL OF MINUTES

- A. September 26, 2022 Regular

STAFF REPORT

- A. October Staff Report (Updates as of 10/17/22)

OLD BUSINESS

- A. Lighting Examples - Beaches Energy

NEW BUSINESS

- A. Adopt/Deny Resolution No. 2022-09 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY 2022 Downtown Community Redevelopment Capital Improvement Budget and to appropriate Downtown Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A
- B. Adopt/Deny Resolution No. 2022-10 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY 2022 Southend Community Redevelopment Capital Improvement Budget and to appropriate Southend Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A
- C. Adopt/Deny Resolution No. 2022-11 adopting the CRA operating and capital improvements budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023

ITEMS FOR DISCUSSION

- A. 201 5th Avenue North, Redevelopment District: RD Rezoning Application
- B. P3 Policy Update
- C. Facade Grant Update

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

**Minutes of Community Redevelopment Agency Meeting
held Monday, September 26, 2022 at 3:00 PM
in the Council Chambers**



CALL TO ORDER

This meeting was called to order at 3:00PM.

ROLL CALL

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

Also present were: Heather Ireland, Taylor Mobbs, Jim Gilmore, Taylor Mejia

COURTESY OF THE FLOOR TO VISITORS

Chairman Graham extended Courtesy of the Floor to visitors.

Mr. Landis, of 736 2nd Street addressed the agency regarding the Dolphin Depot project. Mr. Landis had questions regarding the building setbacks, would like to see the side view renderings of what the building would look like, and questions regarding a space within the development proposal that appears as a dumpster. Staff and the developers representative addressed the comments made during courtesy of the floor during "items for discussion".

APPROVAL OF MINUTES

A. August 17, 2022 Workshop

A motion was made by Mr. Jeff Jones (with minor revisions) to approve the minutes. This was seconded by Ms. Povloski. All were in favor.

B. August 22, 2022 Regular

A motion was made by Mr. Jeff Jones to approve the minutes. This was seconded by Ms. Povloski. All were in favor.

C. September 14, 2022 Workshop

A motion was made by Mr. Jeff Jones (with minor revisions) to approve the minutes. This was seconded by Ms. Povloski. All were in favor.

STAFF REPORT

A. September Staff Report

Staff went over the highlighted sections of the report with the agency, and noted a few changes: the PW open house would be moved to Oct 12, staff would begin working on the

bid documents for the pier parking lot, and the art committee has plans to issue the first call to artists in November.

Mr. Paetau asked staff for some clarification on the basin referred to in the public works section of the update, as well as the crosswalk shipping status/ETA. Staff stated they would follow up with the public works director for more information.

OLD BUSINESS

Ms. Povloski reminded the agency of the "100 parking spot" requirement set forth in the current agreement with COJ for the pier parking lot. Ms. Povloski asked had this been addressed with council yet, and if not, when could they anticipate that discussion? Staff stated they are working on setting up a joint work session for council and the CRA to address various topics, one of which will be the parking lot requirements.

NEW BUSINESS

A. Resolution 2022-08, CRA Support for JB1

Staff reminded the agency of the intention of JB-1 and the benefit it would have for smaller businesses to locate in the downtown district. This bill will allow for smaller square footage, and fewer seating requirements, to still be able to qualify for the full 4-COP license. It was noted again, this exemption (if approved) would only apply to businesses classified as restaurants; this will not apply to bar establishments.

A motion was made to approve Resolution 2022-08 by Ms. Povloski, this was seconded by Mr. Jones. All were in favor.

ITEMS FOR DISCUSSION

A. Dolphin Depot RD Rezoning Amendment Application

Planning Director, Heather Ireland gave a brief overview of the dolphin depot project. She explained the overall concept of dolphin depot had previously received approval, and the only section seeking additional approval are the minor changes in the highlighted section of the plans. Ms. Ireland also confirmed the area in question during the courtesy of the floor is in fact a dumpster enclosure.

Mr. Steve Diebenow also addressed the agency as the developers' representative.

Chairman Graham asked what are the rules regarding the dumpster enclosure and can it be relocated? Ms. Ireland stated the dumpster was located in an approved location and had the appropriate surround to block it from the street view.

Mr. Diebenow addressed the agency and reminded everyone that the main focus of the

rezoning application today is the changes focusing on 6th Ave. North, highlighted in yellow, the rest of the application has received prior approval to move forward. Mr. Diebenow also addressed a question from courtesy of the floor, and stated they do not have all of the additional exterior elevations at this time.

Mr. Diebenow addressed agency concerns surrounding the dumpster and reminded them this was not a part of what is seeking approval today. Mr. Diebenow stated he would relay the comments to the developer, but made no promises on there being any changes.

Mr. Paetau stated he was concerned with what the proposed development does to 1st Street, as it creates a canyon-type appearance along the corridor between the proposed development and Margaritaville. Staff stated that the development would not be a blank concrete wall, there would be balconies located along 1st street, and staff also agreed with Mr. Paetau that if the applicant was interested, they could consider some various artistic elements to help activate the space.

Mr. Jones stated he appreciates that the development is activating 6th Avenue, as called out in the downtown plan, and does not feel that this development creates an issue along 1st Street.

Mr. McGraw pointed out the proposed restaurant space is located on the corner, and that will add to the activation of both 6th Avenue and 1st Street.

Ultimately, the agency agreed unanimously to support the recommendation of approval by the City Council, ensuring that the proposed development remains consistent with the downtown vision plan.

ADJOURNMENT

There being no further business, this meeting was adjourned at 3:53PM.

STAFF REPORT

This section was a typo on the original agenda.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Art Graham, Chairman

Date: _____



Community Redevelopment Agency, Jacksonville Beach

Staff Report

October 2022(Updates as of October 17, 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:

- Former memorial site (located behind sneakers) cleared out week of August 22nd.
- Parks staff is working with the contractor to finalize plans for the new sidewalk entrance to the park.
- Parks staff will be coming to the CRA for funding to repair portions of the skate park at a future date.
- Parks department has met with the contractor for the sidewalk entryway plans at South Beach Park. The contractor is hoping to start the project in December 2022.

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 10/12/2022.
- 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. We are getting closer to bidding. 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) – Hanson Engineering has been assigned 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 issued. 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.
 - For discussion at CRA meeting 9/26/22
 - Planning commission gave approval
- 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
 - Pilings will be drilled for the next month or two
- 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.
 - Oaxaca hopes to open in December 2023
- 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
 - Finalizing preconstruction coordination with PW department
 - Completed demolition and picked up construction permits week of 10/10/22.
Construction should begin soon

- 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
 - Passed its first reading at City Council

- 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
 - Application for parking variance goes to planning commission 10/4/22
 - Variance approved by BOA. Waiting on the owner to submit building permits

- Bo's RD Rezoning (201 5th Ave N.) _:
 - On CRA agenda for 10/24/22

STAFF/MISC. UPDATES:

- Maintenance Plan
 - The downtown plan was amended on October 3, 2022
- 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.
 - Pier is now open
 - Springhill Suites occupying portion of the parking lot
 - Staff is working with procurement and PW department to finalize the bid specifications for the pier parking lot project, and plan to have the bid advertised before the end of the calendar year, with hope to award the project in January 2023, so the contractor can be ready to begin construction as soon as Springhill is complete. The goal is to have as little 'downtime' with the parking lot as possible.
- 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.)
 - Staff will walk business owners through the façade grant application process at the next hospitality industry meeting (date TBD)
- Incentive Plan Update
 - Staff has included a power point presentation to briefly go over the façade grant and the process associated with applying
- 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 schedule 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.

- Staff finalizing plans for Call to Artists to be issued in November for the former war memorial site and two murals
- 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
 - Council approval for bike racks budget modification at its 9/19/22 meeting
 - Staff moved forward with purchasing 25 trashcans under FY23 "CRA Repairs and Maint." as the new cans are to replace the existing. Staff entered this requisition to finance on October 12, 2022 after receiving the quote from the manufacturer. The final cost of the trashcans will be \$36,340.00

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:

- October 29, Jax Beach Vintage Flea Market: 6AM-5PM, 433 Pablo Ave.
- October 30, 904 Pop-Up: 11AM-7PM, Latham Plaza

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.

- 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.

- Outdoor Dining Pilot Program:

- To add an additional way to incentivize business development and redevelopment, the City Manager and staff are requesting authorization to create a pilot program for outdoor dining on public rights-of-ways, specifically to encourage the establishment of restaurants in the DIZ. If successful, the program could be applied to specific corridors throughout the DIZ. The pilot program would favor the elimination of on-street parking, on a property-by-property basis, for the creation of larger sidewalks to accommodate both outdoor dining and pedestrian traffic.

- The corridor recommended for the pilot program is 1st Avenue North, from 1st Street North to 2nd Street North. This corridor, which is identified as the “Civic Corridor” in the Downtown CRA Action Plan, is ideal because:
 - The ROW is wide enough to accommodate on street parallel parking on both the north and south sides of the road; elimination of on-street parking would occur only on the north side of the road and not impact traffic
 - The “Town Center Project”, at the west end of the road segment, is currently under construction for two food-based establishments, which could readily take advantage of the pilot program.
- Staff has discussed the pilot program with The Angelo Group, the developer of the Town Center Project. TAG is supportive of the pilot program, and has requested authorization to reconstruct the ROW in front of their property at the cost of the developer, in advance of the pilot program being established. The request is to accommodate their construction schedule (completion set for Dec. 2022, Council will not officially implement this program until January 2023)

- Future Meeting(s):

- Staff is still waiting on the final fee for the scope of work for Latham Plaza. Once that has been received, staff will review and either negotiate further, or if the scope and fee are deemed acceptable, the CRA will approve the fee, then City Council (it is anticipated this will be in late October/early November)
- November 7, City Council:
 - Dolphin Depot RD Rezoning
 - Outdoor dining Pilot Program discussion/approval for staff to begin working on project
- November 14, CRA Meeting:
 - ONLY meeting for November (will combine workshop and regular meeting content)
- November 21, City Council:
 - Dolphin Depot, 2nd Reading/Approval
 - Bo’s Coral Reef RD Rezoning
- December 5, City Council:
 - Bo’s 2nd Reading
- December 19:
 - ONLY meeting for December (will combine workshop and regular meeting content)



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

CRA AGENDA ITEM	
TO:	Heather Ireland, Administrator, Community Redevelopment Agency
FROM:	Ashlie Gossett, Chief Financial Officer
DATE:	10/07/2022
SUBJECT:	Resolution No. 2022-09 Amending the FY 2022 Downtown Community Redevelopment Capital Improvement Budget and Appropriating Downtown Tax Increment Trust Funds for Capital Improvement Projects

BACKGROUND

This resolution seeks to appropriate the tax increment trust funds remaining at the end of FY2022 to the specific projects listed in Exhibit A of the resolution. As required by Florida Statute 163.387(7), any money that remains in the redevelopment trust fund at the end of a fiscal year must be either: (1) returned to the taxing authorities; (2) used to reduce debt; (3) deposited in escrow for reducing debt in the future; or (4) appropriated to specific Redevelopment Plan projects. The funds appropriated to a project may not be changed unless the project is amended, redesigned, or delayed, in which case the funds must be re-appropriated pursuant to the next annual budget adopted by the Agency. Exhibit A presents a roll-forward from the prior year-end appropriation to the current fiscal year's projected ending fund balance. The New Appropriations column represents items approved by the Agency during the year. The Expenditures column represents dollars spent on each project during the fiscal year. The Project Adjustments column reflects either the release of remaining funds at the conclusion of a project, or updated cost estimates. The FY2022 Projected Fund Balance column shows the year-end appropriation by specific project.

FINANCIAL IMPACT

REQUESTED ACTION

Adopt/Deny Resolution No. 2022-09 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY 2022 Downtown Community Redevelopment Capital Improvement Budget and to appropriate Downtown Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A

ATTACHMENTS

1. Resolution No. 2022-09 Year-End Budget Amend Dwntrwn Projects
2. Exhibit A Resolution 2022-09

RESOLUTION NO. 2022-09

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

WHEREAS, the CRA continues work to complete the component elements of Phase III of the Downtown Community Redevelopment Area Infrastructure Improvements Program adopted by the Jacksonville Beach City Council on November 5, 2007, as amended, and

WHEREAS, the CRA and City have adopted a Downtown Action Plan, amending the Downtown Community Redevelopment Plan, and

WHEREAS, work has progressed on those Action Plan related projects listed in Exhibit A to this resolution to a point where design and construction funding has been appropriated, or for other projects where estimated funding has been appropriated, and

WHEREAS, the CRA specified the use of Downtown Tax Increment Trust Funds for these projects, and

WHEREAS, the CRA has sufficient Downtown Tax Increment Trust Funds available to construct these projects, and

WHEREAS, the City of Jacksonville Beach Community Redevelopment Agency met in open meeting on October 24, 2022, to review and consider a budget amendment to appropriate funding for construction of the enumerated capital improvement projects:

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

SECTION 1. The fiscal year 2021-2022 Downtown Community Redevelopment Capital Improvement Budget for the Jacksonville Beach Community Redevelopment Agency is amended and Downtown Tax Increment Trust Funds are appropriated for capital improvement projects as shown in the attached Exhibit A - *CRA RESOLUTION NO. 2022-09, YEAREND DOWNTOWN FUND BALANCE APPROPRIATION.*

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

DULY ADOPTED IN OPEN MEETING THIS 24th Day of October, 2022.

Art Graham, CHAIRMAN

Heather Ireland, ADMINISTRATOR

EXHIBIT A
CRA RESOLUTION NO. 2022-09
FY2022 YEAREND DOWNTOWN FUND BALANCE APPROPRIATION

PROJECT DESCRIPTION	CRA Res. No.	PRIOR YEAR APPROPRIATED FUND BALANCE (Res. 2021-17)	ADD: NEW APPROPRIATIONS BY AGENCY	LESS: EXPENDITURES	PROJECT ADJUSTMENTS	FY 2021 PROJECTED FUND BALANCE	COMMENTS
PROJECTS PREVIOUSLY AWARDED/BUDGETED BY AGENCY							
Downtown Vision Plan - Phase III-C							
(1) Project #2: Stormwater collection piping, replace water and sewer systems, and road reconstruction, including on-street parking and sidewalks where appropriate, as needed in a portion of the area bounded by 4th Avenue South on the north and 13th Avenue South on the south between South 3 rd Street and the oceanfront	2016-06; 2018-01	\$134,174			(\$134,174)	\$0	<i>Project complete</i>
Projects #4-5: Professional engineering services for infrastructure improvement projects DT Phase IIIC- project 4 & 5	2021-02	\$970,374		(\$399,322)		\$571,052	Project ongoing
Professional engineering services to perform a study of the Central and South stormwater basins	2021-03	\$138,573		(\$51,210)		\$87,363	Project ongoing
Dune Walkovers and Stormwater Outfalls							
(1) Design 25 replacement dune walkover structures and design seaward extensions of 15 existing oceanfront stormwater outfall structures	2018-08	(\$7,712)			\$7,712	\$0	<i>Project complete</i>
Design and construct 15 stormwater outfalls	FY2022 CIP Project		\$200,000	(\$75,202)		\$124,798	Project ongoing
Rebuild Dune Walkovers	2021-12; FY2022 CIP	\$608,289	\$500,000	(\$583,543)		\$524,746	Project ongoing
Downtown Action Plan							
Dix Hite - Phase 2; Development of specific tasks for various components of the DT Action, Implementation, and Management Plan; including final design & bidding services to implement bike parking and site furnishing plan	2018-12; 2021-01	\$97,821		(\$22,167)		\$75,654	Project ongoing
(1) Video Security Camera System, Downtown area - Installation and Maintenance	2017-07	\$38,800		(\$38,800)		\$0	<i>Project complete</i>
(1) Video Security Camera System, Downtown area - Installation and Maintenance	2020-02	\$3,910		(\$3,910)		\$0	<i>Project complete</i>
Design connectivity corridor in Downtown District	2021-09			(\$18,250)	\$21,900	\$3,650	Project ongoing
(1) Roof restoration project at the Seawalk Pavilion	2021-16		\$186,000	(\$186,000)		\$0	<i>Project complete</i>
Purchase and install bike racks in DT area	2022-07		\$76,048			\$76,048	Project ongoing
Operating Budget							
(2) 2022 DT TIF Operating Budget	2021-10		\$7,054,135	(1,829,710)	(\$5,224,425)	\$0	Fiscal Year End
RESERVE FOR FUTURE PROJECTS							
(3) Downtown Vision Plan - Phase III-C, Projects #3-5: Stormwater collection piping, replace water and sewer systems, and road reconstruction, including on-street parking and sidewalks where appropriate, as needed in a portion of the area bounded by 4th Avenue South on the north and 11th Avenue South on the south between South 3 rd Street and the oceanfront as well as the area bounded by 8th Avenue North and 2nd Avenue North on 1st Street North.		\$12,272,266			(\$12,272,266)	\$0	2022-2026 Capital Improvement Plan
(3), (4) Phase 3C Project 3: Downtown Improvements include: (1) Returning the 12th Ave. South sedimentation basin to permitted design and capacity including removal and disposal of sediment; new/improved culverts under 9th Street South; new/improved culverts under Fairway Lane; new/improved culverts/bridge under the golf course cart path. (2) Pump station improvements including new/improved stormwater pumps, improved bar screens, improved sumps. (3) Downstream outfall improvements including clearing, widening, installing a concrete lining to the ditch channel from the control structure (weir) to the Intracoastal waterway.					\$3,784,605	\$3,784,605	2023-2027 Capital Improvement Plan

EXHIBIT A
CRA RESOLUTION NO. 2022-09
FY2022 YEAREND DOWNTOWN FUND BALANCE APPROPRIATION

PROJECT DESCRIPTION		CRA Res. No.	PRIOR YEAR APPROPRIATED FUND BALANCE (Res. 2021-17)	ADD: NEW APPROPRIATIONS BY AGENCY	LESS: EXPENDITURES	PROJECT ADJUSTMENTS	FY 2021 PROJECTED FUND BALANCE	COMMENTS
(3)	Phase 3C Projects 4 and 5: Limits include 3rd Street, 4th Avenue South, Street Ends, and 13th Avenue South and Downstream Improvements, if necessary. The scope of work for these phases includes improvements to sanitary sewer, water distribution, stormwater, roadways, alleys, street ends, permitting, stilling basins/ponds and downstream channels, and the stormwater pumps at the Central Basin, as necessary, and other identified ancillary public improvements throughout the area.					\$16,000,000	\$16,000,000	2023-2027 Capital Improvement Plan
(3)	Rebuild Dune Walkovers		\$2,500,000			(\$2,000,000)	\$500,000	2023-2027 Capital Improvement Plan
(3)	Construct 15 Replacement Beach Outfalls		\$1,000,000				\$1,000,000	2023-2027 Capital Improvement Plan
	Downtown Action Plan:							
(3)	Art Master Plan		\$754,022			(\$4,022)	\$750,000	2023-2027 Capital Improvement Plan
(3)	Lighting Master Plan		\$843,700			(\$368,700)	\$475,000	2023-2027 Capital Improvement Plan
(3)	Wayfinding and Signage		\$1,317,600			\$165,400	\$1,483,000	2023-2027 Capital Improvement Plan
(3)	The Pier Entry Redesign/Construction		\$806,018			\$100,982	\$907,000	2023-2027 Capital Improvement Plan
(3)	Bicycle Parking Plan		\$54,398			(\$54,398)	\$0	
(3)	Site Furnishing Plan		\$763,427			(\$763,427)	\$0	
TOTAL PROJECTED YEAREND APPROPRIATION			\$22,295,661	\$8,016,183	(\$3,208,114)	(\$740,813)	\$26,362,917	
							Roll-forward Previously Awarded Projects	\$1,463,312
							Yearend Budget Amendment for Future Projects	\$24,899,605
							PROJECTED FUND BALANCE AT YEAR END	\$26,362,917
<u>PROJECT ADJUSTMENT NOTES:</u>								
(1) Project completed, or nearing completion; remaining budget appropriation returned to fund balance								
(2) Annual operating budget lapsed, remaining operating appropriation returned to fund balance								
(3) Project estimates updated in FY2023-FY2027 Capital Improvement Plan								
(4) FY2023 CIP estimate is \$3,722,850; additional \$61,755 of remaining fund balance added to YE appropriation								
<u>PRIOR YEAR FUND BALANCE NOTE:</u>								
Actual FY2021 ending Fund Balance was \$22,755,948. The actual amount was more than the projected amount in CRA Resolution No. 2021-17 by \$460,287. This number reflects yearend project retainage payable accruals.								

EXHIBIT A
CRA RESOLUTION NO. 2022-09

DOWNTOWN REDEVELOPMENT FUND
CHANGES IN FUND BALANCE
OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022

Revenues

Redevelopment Tax Increment	\$ 7,488,390
TIF Returned to Taxing Authorities	
Investment and Other Income	<u>(673,308)</u>

Total Revenues	<u><u>6,815,082</u></u>
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Expenditures

DT CAPE

Personnel Services	958,299
Operating	162,291
Capital Outlay	<u>99,925</u>

Total Expenditures	<u><u>1,220,514</u></u>
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ADMINISTRATION

Personnel Services	175,809
Operating	476,097
Capital Outlay	<u>1,335,694</u>

Total Expenditures	<u><u>1,987,599</u></u>
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Net Change in Fund Balance	3,606,969
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Fund Balance, Beginning of Year	<u><u>22,755,948</u></u>
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*Projected Ending Fund Balance	<u><u>\$ 26,362,917</u></u>
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**Data as of 10/14/2022, fiscal year closeout in progress*



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

CRA AGENDA ITEM	
TO:	Heather Ireland, Administrator, Community Redevelopment Agency
FROM:	Ashlie Gossett, Chief Financial Officer
DATE:	10/07/2022
SUBJECT:	CRA Resolution No. 2022-10 Southend TIF Yearend Appropriation

BACKGROUND

This resolution seeks to appropriate the tax increment trust funds remaining at the end of FY2022 to the specific projects listed in Exhibit A of the resolution. As required by Florida Statute 163.387(7), any money that remains in the redevelopment trust fund at the end of a fiscal year must be either: (1) returned to the taxing authorities; (2) used to reduce debt; (3) deposited in escrow for reducing debt in the future; or (4) appropriated to specific Redevelopment Plan projects. The funds appropriated to a project may not be changed unless the project is amended, redesigned, or delayed, in which case the funds must be re-appropriated pursuant to the next annual budget adopted by the Agency.

Exhibit A presents a roll-forward from the prior year-end appropriation to the current fiscal year's projected ending fund balance. The New Appropriations column represents items approved by the Agency during the year. The Expenditures column represents dollars spent on each project during the fiscal year. The Project Adjustments column reflects either the release of remaining funds at the conclusion of a project, or updated cost estimates. The FY2022 Projected Fund Balance column shows the year-end appropriation by specific project.

FINANCIAL IMPACT

Appropriation of tax increment funds at the end of the fiscal year.

REQUESTED ACTION

Adopt/Deny Resolution No. 2022-10 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY 2022 Southend Community Redevelopment Capital Improvement Budget and to appropriate Downtown Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A

ATTACHMENTS

1. Resolution No. 2022-10 Year End Appropriations Southend
2. Exhibit A Resolution No. 2022-10

RESOLUTION NO. 2022-10

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

WHEREAS, the CRA continues work to complete the component elements of the South Beach Community Redevelopment District Capital Improvement Program adopted by the Jacksonville Beach City Council on August 15, 2022, and

WHEREAS, the CRA previously approved amendments to its annual budgets for capital construction projects in said Capital Improvement Program and also for the design, construction and maintenance of various facilities located in South Beach Park, and

WHEREAS, work on the plans and specifications for projects listed in Exhibit A to this resolution have advanced to the stage where construction funding has been appropriated, or for other projects where estimated funding has been appropriated, and

WHEREAS, the CRA specified the use of South Beach Tax Increment Trust Funds for these projects, and

WHEREAS, the City of Jacksonville Beach Community Redevelopment Agency has sufficient South Beach Community Redevelopment Tax Increment Trust Fund revenues to pay for the construction of the projects, and

WHEREAS, the City of Jacksonville Beach Community Redevelopment Agency met in open meeting on October 24, 2022, to review and consider a budget amendment to appropriate funding for construction of the enumerated capital improvement projects:

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

SECTION 1. The fiscal year 2021-2022 South Beach Community Redevelopment Capital Improvement Budget for the Jacksonville Beach Community Redevelopment Agency is amended and South Beach Tax Increment Trust Funds are appropriated for capital improvement projects as shown in the attached Exhibit A - *CRA RESOLUTION NO. 2022-10, FY2022 YEAREND SOUTH BEACH FUND BALANCE APPROPRIATION.*

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

DULY ADOPTED IN OPEN MEETING THIS 24th Day of October, 2022.

Art Graham, CHAIRMAN

Heather Ireland, ADMINISTRATOR

EXHIBIT A
CRA RESOLUTION NO. 2022-10
FY2022 YEAREND SOUTH BEACH FUND BALANCE APPROPRIATION

PROJECT DESCRIPTION		CRA Res. No.	PRIOR YEAR APPROPRIATED FUND BALANCE (Res. 2021-18)	ADD: NEW APPROPRIATIONS	LESS: EXPENDITURES	PROJECT ADJUSTMENTS	FY 2022 PROJECTED FUND BALANCE	COMMENTS
PROJECTS PREVIOUSLY AWARDED/BUDGETED BY AGENCY								
(1)	Design of Ocean Terrace Drainage Improvements; FY2020 Work Expended to Design 8ft wide Multi-Use Path on Jacksonville Drive	2019-01; 2020-01; 2020-04	\$4,657			(\$4,657)	\$0	Project complete
	Stormwater Channel Improvements from JTB to Marsh Landing Pkwy	2019-02	\$11,548			(\$11,548)	\$0	Project complete
	Study of central and South stormwater basins	2021-03	\$105,583		(\$42,464)	(\$18,535)	\$44,584	Project ongoing
	Shade shelters for SB Park splash pads	2021-04	\$60,753			(\$60,753)	\$0	Project complete
	Construct South Beach Park basketball Court and Pickleball Courts	2021-05	\$14,996		(\$9,592)	(\$5,404)	\$0	Project complete
	Design and construct Sunshine Park Playground	2021-07; 2021-15	\$1,364,492	\$547,708	(\$1,821,988)	(\$90,212)	\$0	Project complete
	Design connectivity corridor in Southend District	2021-08	\$39,900		(\$33,250)		\$6,650	Project ongoing
	Construct reinforced concrete median barriers on SB Parkway	2021-11	\$67,436		(\$58,640)	(\$8,796)	\$0	Project complete
	Construction of Ocean Terrace Drainage Improvements	2021-13	\$5,254,066		(\$1,972,447)		\$3,281,619	Project ongoing
	2021 Original Operating Budget	2020-03	\$28,866			(\$28,866)	\$0	Project complete
(1)	2022 Original Operating Budget	2021-10		\$5,052,026	(\$383,801)	(\$4,650,530)	\$17,695	Open encumbrance for SB Parkway crosswalk repairs
RESERVE FOR FUTURE PROJECTS								
(2)	(Phase 3) South Beach Parkway Roadway/ Stormwater Improvements Project: The design of improvements to the South Beach Parkway Stormwater Pond (at Marsh Landing Parkway) that receives Ocean Terrace stormwater design is being reviewed by City staff, in the process of obtaining 3 temporary construction easement documents. Construction of pond is being delayed until further evaluation of an alternate material to sheet piling is performed.		\$1,000,000			(\$1,000,000)	\$0	2023-2027 Capital Improvement Plan
(3)	Stormwater Piping and Roadway Improvements Project (Phase 4): Phase 2: Additional design for America Avenue completed in FY2022. This is a sidewalk, drainage and roadway improvement for the area on America Avenue from Republic Drive Southward to cul-de-sac, including a stormwater pump station to discharge into Phase I of Phase 4 Jacksonville Drive Project.		\$1,650,000			(\$150,000)	\$1,500,000	2023-2027 Capital Improvement Plan
(3)	Stormwater/Roadway Improvements (Phase 5): 1. Roadway improvements include Marsh Landing Parkway, Isabella Boulevard from Jacksonville Drive to Osceola Avenue, and 34th Avenue South from Isabella Boulevard to dead end.					1,750,000	\$1,750,000	2023-2027 Capital Improvement Plan

EXHIBIT A
CRA RESOLUTION NO. 2022-10
FY2022 YEAREND SOUTH BEACH FUND BALANCE APPROPRIATION

PROJECT DESCRIPTION		CRA Res. No.	PRIOR YEAR APPROPRIATED FUND BALANCE (Res. 2021-18)	ADD: NEW APPROPRIATIONS	LESS: EXPENDITURES	PROJECT ADJUSTMENTS	FY 2022 PROJECTED FUND BALANCE	COMMENTS
(3)	Stormwater/Roadway Improvements (Phase 5): 2. Stormwater Improvements include South Basin Canal modifications including basin silt removal, pipe cleaning/rehabilitation, channel stabilization. 3. Pump Station improvements including new/improved pumps; stairs; channels to wet wells; improved bar screens; electrical; lighting; fencing and security improvements. 4. Downstream outfall improvements, including downstream silt removal, pipe cleaning/rehabilitation and channel stabilization.		\$2,899,080			\$650,920	\$3,550,000	2023-2027 Capital Improvement Plan
(3)	South End Connectivity Corridors		\$316,800				\$316,800	2023-2027 Capital Improvement Plan
(3)	South Beach park medians & landscaping					\$175,000	\$175,000	2023-2027 Capital Improvement Plan
(3)	South Beach park sidewalk entrance					\$100,000	\$100,000	2023-2027 Capital Improvement Plan
(4)	Passive Park					\$292,715	\$292,715	2023-2027 Capital Improvement Plan
TOTAL PROJECTED YEAREND APPROPRIATION			\$12,818,177	\$5,599,734	(\$4,322,181)	(\$3,060,667)	\$11,035,063	
							Roll-forward Previously Awarded Projects	\$3,350,548
							Yearend Appropriation for Future Projects	\$7,684,515
							FUNDS APPROPRIATED TO PROJECTS	\$11,035,063
<u>PROJECT ADJUSTMENT NOTES:</u>								
(1) Annual operating budget lapsed. Open encumbrances for project work carried forward, remaining appropriations returned to fund balance or assigned to projects.								
(2) Project re-budgeted in FY2023-FY027 Capital Improvement Plan, moved to FY2027								
(3) Project estimate updated in FY2023-FY027 Capital Improvement Plan.								
(4) Project estimate updated in FY2023-FY027 Capital Improvement Plan. FY2023 portion is \$500,000, tax receipts received in FY2023 will fund remaining balance.								
<u>PRIOR YEAR FUND BALANCE NOTE:</u>								
The actual FY2021 Fund Balance was \$12,795,036. The actual amount was less than the projected amount in CRA Resolution No. 2021-18 by \$23,141.								

EXHIBIT A
CRA RESOLUTION NO. 2022-10

SOUTH BEACH REDEVELOPMENT FUND
CHANGES IN FUND BALANCE
OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022

Revenues

Redevelopment Tax Increment	\$ 4,921,056
TIF Returned to Taxing Authorities	(2,331,027)
Investment and Other Income	<u>(27,820)</u>

Total Revenues	<u><u>2,562,209</u></u>
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Expenditures

Personnel Services	95,154
Operating	294,451
Capital Outlay	<u>3,932,577</u>

Total Expenditures	<u><u>4,322,181</u></u>
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Net Change in Fund Balance	(1,759,973)
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Fund Balance, Beginning of Year	<u><u>12,795,036</u></u>
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*Projected Ending Fund Balance	<u><u>\$ 11,035,063</u></u>
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**Data as of 10/14/2022, fiscal year closeout in progress*



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CRA AGENDA ITEM	
TO:	Community Redevelopment Agency
FROM:	Staff
DATE:	10/12/2022
SUBJECT:	Resolution No. 2022-2023 Adoption of CRA Operating Budget

BACKGROUND

Resolution No. 2022-11 adopts the CRA operating and capital improvements budget for the Downtown and Southend Districts. Below is background information on the budgets:

Personal services costs changes are largely driven by union contract agreements, annual merit increases, and health insurance selections.

Capital outlay for both districts has increased due to capital project additions. Planned projects in the Downtown District include non-ADA walkovers, implementation of hardscape plans, lighting plans, signage plans, the art master plan, the pier parking lot improvements, urban trails, and the Phase 3C construction project. Planned projects in the Southend District include urban trails, landscaping, a new passive park, and several stormwater improvement projects.

Historically, the CRA has amended its budget and allocated tax increment trust funds for specific capital projects at the start of the engineering and design process, and then added construction dollars at a stage when the engineer's estimate is reasonably firm. Due to statutory requirements, programmed capital project expenditures are now included in the initial budget for the fiscal year.

For planning purposes, the City's five-year capital improvement plan shows estimates for projects expected to be funded using tax increment funds. This process helps ensure that funds are available as projects move forward.

FINANCIAL IMPACT

The CRA can expect to receive tax increment revenue appropriations from Jacksonville and Jacksonville Beach this fiscal year totaling approximately \$8,804,295 for the Downtown District and \$2,798,657 for the Southend District.

REQUESTED ACTION

Adopt/Deny Resolution No. 2022-11 adopting and ratifying, as its own, the Fiscal Year 2022-2023 CRA operating and capital improvements budget for the Downtown and Southend Districts.

ATTACHMENTS

1. Budget Document



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2. CRA Resolution No. 2022-11

Community Redevelopment Agency

Financial Summaries by Resource Allocation, Department, and Fund

Resource Allocation	Actual 2021	Original Budget 2022	Budget 2023	Increase -Decrease	% Change
Personal Services	1,363,325	1,446,848	1,473,190	26,342	1.8%
Operating-All Other	820,476	1,220,413	1,520,955	300,542	24.6%
Capital Outlay	904,176	10,138,900	33,127,850	22,988,950	226.7%
Grants to Others	0	0	500,000	500,000	0.0%
Total	3,087,977	12,806,161	36,621,995	23,815,834	186.0%

Department	Actual 2021	Original Budget 2022	Budget 2023	Increase -Decrease	% Change
Police	1,320,472	1,203,764	1,391,146	187,382	15.6%
Community Redevelopment	1,767,505	11,602,397	35,230,849	23,628,452	203.7%
Total	3,087,977	12,806,161	36,621,995	23,815,834	186.0%

Fund	Actual 2021	Original Budget 2022	Budget 2023	Increase -Decrease	% Change
181 - Downtown Tax Increment	2,326,845	7,754,135	28,133,307	20,379,172	262.8%
182 - Southend Tax Increment	761,132	5,052,026	8,488,688	3,436,662	68.0%
Total	3,087,977	12,806,161	36,621,995	23,815,834	186.0%

Operating-All Other:

The increase is primarily attributable to additional contractual services and internal service charges.

Capital Outlay:

Downtown TIF		Southend TIF	
Phase 3C, project 3:	\$3,722,850	Stormwater/Road Imps phase 4	\$1,500,000
Phase 3C, project 4:	\$8,250,000	Stormwater/Road Imps phase 5	\$1,750,000
Phase 3C, project 5:	\$7,750,000	Stormwater/Road Imps phase 6	\$3,550,000
Dune walkovers:	\$500,000	Passive park	\$500,000
Beach outfalls:	\$1,000,000	Medians & landscaping	\$175,000
Downtown action plan:	\$3,615,000	Sidewalk entrance	\$100,000
Connectivity corridors:	\$300,000	Connectivity corridors:	\$300,000
Police vehicles:	\$115,000		
	\$25,252,850		\$7,875,000

Grants to Others:

This amount represents funding for the newly established Downtown incentives program.

Program Management – Salary and Benefits Percentage Allocation by District

Authorized Position	Department	Downtown	Southend	Total CRA Allocation
CRA Coordinator	Planning & Development	70%	30%	100%
Planning & Development Director	Planning & Development	15.5%	9.5%	25%
City Engineer	Public Works	15.5%	9.5%	25%
Redevelopment Engineer		46.5%	28.5%	75%
Construction Coordinator (<i>part time-temp</i>)		78.7%	7.1%	85.8%

CRA RESOLUTION NO. 2022-11

A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville Beach and its Community Redevelopment Agency (CRA), through its board of directors, have worked in concert since 1993 to carry out the mandates of Florida Statutes Chapter 163, Part III and the provisions of the Downtown and Southend Community Redevelopment Plans, as amended, and

WHEREAS, a key component of this cooperative arrangement has been the economical and efficient provision of administrative services at minimal cost to the Agency, and

WHEREAS, the CRA Administrator has submitted itemized estimates of the costs of operating the Community Redevelopment Agency, has also submitted costs for programmed capital improvements for the Downtown and Southend Community Redevelopment Areas, and has specified the use of tax increment trust funds for the thereof, the same having been duly considered by the Community Redevelopment Agency; and

WHEREAS, in order to more specifically comply with Chapter 189.016(4), Florida Statutes requiring the tentative budget to be posted on the special district's website at least 2 days before the budget hearing and the adopted budget to be posted within 30 days after adoption; and

WHEREAS, the CRA met in an open meeting on June 27, 2022, to review and consider said budget and redevelopment program management arrangement; and

WHEREAS, the CRA set forth the revenue estimate and appropriations for the total Community Redevelopment Agency budget for Fiscal Year 2022-2023 in the amount of \$36,621,995 subdivided as follows: Downtown - General = \$26,742,161, Downtown - Community Policing = \$1,391,146 and Southend - \$8,488,688.

WHEREAS, the City Council of Jacksonville Beach adopted and approved said budget of the CRA as component part of the City's budget in an open meeting on September 19, 2022, in accordance with the requirements of state and local law;

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

SECTION 1. ADOPTION OF THE BUDGET. The CRA's Board of Directors hereby approves and ratifies, as its own, the adoption of the Fiscal Year 2022-2023 Jacksonville Beach Community Redevelopment Agency Budget, as depicted in the attached Exhibit A, performed on the CRA's Board of Directors' behalf by the City Council of Jacksonville Beach on September 19, 2022.

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect on October 1, 2022, and all prior actions undertaken and performed by the CRA, its board of directors, employees, and/or agents related to or dependent upon the adoption of the Fiscal Year 2022-2023 Jacksonville Beach Community Redevelopment Agency Budget are hereby approved and ratified.

ADOPTED IN OPEN MEETING THIS 24th DAY OF October, A.D., 2022.

Art Graham, CHAIRMAN

Heather Ireland, ADMINISTRATOR



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

CRA AGENDA ITEM	
TO:	Community Redevelopment Agency
FROM:	Heather Ireland, Planning and Development Director / CRA Administrator
DATE:	08/25/2022
SUBJECT:	201 5th Avenue North, Redevelopment District: RD Rezoning Application

BACKGROUND

The property that is subject of this rezoning application is located on the northwest corner of Second Street North and Fifth Avenue North, and consists of approximately 0.3 developed acres of land, located in the Central Business District: CBD Zoning District. The previous use of the property was a stand-alone drinking establishment with an outdoor bar area, *Bo's Coral Reef*, that operated from 1964 to January of 2019, when the doors were closed. The property existed as a non-conforming use, having pre-dated the Land Development Code, and did not have conditional use approval for the enclosed bar or outdoor bar area. The current owner, who purchased the property in March of 2020, desires to reestablish the commercial property with a new bar, retail, and office uses. The owner is requesting to rezone the property from *Central Business District: CBD* to *Redevelopment District: RD* to accomplish this goal. Currently, the commercial building sits vacant, although some permitted work has been accomplished.

The current owner applied for building permits to rehab the commercial property in 2020. However, the permits expired due to unforeseen circumstances, and consequently the work was unable to be fully completed. Pursuant to Section 34-622(6) of the Land Development Code, a nonconforming use that is discontinued or abandoned for a period of more than six (6) consecutive months, whether or not the equipment or furniture are removed, may not be re-established or resumed, and any subsequent use shall conform to the provisions specified by the LDC. The Planning and Development Department deemed this property to be abandoned or discontinued, thus causing it to lose any grandfathering status in use, parking or other applicable standards.

The new owner wants to reestablish a drinking establishment, as was operational on the site for over 55 years, and add a retail and office component to the site. The plan contemplates using the existing building, which was constructed in 1954, and maintaining the same outdoor bar area, and parking adjacent to Second Street North. The applicant is choosing to apply to rezoning the property to *Redevelopment District: RD* to provide more flexible land development standards to be able to reactivate the site. The applicant is proposing approximately 6,700 square feet of drinking establishment, including an outdoor bar area, 250 square feet of retail, and 200 square feet of office space. Specific permitted and conditional uses are listed on pages 6 through 8 of the project narrative and include specific uses currently permitted in the CBD zoning district, including conditional uses.

The exceptions to the LDC being requested are as follows:

- The applicant requests to allow a drinking establishment as a permitted use, as opposed to



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

a condition use;

- The applicant requests to have relief from the distance requirements in Section 34-393(2)* of the LDC that requires drinking establishments to be 500 feet apart (the property is approximately 450+ feet away from the existing Mango's Bar)
- Parking will be provided through a combination of on-site parking, payment-in-lieu-of parking, and off-site shared parking agreements, as approved by the Planning and Development Department. Existing parking is unpaved and backs up onto the right of way of Second Street North and does not comply with relevant portions of Section 34-373 of the LDC.

** Section 34-393(2) Proximity to other alcoholic beverage establishments. An establishment whose primary activity involves the consumption of alcoholic beverages on the premises shall not be located within five hundred (500) feet of a similar existing establishment, measured from main entrance (portal to portal) by the most direct route. Hotels with one hundred (100) or more rooms, restaurants with seating capacities of one hundred fifty (150) or more and businesses wherein the sale of alcoholic beverages is only incidental to the principal use may be located closer than five hundred (500) feet to another establishment serving alcoholic beverages for consumption on the premises.*

CONSISTENCY WITH THE JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT PLAN AND ADOPTED COMPREHENSIVE PLAN

Staff agrees with the applicant's assessment that the redevelopment of this property will serve to eliminate a blighted condition on a prominent downtown property and is consistent with the *Downtown Redevelopment Plan*. The reestablishment of a drinking establishment and the addition of other commercial uses is not out of character with the existing mix of uses in the downtown area and on adjacent properties, and provides for the reactivation of property that has sat vacant for over 3 years. Staff finds that the proposed project is not inconsistent with the adopted Comprehensive Plan and agrees with the applicant's assessment of consistency provided for in the application materials.

STANDARDS APPLICABLE TO REZONINGS

The City's Planning Commission shall consider the application, the recommendation of the Jacksonville Beach Redevelopment Agency (CRA), comments of the applicant and city staff, and public testimony. The City Council shall then consider the adoption of an ordinance enacting a zoning amendment based on the application, relevant supporting materials, the staff report, the recommendation of the Planning Commission and testimony provided at the public hearings, based on one or more of the following factors, provided that in no event shall an amendment be approved which will result in an adverse community change:

- (1) Whether the proposed amendment is consistent with the comprehensive plan;
- (2) Whether the proposed amendment is in conflict with any portion of the LDC;
- (3) Whether and the extent to which the proposed amendment is consistent with existing and proposed land uses
- (4) Whether and the extent to which there are any changed conditions that require an



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amendment;

(5) Whether and the extent to which the proposed amendment would result in demands on public facilities, and whether and the extent to which the proposed amendment would exceed the level of service standards established for public facilities in the comprehensive plan;

(6) Whether, and the extent to which, zoning district boundaries are not properly drawn on the official zoning atlas

(7) Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the coastal environment;

(8) Whether and the extent to which the proposed amendment would adversely affect the property values in the area

(9) Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern; and

(10) Whether it is impossible to find other lands in the city for the proposed use in a zoning district that permits such use as of right.

Staff finds that the proposed rezoning is **consistent** with both the adopted Comprehensive Plan and is not in conflict with relevant portions of the Land Development Code. The proposed commercial redevelopment project is consistent with both previous on-site uses, and existing land uses. The existing commercial building is not proposed to be expanded in any way, limiting the demand for public facilities. Redevelopment of the property will serve to eliminate blighted conditions on prominent corner property in the downtown commercial area of the city and **further the goals of the Downtown CRA Plan**.

RECOMMENDED CONDITIONS OF APPROVAL

If the Planning Commission recommends the **approval** of this application to the City Council, staff propose the following conditions for the Planning Commission to consider:

- A change in ownership of the "drinking establishment" from the original would require conditional use approval by the Planning Commission;
- A minimum square footage for both the office and retail component of the mixed-use project of 500 square feet;
- Parking will be "provided" prior to a certificate of use being issued for any of the uses;
- There will be no internal access between uses, and no shared bathroom facilities;
- One paved ADA accessible parking space will be provided on site in compliance with the LDC; and
- Consider requiring the removal of the entire rear outdoor bar deck area to be replaced with additional on-site parking.

FINANCIAL IMPACT

There is no financial impact on the City.

REQUESTED ACTION



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Provide a recommendation to the Planning Commission and the City Council on the Rezoning Application regarding the consistency with the Downtown Redevelopment Plan.

ATTACHMENTS

1. PC#23-22 Application



REZONING APPLICATION

RECEIVED

JUL 14 2022
via Fed-Ex

PC No. 23-22
AS/400# 22-100117
PC HEARING 10-24-22

This form is intended for use by persons applying for a change in the boundaries of a specific property or group of properties under the person or persons control. A rezoning is not intended to relieve a particular hardship, nor to confer special privileges or rights on any person, but to make necessary adjustments in light of changed conditions. No rezoning may be approved except in conformance with the Jacksonville Beach 2030 Comprehensive Plan Elements. An application for a rezoning shall include the information and attachments listed below, unless the requirement for any particular item is waived by the Planning and Development Director. All applications shall include a \$1,000.00 filing fee, as required by City Ordinance. A separate fee for advertising costs will be assessed accordingly.

APPLICANT INFORMATION

Land Owner's Name: Walker Capital Holdings, LLC
Mailing Address: 4530-15 St. Johns Avenue #406, Jacksonville, FL 32210

Telephone: _____
Fax: _____

Applicant Name: Walker Capital Holdings, LLC
Mailing Address: 4350-15 St. Johns Avenue #406, Jacksonville, FL 32210

E-Mail: _____
Telephone: _____
Fax: _____
E-Mail: _____

NOTE: Written authorization from the land owner is required if the applicant is not the owner.

Agent Name: Driver, McAfee, Hawthorne & Diebenow, PLLC
Mailing Address: One Independent Drive, Suite 1200, Jacksonville, FL 32202

Telephone: (904) 807-8211
Fax: _____
E-Mail: sdiebenow@drivermcafee.com

Please provide the name, address and telephone number for any other land use, environmental, engineering, architectural, economic, or other professional consultants assisting with the application on a separate sheet of paper.

REZONING DATA

Street address of property and/or Real Estate Number: 201 5th Avenue North (RE 174181 0010)

Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): See attached.

Current Zoning Classification: CBD Future Land Use Map Designation: CBD
Proposed Zoning Classification: RD

REQUIRED INFORMATION	Attached?	
	Yes	No
1. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked;	☒	☐
2. An 8½" x11" vicinity map identifying the property proposed for amendment;	☒	☐
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;	☒	☐
4. For a rezoning, include a narrative description of the proposed amendment to the Zoning Map designation and an explanation of why it complies with the standards governing a rezoning the LDC.	☒	☐

Applicant Signature: [Signature] Date: 7/12/22

Agent Authorization

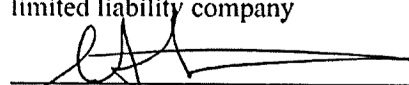
City of Jacksonville Beach
Planning and Development Department
City Hall First Floor
11 North Third Street
Jacksonville Beach, Florida 32250

Re: Agent Authorization for 201 North 5th Avenue, Jacksonville Beach, FL 32250
(RE# 174181 0010)

Ladies and Gentlemen:

You are hereby advised that Scott W. McAlister, as manager of Walker Capital Holdings, LLC, a Florida limited liability company, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for rezoning and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Beach Planning and Development Department.

Walker Capital Holdings, LLC, a Florida
limited liability company

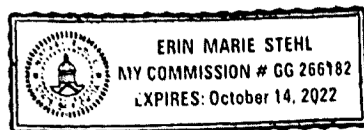


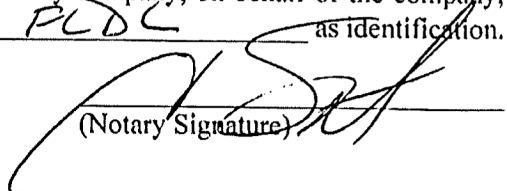
Scott W. McAlister, its manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 30 day of JUNE, 2022 by, Scott W. McAlister, as manager of Walker Capital Holdings, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or ☒ has produced PLDC as identification.

[Notary Seal]




(Notary Signature)

NARRATIVE DESCRIPTION
201 5th Avenue North
Proposed Rezoning to RD District and
Preliminary Development Plan
August 18, 2022

Walker Capital Holdings, LLC (“Owner”) proposes to rezone approximately 0.3 acres of property from Central Business District (“CBD”) to Redevelopment District (“RD”). The property is located at 201 5th Avenue North (RE# 174181 0010) (the “Property”), as further described in the legal description attached hereto as Exhibit 1. The following is a description of the proposed RD rezoning and the Preliminary Development Plan (“PDP”) supporting same. Also included is an explanation of why the proposed development complies with the standards governing RD rezonings and PDPs in the City of Jacksonville Beach (“City”) Land Development Code (“LDC”).

I. INTRODUCTION

The Property is located within the CBD functional land use category according to the Future Land Use Map (“FLUM”) series adopted as part of the 2030 Comprehensive Plan and is zoned CBD. It is located within the Downtown subdistrict of the RD Zoning District areas and was home to Bo’s Coral Reef, a bar that had operated for fifty-five (55) years until recently closing. Due to the location and unique and innovative development plan, Owner requests this RD rezoning to permit revitalization of the Property into a mixed-use facility intended for bar, commercial retail and office uses (the “Project”).

Currently, the Property is developed with a bar, an outdoor deck, and a gravel parking lot. Other businesses on the same block as the Property are Graffiti Burger Bar, Larry’s Giant Subs, and Kazu Sushi Burrito. To the south across 5th Avenue North are the Pier Point Condominiums and to the east across 2nd Street North are commercial office and residential uses.

II. REDEVELOPMENT DISTRICT

The RD zoning district classification is designed to achieve a diversity of uses in a desirable environment through the application of flexible land development standards and to foster creative design and planning practices in the Jacksonville Beach Downtown Redevelopment Area in order to encourage economic vitality and redevelopment pursuant to the objectives of the Jacksonville Beach Community Redevelopment Plan (“CRP”). Land that is not zoned RD but seeks to be rezoned to RD must comply with Article VI, Division 3 standards and must also receive approval of a PDP pursuant to the procedures and standards of section 34-347. In furtherance of those objectives and standards, the Project will be constructed in accordance with the following provisions of the PDP below.

III. PRELIMINARY DEVELOPMENT PLAN

- A. Submission of application.* Following the preapplication conference, an application for rezoning and a PDP for RD zoning district classification shall be submitted to the planning and

development director, along with a nonrefundable application fee which is established from time to time by the city council to defray the actual cost of processing the application.

B. *Contents of application.* The rezoning and PDP application shall include the following information:

1. The names, address and telephone number of the owners of record of the land proposed for development.

Owner: Walker Capital Holdings, LLC
4530-15 St. Johns Ave #406
Jacksonville, FL 32210
(904) 595-5636

2. The name, address, and telephone number of the developer, if different from the owner, and an explanation of the difference.

There is no difference between the Owner and developer.

3. The name, address and telephone number of the agent of the applicant, if there is an agent.

Applicant/Agent: Steve Diebenow and Michael Sittner
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202
sdiebenow@drivermcafee.com
msittner@drivermcafee.com
(904) 301-1269

4. The name, address, and telephone number of all land use, environmental, engineering, economic, or other professionals that are assisting with the application.

Architect: Vermey Architect Chartered
422 3rd Street South
Jacksonville Beach, FL 32250

5. The name, address and legal description of the land on which the PDP is proposed to occur, with attached copies of any instruments referenced, such as but not limited to deeds, plats, easements, covenants and restrictions.

The Property is 201 5th Avenue North (RE# 174181 0010) as stated above. The legal description and deed are attached hereto as Exhibit 1.

6. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for development, with the boundaries already marked.

The assessment map is attached hereto as Exhibit 2.

7. An eight and one-half (8 ½) by eleven (11) vicinity map locating the proposed land for development.

The vicinity map is attached hereto as Exhibit 3.

8. A statement of the planning objectives to be achieved by the planned redevelopment activity and its consistency with the Jacksonville Beach Community Redevelopment Plan. The statement shall include a detailed description of the character of the proposed development, including information relative to the architectural style of the proposed development.

- i. Description of Character of Proposed Development.

The Property is located in an urban pedestrian scale environment, two (2) blocks from the Atlantic Ocean and has been used as a bar for approximately fifty-five (55) years. Consistent with its location and historical use, the Project contemplates the reinvigoration of the bar with the addition of commercial retail and office uses. The Project will also include the outdoor deck and may include roof top service. The gravel parking lot will continue to be used with the additions of a paved ADA parking space and parking stops to delineate each space. The site plan conceptually depicts the Property, attached hereto as Exhibit 4.

- ii. Consistency with Jacksonville Beach Community Redevelopment Plan.

The proposed redevelopment is consistent with the general purpose and intent of the CRP and specifically contributes to the following objectives:

General Objectives:

- a. Eliminate the conditions of blight and prevent the spread of blighting conditions.

The Project will revitalize the existing building and provide a mixed-use development with on-site parking and complementary uses including bar, commercial retail and office. The Project will be a key piece in the reinvigoration of Downtown Jacksonville Beach and will complement the redevelopment projects in the area, including the Jacksonville Beach Pier and SpringHill Suites Hotel.

- b. Encourage the core downtown area to develop as the center for cultural, entertainment and community activities within the City.

The Project's mix of uses and proximity to the Jacksonville Beach Pier will encourage resident and visitor participation in the area.

Economic Objectives:

- a. Increase the tax base in the Community Redevelopment Area to assist in financing public actions to support redevelopment.

The Project contemplates improvements to the structure which will lead to additional property taxes.

- b. Encourage the re-creation of a compact mixed-use core area, oriented to recreation, entertainment, specialty retail tourism and housing.

The Project features complementary uses including bar, commercial retail and office within the Property.

Land Use Objectives:

- a. Encourage the development of a mix of activities in the core area including residential, retail, hotel and office.

Commercial retail and office uses are slated for the Property.

- b. Provide guidance to moderate building heights in the core oceanfront area and residential densities elsewhere in the community redevelopment area.

The Project adopts a thirty-five (35) foot height maximum, unless otherwise allowed under the City's Charter and/or LDC.

- c. Control the amount of land zoned for commercial use to stabilize predominately residential areas and concentrate commercial activity in the core area.

The proposed commercial uses are appropriate for the Property and the surrounding location. The entire block the Property is located on is utilized for commercial retail uses.

Urban Design Objectives:

- a. Promote standards of high quality in new development and rehabilitation consistent with the desired image of Jacksonville Beach.

The Project entails reinvigorating an existing structure in downtown.

- b. Promote compatibility and integration among public and private developments.

The Project will encourage further resident participation in the area with close proximity to the Jacksonville Beach Pier.

9. A statement of the applicant's intention with regard to the form of ownership contemplated for the development when construction is completed, e.g., sale or lease of all or some of the development including rental units, condominiums, or fee simple conveyance.

The Property is intended to be owned and operated by one entity.

10. A description of the proposed development, including:

- i. The number and type of residential dwelling units. The Project contemplates commercial uses only.
- ii. The approximate gross density for the residential development. No residential development is slated for the Property.
- iii. The amounts of land and building square footages for nonresidential developments, by type of use, including any portions to be reserved for public use.

Current Future Land Use:

CBD – 0.3 Acres

Current Zoning:

CBD – 0.3 Acres

Current Square Footage:

±5,721 sf bar

±1,518 sf outdoor deck

Current Lot Coverage:

80.6%

Proposed Zoning:

RD – 0.3 acres

Proposed Square Footage:

±5,271 sf bar

±1,518 sf outdoor deck

±250 sf commercial retail

±200 sf office

The proposed square footages for each use may be allocated to another nonresidential use on a one (1) to one (1) square foot basis or as otherwise agreed to by the P&DD.

Proposed Maximum Lot Coverage:

90%

11. A concept plan showing the location of all proposed buildings, the proposed traffic circulation system, and parking facilities.

The site plan showing the location of structures and parking is attached hereto as Exhibit 4.

12. A tentative development schedule indicating:

- i. The approximate date when construction of the development can be expected to begin.

Revitalization of the Property is currently in progress.

- ii. The stages in which the development will be built and the approximate date when construction each stage can be expected to begin.

No new structures are contemplated for the Property. This RD rezoning is primarily intended to facilitate the revitalization of the existing structure on the Property and to allow for multiple uses. Improvements to the Property have already begun.

- iii. The approximate date when each stage of development will be completed.

Owner anticipates the renovations will be completed in 2023.

C. Standards. This RD zoning district shall comply with the following standards:

1. *Land Area.* Development shall be approved only on land having an area which is deemed to be adequate and appropriate.

2. *Uses.*

- i. Permitted Uses.

- a. Bakery products manufacturing, in conjunction with the retail sale of the bakery products on the same site.

- b. Retail trade establishments as follows: Building materials, hardware and garden supplies; general merchandise stores; apparel and accessory stores; home furniture, furnishing and equipment stores; non-prescription drugs; florists; tobacco stands and newsstands; optical goods stores; and miscellaneous retail goods.
 - c. Restaurants, bars, lounges, nightclubs, taverns or other drinking place, with the sale and service of all alcoholic beverages and with outdoor sale and service, including roof top service. These uses shall be permitted notwithstanding the distance requirements in section 34-393(2) or the supplemental requirements in section 34-407(a) and (b).
 - d. Microbreweries.
 - e. Financial institutions, insurance and real estate offices.
 - f. Personal service establishments as follows: Photographic studios; beauty and barber shops; shoe repair shops and shoe-shine parlors; tax preparation services; and miscellaneous personal services.
 - g. Business service establishments as follows: Advertising; business and consumer credit reporting and collections; mailing reproduction, commercial art and photography and stenographic services; personnel supply, excluding labor and manpower pools and similar temporary help services; computer programming, data processing and other computer services; and miscellaneous business services.
 - h. Automotive parking, including surface and/or structured parking.
 - i. Physical fitness facilities.
 - j. Business and professional offices as follows: Landscape architect; building contractors and subcontractors (no storage of vehicles, equipment, or materials); doctors, dentists and miscellaneous health offices and clinics; legal services; and engineering, architecture, accounting, research management and related services.
 - k. Essential services, including water, sewer, electrical, gas, communications antennae, and similar uses.
 - l. Mobile food dispensing vehicle as defined in and in accordance with the provisions of section 12-33 Mobile Food Dispensing Vehicles of Chapter 12 Food and Food Products of this Code of Ordinances.
- ii. Prohibited Uses: The uses specifically prohibited in the RD zoning district regulations 34-347(c)(3)i.2.ii., attached hereto as Exhibit 5, shall not be permitted.
 - iii. Conditional Uses:

- a. Religious organizations.
 - b. Medical marijuana treatment center dispensing facilities.
3. *Residential density.* Only commercial uses are permitted under this RD rezoning.
4. *Area and setback requirements.*
- i. Minimum lot area and width: None.
 - ii. Maximum lot coverage: 90%.
 - iii. Building setbacks:
 - a. Front (south boundary) – zero (0) feet minimum; ten (10) feet maximum.
 - b. Side (east & west boundaries) – zero (0) feet minimum.
 - c. Rear (north boundary) – Ten (10) feet minimum. The outdoor deck and dumpster pad may be within the rear setback.
 - iv. Maximum building height: Thirty-five (35) feet. The height limitation contained in this RD rezoning does not apply to spires, belfries, cupolas, flag poles, antennas, water tanks, fire towers, cooling towers, ventilators, chimneys, radio and television towers, and elevator hoist ways, not intended for human occupancy. Should the maximum height under the City’s Charter and/or LDC increase subsequent to the approval of this RD rezoning, the Project may be developed in accordance with those provisions through an RD zoning amendment pursuant to the standards and procedures for a rezoning.
5. *Traffic circulation control and parking.* Vehicular access to the Property shall be by way of 2nd Street North, substantially as shown on the site plan.
6. *Off-street parking and loading.*

A minimum of one (1) parking space per five hundred (500) square feet of floor area. Any parking short of the minimum herein may be accounted for by any method allowed under the LDC, including but not limited to, off-site parking pursuant to section 34-375, shared parking agreement(s) pursuant to section 34-376, and payment in lieu contribution(s) to the City pursuant to section 34-380, or as otherwise approved by the P&DD. On-street loading is allowed to serve the entire development.

Currently the Property is serviced with a gravel parking lot fronting 2nd Street North. Due to its design and the building orientation, the parking lot cannot physically provide the required turning and maneuvering space to allow vehicles to back out onsite before entering 2nd Street North. To provide such spacing for maneuverability would require substantial

modifications to the site and potential demolition of the building which has existed for over fifty-five (55) years. Likewise, the constrained site conditions either prohibit or render impractical most landscaping updates required under the LDC. As a result, Applicant shall not be required to provide parking drive aisles or any other spacing required under the LDC for parking areas nor any associated landscaping.

Despite the site limitations, Applicant will improve the parking lot. One (1) paved ADA parking space will be provided, as well as parking stops that will delineate each gravel parking space. The parking stops will be spaced accordingly so as to clearly mark each individual space and guide visitors as to their intended car location. Each parking space will be sized according to the LDC, although striping of each individual space is not required.

7. *Open space requirements.* Consistent with the RD zoning district regulations.
8. *Signage:* All signs erected shall be consistent with the goals, objectives, and policies of the adopted CRP and the standards of Article VIII, Division 4.
9. *Landscaping:* Consistent with the goals, objectives, and policies of the CRP. Due to the existing configuration of the Property, the following shall not be required:
 - i. Perimeter landscaping on the east and west sides of the Property, including the provision of trees or vegetation other than those conceptually depicted on the site plan. Trees shall be generally provided on the north and south portions of the Property as conceptually depicted in the site plan or as otherwise agreed to by the P&DD.
 - ii. Any other applicable landscaping provision that would otherwise prohibit or require modification to the site plan.
10. *Environmental:* The stormwater management and flood protection standards shall be consistent with the goals, objectives, and policies of the CRP and the standards in Article VIII, Division 5.
11. *Utility easements:* Easements necessary for the orderly extension and maintenance of public utility systems shall be required where they are necessary and adequately service the development.
12. *Adequate public facilities:* There shall be adequate potable water, sanitary sewer, stormwater management, solid waste, park, roads, police, fire and emergency management services facilities to service the development. The application shall comply with the standards in Article X, Adequate public facilities standards.
13. *Comprehensive plan consistency.*

In addition to furthering the objectives of the CRP, the proposed redevelopment is consistent with and furthers the general purpose and intent of the 2030 Comprehensive Plan, specifically contributing to the following goals, objectives and policies:

Future Land Use Element:

- i. Goal LU.1 – Provide for a continued high quality of life in Jacksonville Beach by planning for population growth, public and private development and redevelopment, energy conservation; and the proper distribution, location, and extent of land uses by type, density, and intensity consistent with efficient and adequate levels of services and facilities, and the protection of natural and environmental resources.
- ii. Policy LU.1.2.2 – An adequate amount of land exists in developed areas or areas being developed for neighborhood and general commercial, office and service, lodging, and industrial use in the City, or is planned for assembly and redevelopment to meet the needs of the projected resident, seasonal and day visitor populations through the planning period. Future commercial space needs of this type shall be met through in-fill development adjacent to similar uses or through redevelopment in designated areas.
- iii. Policy LU.1.2.3 – The intensity of development in areas where in-fill development for commercial, office, service, or industrial use is proposed shall conform to the level of intensity on adjacent properties or as specified in the adopted Community Redevelopment Plans. A market analysis shall be required to accompany any application involving a proposed Future Land Use Map change from a residential land use category to a commercial land use category.
- iv. Policy LU.1.3.1 – It is the intent of the City that the land use proposals in the adopted Downtown and South Beach Community Redevelopment plans currently being implemented are made a part of this Future Land Use Element by reference and development within these designated areas shall be carried out under the Planned Unit Development or Redevelopment District provisions in the City's land development regulations.
- v. Objective LU.1.4 – Future land development activities shall be directed to appropriate areas as described in this Future Land Use Element or as depicted on the Future Land Use Map. All future land use shall be consistent with sound planning principles and the limitations of the natural environment including sensitivity to problems posed by greenhouse gas generation, topographic and soil conditions, conservation-protected lands such as estuarine wetlands and the beach, and conservation-restricted lands such as palustrine wetlands and flood prone areas including the coastal zones. Future land development activities shall be considerate of the need to preserve and protect historic resources; the desired community character, and the goals, objectives, and policies relating to the development of the land embodied in the other Elements of this Plan.
- vi. Policy LU.1.5.10 – Central Business District (CBD): The Central Business District (CBD) land use category is intended to provide a central core for the city, with a

diversity of uses, and to promote flexibility in design and quality in development while preserving public access to the beach recreational area. It is coterminous with the jurisdictional area of those lands within the Downtown Redevelopment Area. The CBD category allows medium to high density residential, commercial, industrial, recreational, and entertainment uses, as well as transportation and communication facilities. The exact location, distribution, and density/intensity of various types of land use in the Redevelopment Area will be guided by the site development plans approved as part of the Downtown Redevelopment Plan.

- vii. Objective LU.1.9 – Design of Commercial and Industrial Developments. Commercial and industrial development/ redevelopment will be designed to enhance access and circulation, and result in a positive and attractive built environment.
 - viii. The City shall promote pedestrian amenities and upgrades in association with new development/redevelopment and gateway corridors (Beach Boulevard, A1A, and Penman), including, but not limited to, the provision of sidewalk and bike path connections, walk lights, benches, bus shelters and bicycle parking. The City of Jacksonville Beach Bus Shelter Task Force in cooperation with the JTA will determine the shelter locations and design suitable to the City's design context, with a goal of upgrading three existing transit stops per year.
14. *Time limitations.* The receipt of a development order for this RD zoning shall expire at the end of one (1) year after the date of its initial approval, which is to begin the day after the appeal period ends, unless an application for a development permit for a development plan has been submitted to the planning and development director. Only one (1), one (1) year extension shall be granted by the city council upon written application to the planning and development director. Written application requesting the extension shall be submitted to the planning and development director no later than thirty (30) working days before the date that the development order is to expire. The timelines and year-long extension herein shall be in addition to any pause, tolling and/or extension provided by federal, state or local law regarding state of emergencies, including but not limited to such relief offered in section 252.363, *Florida Statutes* (2021). Once a timely application for a development permit for a development plan has been submitted, any subsequent application may be filed notwithstanding the time provisions herein.
15. *Minor deviation to PDP.* Minor deviations shall be allowed pursuant to the RD zoning district provisions.
16. *Amendments to PDP.* Amendments to the preliminary development plan shall be allowed pursuant to the RD zoning district provisions.
17. *Development plan.* An application for development plan shall be filed according to the time limitations set forth in section III.C.14. of this RD rezoning.

EXHIBIT 1

LEGAL DESCRIPTION & DEED

Lots 7 and 8, Block 63, Pablo Beach Improvement Company's Plat of Part of Northern Portion of Pablo Beach, Florida, as per plat thereof, recorded in Plat Book 5, Page(s) 66, of the Public Records of Duval County, Florida.

Together with the South 6 feet of the alley lying within Block 63, North and adjacent to Lot 7 as closed by Ordinance No. 7399 of Jacksonville Beach.

Prepared by and Return to:
Sunshine Title Corporation

8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #115093
174181-0010

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Duval)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this February 27, 2020, between 201 5th Avenue Holding, LLC, a Florida Limited Liability Company, whose mailing address is: 201 5th Avenue North, Jacksonville Beach, Florida 32250, party of the first part, and Walker Capital Holdings, LLC, a Florida Limited Liability Company, whose mailing address is: 1050 Hendricks Avenue, #303, Jacksonville, Florida 32207, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to-wit:

Lots 7 and 8, Block 63, Pablo Beach Improvement Company's Plat of Part of Northern Portion of Pablo Beach, Florida, as per plat thereof, recorded in Plat Book 5, Page(s) 66, of the Public Records of Duval County, Florida.

Together with the South 6 feet of the alley lying within Block 63, North and adjacent to Lot 7 as closed by Ordinance No. 7399 of Jacksonville Beach.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on February 27, 2020.

Signed, sealed and delivered
in the presence of:

201 5th Avenue Holding, LLC, a Florida Limited Liability Company

Witness signature [Signature]
Print witness name BOB KOSCHNICK

By: [Signature]
Print Name: Clifford P. Koschnick
Title: Manager

Witness signature [Signature]
Print witness name KATLEN BOBCHEV

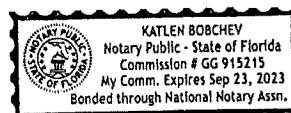
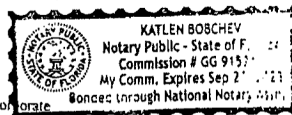
State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization, this February 27, 2020 by Clifford P. Koschnick, Manager of 201 5th Avenue Holding, LLC, a Florida Limited Liability Company who is personally known to me or who has produced a Drivers License as identification.

Notary Public KATLEN BOBCHEV
Print Notary Name

My Commission Expires: Sep. 23, 2023

Notary Seal



DEED - Special Warranty Deed - Corporate Closers' Choice

EXHIBIT 2

PROPERTY ASSESSMENT MAP



EXHIBIT 3

VICINITY MAP

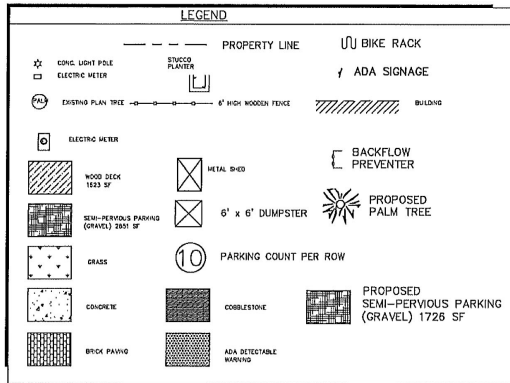


EXHIBIT 5

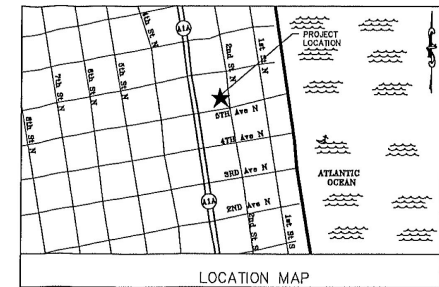
RD ZONING DISTRICT PROHIBITED USES

Sec. 34-347. Redevelopment district: RD.

- i. *Standards.* A preliminary development plan for a RD zoning district designation shall comply with the following standards:
 1. *Land area.* Development shall be approved only on land having an area which is deemed to be adequate and appropriate.
 2. *Permitted uses.*
 - i. Uses shall be governed by the provisions of the Jacksonville Beach Community Redevelopment Plan and shall be appropriate for the location requested, compatible with other existing or proposed uses in the general vicinity, and consistent with the adopted Jacksonville Beach Community Redevelopment Plan.
 - ii. The following uses are specifically prohibited:
 - a) Manufacturing., except for activity related to the production of items designed for sale at retail on the premises such as arts and crafts, jewelry, or bakery goods.
 - b) Outdoor storage yards of any kind, including junk yards.
 - c) Wholesale trade, warehouse, and distribution establishments.
 - d) Cemeteries.
 - e) Mobile home parks.
 - f) Motor vehicle repair, services, and garages.
 - g) Transportation and transportation service establishments, except terminal and service facilities for passenger transportation.
 - h) Petroleum and petroleum products receiving, storage/and distribution.
 - i) Veterinary services and kennels.
 - j) Recreational vehicle or travel trailer parks.
 - k) Commercial and industrial laundries.
 - l) Cold storage and ice processing plants.
 - m) Contract construction establishments.
 - n) Rooming and boarding houses.



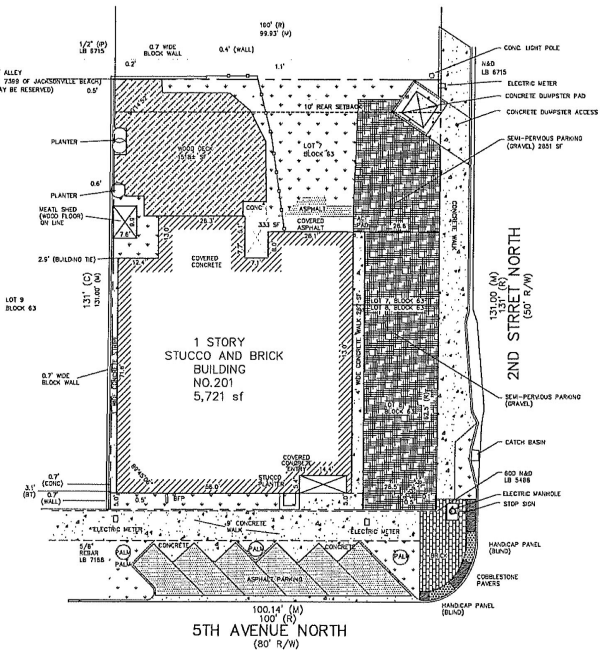
SWM BUILDERS NW CORNER OF 2ND STREET NORTH AND 5TH AVENUE NORTH JACKSONVILLE BEACH, FLORIDA 32250



Zoning Designation	CBD
Real Estate Appraiser No.	17418 0510
FEMA FIRM	12031004173
Flood Zone	AE (1%) & 0.2%
Total Impervious Area	9258 SQ. FT.

SITE INFORMATION	
OWNER:	WALKER CAPITAL HOLDINGS LLC 201 5TH AVE N JACKSONVILLE BEACH 32209
ENGINEER:	HWC PE, LLC 2743-1 Aviation Road JACKSONVILLE, FL 32246 PHONE: (904) 699-7999 FAX: (904) 699-7999 EMAIL: JEFFREY@HWCPE.COM
ARCHITECT:	JIM MERRITT L.A.# 4622 P.O. BOX 842 JACKSONVILLE, FL 32201 PHONE: (904) 699-7999 FAX: (904) 699-7999 EMAIL: JEFFREY@HWCPE.COM
SURVEYOR:	ASSOCIATED SURVEYORS, INC. 3846 BLANDING BLVD JACKSONVILLE FL 32216 PHONE: (904) 771-8465

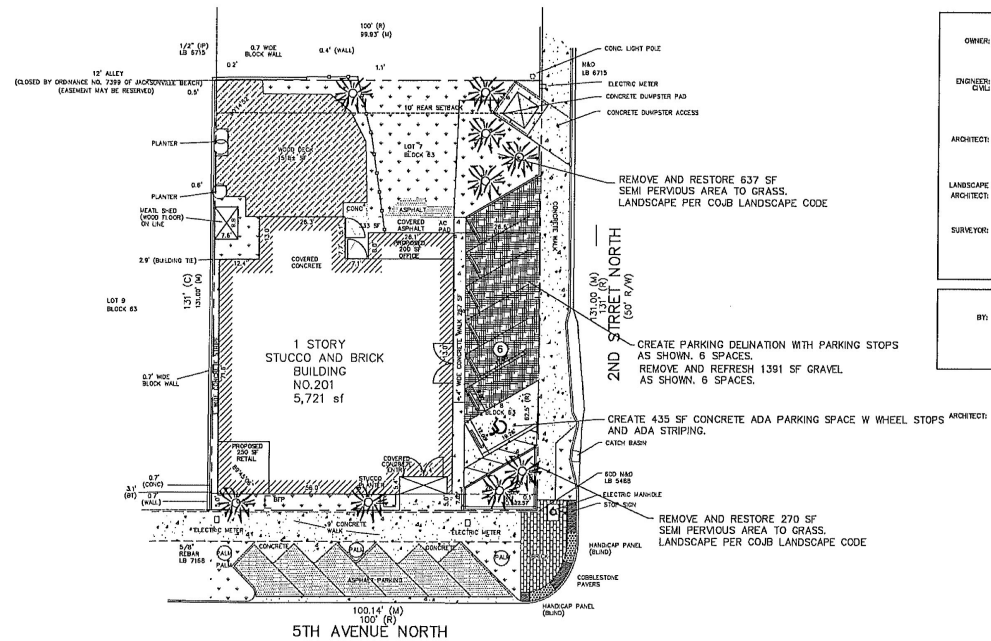
P&Z EXHIBIT	
BY:	JEFFREY TYER 2443 FOOTBRIDGE LANE JACKSONVILLE, FL 32254 PHONE: (904) 771-8465 EMAIL: JEFFREY@HWCPE.COM



EXISTING CONDITIONS

EXISTING SITE STATS			
	SQ. FT.	ACRE	PERCENT OF SITE
TOTAL	13,113	0.30	100.00 %
BUILDING	5,721	0.13	43.6 %
IMPERVIOUS	490	0.01	3.7 %
TOTAL IMPERVIOUS AREA	6,211	0.14	47.3 %
SEMI-PERVIOUS WOOD DECK	2,891	0.06	21.7 %
SEMI-PERVIOUS WOOD DECK	1,518	0.03	11.5 %
TOTAL LOT COVERAGE	10,580	0.24	80.6 %
GREEN AREA	2,533	0.058	19.3 %

NOTE: CONTRACTOR TO LOCATE AND TO PROTECT EXISTING UTILITIES, IE: ELECTRICAL DUCT BANK, CABLE RISERS, AND OTHER UTILITIES WHETHER LOCATED OR NOT PRIOR TO CONSTRUCTION. ADJUSTMENTS TO CITY UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.



PROPOSED PLAN

PROPOSED SITE STATS			
	SQ. FT.	ACRE	PERCENT OF SITE
TOTAL	13,113	0.30	100.00 %
BUILDING	5,721	0.13	43.6 %
IMPERVIOUS	490	0.01	3.7 %
TOTAL IMPERVIOUS AREA	6,211	0.14	47.3 %
SEMI-PERVIOUS WOOD DECK	1,894	0.04	14.2 %
SEMI-PERVIOUS WOOD DECK	1,518	0.03	11.5 %
TOTAL LOT COVERAGE	9,723	0.22	74.1 %
GREEN AREA	3,390	0.07	25.9 %

PARKING STATISTICS

PARKING CALCULATIONS
5,721 SF BAR/OFFICE/RETAIL=11.44 SPACES
1,518 SF DECK=3.03 SPACES
TOTAL PARKING REQ:14.47 SPACES

- NOTES:
- CONTRACTOR SHALL COVER ALL EXCAVATED SAND PILES THAT ARE TO REMAIN FOR FUTURE USE TO PREVENT ALLOWING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO SURROUNDING PROPERTY BY BLOWING SAND FROM THE SITE.
 - A SIX FOOT HIGH FENCE SHALL BE ERRECTED AND MAINTAINED AROUND THE EXISTING CONSTRUCTION.
 - THE CONTRACTOR SHALL CORRECT ALL IMPACT (INCLUDING DRAINAGE) TO NEIGHBORING PROPERTIES (INCLUDING PUBLIC RIGHT OF WAY AND EASEMENTS) TO THE SATISFACTION OF THE CITY OF JAX BEACH, PRIOR TO THE ISSUANCE OF CERTIFICATION OF OCCUPANCY.
 - ALL ON-SITE DRAINAGE AREAS IN THE RIGHT OF WAY ADJACENT TO THE PROPERTY SHALL BE MAINTAINED BY THE CONTRACTOR.
 - ALL STRIPING SHALL BE THERMO-PLASTIC.
 - CONCRETE SLAB THICKNESS NOT PART OF THIS SUBMITTAL.
 - CONTRACTOR TO REMOVE ALL EXISTING DRIVEWAY NOT IN USE AND RESTORE RIGHT OF WAY TO ORIGINAL STATE.
 - CONTRACTOR TO COORDINATE UT SERVICE & OTHER UTILITY CENTER INFORMATION WITH UTILITY PROVIDER (S) PRIOR TO CONSTRUCTION.
 - COORDINATE WITH BEES FOR STANDARD SERVICE REQUIREMENTS SUCH AS: LANDSCAPE, PLANTING, FINAL ELECTRICAL, PLUMBING, SERVICE DEPOSITS, INSPECTIONS, ETC. CALL DUN CULVERS AT 270-1880 WITH QUESTIONS.

LeeAnn Bassabe

RECEIVED

via email

OCT 10 2022

From: Robert Golden <goldenjester@hotmail.com>
Sent: Monday, October 10, 2022 8:37 AM
To: Planning Division
Subject: PC#23-22, public hearing date: November 21, 2022

PLANNING & DEVELOPMENT

I regret that I am unable to attend the public hearing regarding this proposed rezoning but I wish to voice my concerns.

Firstly, the application does not include a rendering or details on how the existing structure will be redeveloped to include a drinking establishment, retail and office space.

Secondly, the proposed amount of off-street parking space for the structure doesn't seem to meet the needs of the present day.

Thirdly, according to Policy LU.1.5.10 the Central Business District is supposed to promote a diversity of uses. The Central Business District is already awash with drinking establishments, with more yet in development. Adding even more drinking establishments fails to meet this policy.

Fourthly, when this establishment was previously in operation it was a frequent source of noise complaints both during the day and night for local residents. It monopolized law enforcement time and resources and directly impacted the legal right of neighboring residential buildings to quiet enjoyment of their property. This application, without its renderings or proposed layout gives no indication of how it will avoid impacting local residents right to quiet enjoyment.

Thank you,

Robert Golden

525 3rd St N Apt 412

Jacksonville Beach, FL 32250



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

CRA AGENDA ITEM	
TO:	CRA
FROM:	Taylor Mobbs
DATE:	10/17/2022
SUBJECT:	

BACKGROUND

Staff have been working on the public private partnership policy for the City. This policy will be adopted as a City policy (not CRA specific), as the Council will be involved when executing any P3 agreement. Any P3 agreement, solicited or unsolicited, prior to final adoption of this policy, will follow Florida state statute (FS 255-065).

Some key points in this agreement are:

- Both solicited and unsolicited P3 projects are subject to the policy. Should someone submit an unsolicited P3 to the City, if the proposal does not include what is required in the City policy, the proposal will not be reviewed.
- The policy states the following will be required when submitting a proposal:
 - A clear and concise description of the Proposer's qualifications and capabilities to do the proposed project
 - Clearly defined benefits to be derived by the City from the proposed project
 - Provide details on how the respondent intends to ensure an adequate level of commitment from potential finance providers, for a timely and successful financial closing. (with clear defined milestones to obtain financial commitments and to close on the financing of the project.)
 - All private entities on the 'team'
 - Qualifications, experience, and financial capacity
 - A complete overview of the proposed project
 - Design renderings and a concept site plan and elevations that illustrate the location, size, and context of the proposed project
 - Summarize the preliminary plans of types of uses, square footage(s), total parking spaces, parking allocations (shared or exclusive)
 - Identify (clearly) community benefits
 - Identify all known stakeholders

Staff is finalizing the legal documents for the contractual portion of the P3 agreement policy. Once completed, the Council will be briefed on the policy and the intention, as well as an overview of the content found within the policy.

Council will give the final approval/denial of this policy at a future meeting.



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FINANCIAL IMPACT

No impact at this time.

REQUESTED ACTION

No formal action is requested.

ATTACHMENTS



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

CRA AGENDA ITEM	
TO:	CRA
FROM:	Taylor Mobbs
DATE:	10/17/2022
SUBJECT:	Facade Grant Update

BACKGROUND

The CRA approved the facade grant program as the first incentive to offer to businesses within the downtown district. Staff has worked on finalizing the facade grant program, with the intention of the grant being available in FY23.

The attached powerpoint is a refresher on the grant program and the process moving forward.

FINANCIAL IMPACT

The CRA budgeted a total of \$500,000.00 for the incentive program in FY23.

REQUESTED ACTION

No formal action requested.

ATTACHMENTS

1. Facade Grant FYI

FAÇADE GRANT PROGRAM

CRA Meeting, October 24, 2022

OVERVIEW

- 2:1 matching funds, up to \$100,000.00 per project
 - Example: Private investment of \$50,000.00 , CRA investment of \$100,000.00 for a total project cost of \$150,000.00
- Only business(es) within the CRA downtown district eligible
- Staff will review any code enforcement violations, compliance issues, etc. prior to recommendation of grant award

ELIGIBLE PROJECTS:

- Paint
- Signage
- Windows
- Awnings
- Exterior Lighting
- Landscaping
- Exterior Murals/Art
- Masonry
- Decorative Fencing (not chain link)
- (Most outdoor, permanent fixtures/installations/changes are eligible expenses)

PROHIBITED EXPENDITURES

- ANY renovation cost for residential property
 - *** An apartment complex, with multiple units, owned by a business (LLC, corporation, etc.) would qualify if the grant was to improve the entire façade of the building(s).
- Any permitting fees
- Acquisition of property
- Refinancing of existing debt
- Temporary structures, moveable cubicles, etc.
- Machinery or equipment for renovations
- Working capital
- Inventory

INTENTION OF GRANT PROGRAM

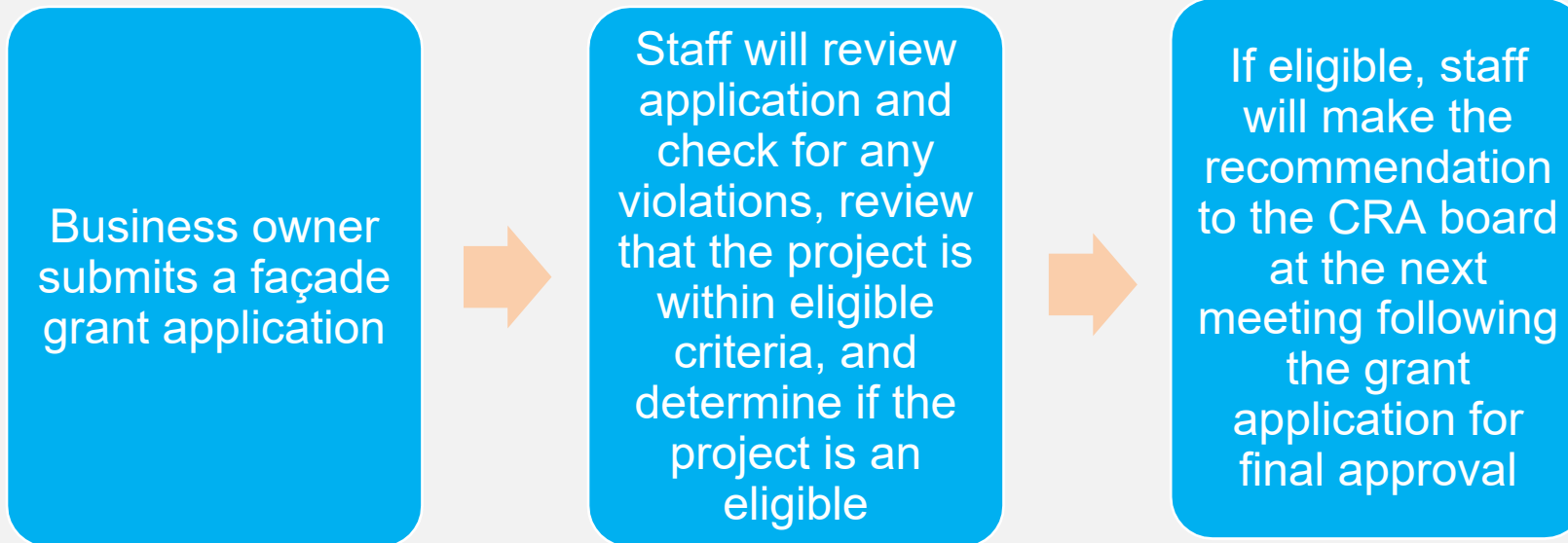
- The Façade Beautification Grant Program is designed to provide commercial or retail façade renovation funding assistance for existing businesses in the downtown redevelopment district. The public investment in the facades of structures in strategic areas not only will provide the gap in equity to get traditional financing for upgrades; it has the potential to translate into enhanced sales and/or customers for many of the businesses in these areas. Furthermore, these renovations can help in reducing blight and creating positive momentum toward community redevelopment.

PROCESS

- Staff will receive grants initially on a rolling basis until the funds are expended
- Staff will speak at the next hospitality industry meeting to let business owners know the grant program is opening
- Staff has created a flyer with a QR code to hand out to businesses the downtown district
- Pending business interest, staff may host an 'open house' for interested parties to obtain more information, process, review, etc.



REVIEW PROCESS



MURALS/EXTERIOR ART PROCESS

- Staff will take murals/exterior to the Public Art Advisory Committee for feedback prior to bringing the grant to the CRA for final approval.
- This is to ensure the mural(s) or art selected fits within the overall plans/vision for the downtown district.