City of Jacksonville Beach

Regular Meeting Agenda

Community Redevelopment Agency

11 North Third Street
Jacksonville Beach, Florida

Monday, November 14, 2022 | **3:00 PM** | **Council Chambers**

MEMORANDUM TO:

Members of the City of Jacksonville Beach Community Redevelopment Agency

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

CALL TO ORDER

ROLL CALL

COURTESY OF THE FLOOR TO VISITORS

APPROVAL OF MINUTES

A. October 24, 2022

STAFF REPORT

A. November Staff Report

OLD BUSINESS

A. Resolution 2022-12 ROW Permit Restrictions

B. Resolution 2022-13 Outdoor Dining Pilot Program

NEW BUSINESS

A. Approve/ Disapprove the Scope of Services and Fees for Halff and Associates for Design and Engineering Services for Latham Plaza in the amount of $84,600.00

ITEMS FOR DISCUSSION

ADJOURNMENT

NOTICE

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

In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for

your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

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

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

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

Minutes of Community Redevelopment Agency Meeting
held Monday, October 24, 2022 at 3:00 PM
in the Council Chambers

CALL TO ORDER

Chairman Art Graham called the meeting to order at 3:00PM .

ROLL CALL

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

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

COURTESY OF THE FLOOR TO VISITORS

No visitors spoke at this time, they requested to speak at the agenda item. The Chairman agreed.

APPROVAL OF MINUTES

A. September 26, 2022 Regular

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

- September 26, 2022 Regular Meeting

STAFF REPORT

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

Staff discussed key points in the October Staff Report, and asked the Director of Public Works to speak to a Right of Way Restriction for future projects funded by the CRA. Staff explained the intention of this is to protect the CRA investment, and now allow for ROW changes to be made for a period of 10 years, unless the changes are improvements to the intended use of the ROW. Staff will bring the CRA a formal resolution for adoption.

Mr. Paetau asked for an update on the status of the remaining projects under the downtown "phase 3" and when will they all have completed design documents? Mr. Barron stated Public Works will move onto those once the designs of the current projects are completed and out for bid. Mr. Paetau also asked for an update on the damaged crosswalk in the Southend, Mr. Barron stated he would follow up at a later date, as he did not have an update at that time. Mr. Paetau also requested that the agency discuss the downtown pavers at a later meeting

date, preferably in a workshop format.

OLD BUSINESS

A. Lighting Examples - Beaches Energy

This item was cancelled.

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

It was moved by Mr. Paetau and seconded by Mr. McGraw to adopt Resolution No. 2022-09. All were in favor.

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

A motion was made by Mr. Paetau and seconded by Mr. McGraw to adopt Resolution No. 2022-10. All were in favor.

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

A motion was made by Mr. Paetau and seconded by Mr. McGraw to adopt Resolution 2011-11. All were in favor.

ITEMS FOR DISCUSSION

A. 201 5th Avenue North, Redevelopment District: RD Rezoning Application

Planning Director, Heather Ireland gave a brief presentation on the RD Rezoning Package before the CRA.
During this agenda item, a member of the public, Mr. John Fletcher, spoke highly in favor of the project and the integrity of the developers' work.
The applicant, Mr. Scott McCallister, was also in attendance to discuss the project.

Mr. Paetau asked the applicant what exactly was being proposed in this development. Mr. Mccallister stated there would be a food component to the development, with "bar" type food, but ultimately the establishment would be a bar as well. Mr. Paetau also asked the applicant

about the gravel parking lot, and was there any way to have this lot paved to make it more aesthetically match the downtown.

Mr. McGraw asked the applicant why there were office spaces included in the proposed development? Ms. Ireland responded that in order to comply with the proximity rule and parking restrictions, there had to be other uses for the space. Ultimately, this project cannot move forward without the RD Rezoning.

Mr. Paetau stated he felt the project was a significant improvement for the downtown, and he would like to see a development, similar to the developers' other developments, in our downtown. Mr. Paetau also noted that he would like to see the gravel parking lot paved.

Mr. Paetau made the motion to recommend the RD Rezoning for approval with the staff recommended conditions, with the exception of recommendation no. 6, eliminating the outdoor patio space for parking. The CRA would also like to formally recommend the applicant pave the gravel parking lot. Mr. McGraw seconded this motion.

Mr. Paetau and Mr. McGraw both voted yes, Chairman Graham voted no. The motion will move forward to the Planning Commission.

Staff noted that they had spoken with Mr. Jeff Jones prior to this meeting, and he expressed he is overall in favor of this rezoning application.

B. P3 Policy Update

Staff gave an update of the City P3 policy, and the plans for moving forward with formally adopting this policy City wide. This will be an action item for City Council as it is a policy. Staff noted any solicited or unsolicited proposals received prior to adoption of this policy will follow the state statutory guidelines for public private partnerships.

C. Facade Grant Update

Staff gave the agency a brief update on the facade grant program and walked them through a presentation of the intention of the facade program, the eligible project list, ineligible items, process, etc.The agency gave its support for the program. Staff anticipate taking applications in December 2022/January 2023, once finance and legal have finalized the language in the contractual portion of the agreement.

Staff also noted they will work with the Mayor and communications manager to circulate this throughout the downtown business community.

ADJOURNMENT

There being no further business, this meeting was adjourned at 4:15PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

_____
Art Graham, Chairman

Date: _____

Community Redevelopment Agency, Jacksonville Beach

Staff Report

November 2022(Updates as of November 7, 2022)

Table of Contents:

P. 2……. Economic Development Priorities and Initiatives

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P. 4……. Parks and Recreation

P. 5……. Public Works

P. 7……. Planning/Building Department

P. 9…… Staff/Misc.

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.
- CRA Staff was involved in the kickoff meeting for the Urban Trails prioritization. At this time, staff is trying to determine what connectivity sections make the most sense with the current projects in the Cra and City CIP's.
- Staff met with CHW after the urban trails meeting and went over the CRA ideas for the passive park in the Southend. CHW will work on some type of drafted concept to bring to the agency for comments. This passive park will tie directly into the urban trails loop.

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 Joned 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
  - Council first reading 11/07/2022
    - Second reading tentatively scheduled for 11/21/2022

- 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

- Angelo Development has requested the ability to utilize the outdoor dining pilot program in advance of formal adoption of the program to coincide with construction timeline

- 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.) _:
  - PC Recommended Approval
  - Council 1st Reading November 21, 2022

STAFF/MISC. UPDATES:

- Maintenance Plan
  - The downtown plan was amended on October 3, 2022, specifically allowing for projects installed and/or funded by the increment revenue from the downtown district, will be maintained out of those same funds.
  - Staff has attached a spreadsheet showing the maintenance included in the maintenance plan (viewed/reviewed at the CRA meeting June 27, 2022). This spreadsheet codes the frequency of the activities spelled out in the plan, the responsible department)
  - Additional activities/projects (example: pavers) will be added to a workshop in January for a more in depth discussion to plan out capital projects for the next FY.

- 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
  - Staff has received inquiry from a business owner in the downtown district on utilizing the façade grant program. The application will be "live" by the end of this year. Staff anticipates final legal/finance review to be completed this month.

- 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
- Content from the Call to Artists attached to the staff report

- Wayfinding Signage Plan
  - Staff anticipates using a piggy back contract for the wayfinding sign plans
  - Staff meeting with DixHite to go over the locations spelled out in the wayfinding signage plans, and assist in having bid documents ready

- 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:
  - November 11-13: Super Girl Surf Pro Festival: Latham Plaza and Seawalk Pavilion
  - December 2, 8PM: Moonlight Movie
  - December 2022: Deck the Chairs!

  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):
  - November 21, City Council:
    - Dolphin Depot, 2nd Reading/Approval
    - Bo's Coral Reef RD Rezoning
    - (Tentative) Approval of Latham Fee
  - December 5, City Council:
    - Bo's 2nd Reading
  - December 19:
    - ONLY meeting for December (will combine workshop and regular meeting content)
  - Staff will distribute the Downtown Action Plan that was created in 2015, and adopted as part of the downtown plan. In advance of a Council/CRA workshop Q1 2023, staff wanted to provide

the agency with appropriate updates on which projects are completed, in progress, ongoing, etc.

REQUEST FOR PROPOSAL: PROJECT OVERVIEW

NAME:	Jacksonville Beach Welcome
LOCATION + ADDRESS:	Corner of the Beach Blvd. and 2nd Street Roundabout (located next to the parking lot)
BUDGET	$150,000.00
QUANTITY:	1
DESCRIPTION:	A three-dimensional, free-standing, permanent, sculpture/structure(s) to be installed as a focal point welcoming residents and visitors to Jax Beach. Area should also include some pieces that serve a dual-purpose as interactive art, sculptural benches, or other pieces that fit within the themes and objectives set forth. ***MUST withstand hurricane wind gusts of 145 mph, and anticipate use of materials that can withstand rising tides in extreme weather events. *** (Per COJB Code, no structure can exceed 35 ft. in height)
OBJECTIVE(S):	1. Reflective of the Beach Life brand. 2. Reflective of the natural elements located in the beach community. 3. Entices the user and engages the community in a positive way.
INSTALLATION:	
PROPOSAL DUE:	FEBRUARY 8, 2023
EVALUATION CRITERIA:	See attached rubric.

ARTWORK DESCRIPTION:

The Community Redevelopment Agency of Jacksonville Beach is seeking proposals for a permanent structure that highlights the pedestrian friendly, beach life, and growing entrepreneurial spirit that is Jacksonville Beach. The Agency envisions this piece utilizing materials that all ages can engage with and enjoy, and an artist who is well versed in working within the elements of the site. The agency envisions a statement piece that is a focal point into the Downtown district, as well as a welcoming area where citizens and visitors can congregate in an engaging and safe manner.

REQUEST FOR PROPOSAL: PROJECT OVERVIEW

NAME:	CAPE Storage Building Mural
LOCATION + ADDRESS:	Façade of the CAPE storage building Block on the corner of 4th Ave N and 2nd St. N Jacksonville Beach, FL 32250
BUDGET	$30,000.00
QUANTITY:	1
DESCRIPTION:	A single dimensional mural to activate a space in the Downtown district that is engaging to citizens and visitors of Jacksonville Beach. This storage building is used to house CAPE (police) vehicles and equipment for use in the Downtown District. ***MUST withstand hurricane wind gusts of 145 mph, and anticipate use of materials that can withstand rising tides in extreme weather events. ***
OBJECTIVE(S):	1. Reflective of the Beach Life brand. 2. Reflective of the natural elements located in the beach community. 3. Entices the user and engages the community in a positive way.
INSTALLATION:	TBD
PROPOSAL DUE:	
EVALUATION CRITERIA:	See attached rubric.

ARTWORK DESCRIPTION:

The Community Redevelopment Agency of Jacksonville Beach is seeking proposals for a mural, single-dimensional, that highlights the pedestrian friendly, beach life, and growing entrepreneurial spirit that is Jacksonville Beach. The Agency envisions this piece activating a space in the downtown, to encourage safe and friendly pedestrian usage. The building that the proposed mural will be located on houses our downtown police vehicles for storage (CAPE). The artist(s) can incorporate policing initiatives into the concept if they choose.

REQUEST FOR PROPOSAL: PROJECT OVERVIEW

NAME:	Seawalk Pavilion Mural
LOCATION + ADDRESS:	Entire back façade of the Seawalk Pavilion 75 1st Street N Jacksonville Beach, FL 32250
BUDGET	$50,000.00
QUANTITY:	1
DESCRIPTION:	A single, or multi-dimensional mural to activate a space in the Downtown district that is engaging to citizens and visitors of Jacksonville Beach. (The CRA is installing 6 surfboard bicycle racks along the backside of the pavilion. Mural can incorporate the surf theme at the artists discretion.) ***MUST withstand hurricane wind gusts of 145 mph, and anticipate use of materials that can withstand rising tides in extreme weather events. ***
OBJECTIVE(S):	1. Reflective of the Beach Life brand. 2. Reflective of the natural elements located in the beach community. 3. Entices the user and engages the community in a positive way.
INSTALLATION:	TBD
PROPOSAL DUE:	
EVALUATION CRITERIA:	See attached rubric.

ARTWORK DESCRIPTION:

The Community Redevelopment Agency of Jacksonville Beach is seeking proposals for a mural, single or multi-dimensional, that highlights the pedestrian friendly, beach life, and growing entrepreneurial spirit that is Jacksonville Beach. The Agency envisions this piece activating a space in the downtown, to encourage safe and friendly pedestrian usage. The agency is installing 6 bright colored surfboard bicycle racks along the backside of the Pavilion. The mural can play off of the surfing theme at the artists discretion.

SCORING RUBRIC

CATEGORY 1: GOALS AND OBJECTIVES, 10 POINTS

Description of proposed public artwork including project goals and local relevance, and how the community will be engaged by the project, with focus on the relevancy of the piece to the community.

CATEGORY 2: EXPERIENCE, 15 POINTS

Demonstrated experience of the applicant that demonstrates their ability to successfully execute the proposed project.

CATEGORY 3: DESIGN, 40 POINTS

Clear, specific and detailed project drawings communicate strong accessibility and project feasibility, as well as mindfulness of the natural elements and potential catastrophic weather events.

CATEGORY 4: PORTFOLIO, 15 POINTS

Applicant supplied a portfolio (or link to portfolio) with a minimum of 3 completed projects similar in size, material, nature, etc. Applicants portfolio shows clear imagery and/or video of the work.

CATEGORY 5: REFERENCES, 10 POINTS

Applicant provided at minimum 3 relevant references.

CATEGORY 6: TIMELINE, 10 POINTS

Applicant can meet the timeline expectations set forth in the application, and meet the availability for one year of maintenance post installation.

CATEGORY 1	CATEGORY 2	CATEGORY 3	CATEGORY 4	CATEGORY 5	CATEGORY 6
/10	/15	/40	/15	/10	/10

TOTAL SCORE: _____

	2015 DOWNTOWN ACTION PLAN		
REDEVELOPMENT PLAN ACTION ITEMS		**POTENTIAL CITY ACTION ITEMS**	**November 2022 Update:**
	A.1 PUBLIC SPACES: Restrooms		
a. <u>Add restroom at Oceanfront Park</u>. *Description: Construct a 4-stall, unisex restroom and outdoor shower station. This project also includes remodeling of the SeaWalk Pavilion to provide secure storage for material and equipment, two-stall, unisex restroom, and performer's lounge.*	Done	**b. <u>Extend the hours that they are open</u>** *Description: Evaluate the cost and effectiveness of increasing the amount of time that public restrooms are available to be used.*	Restroom facilities constructed in 2016. Parks and recreation department handles the cleanliness and general maintenance of the restroom facilities. This project is completed.
		c. <u>Develop an ongoing system to check the cleanliness of restrooms</u> *i. Work program for maintenance contractor* *ii. Establish regular cleaning program – Level of Service = every 90 minutes while restrooms are open* *iii. Attendants wear uniforms* *Description: Bid documents will be prepared and sent out for pricing. A new contractor will be retained to implement the enhanced maintenance program.*	
	A.2 PUBLIC SPACES: Lighting		
a. <u>Enhanced lighting at various locations where needed throughout the Downtown District</u> *Description: Continuously monitor existing lighting conditions and maintenance issues throughout the Downtown District and implement improvements or repairs on an as-needed basis.*	In Progress		Lighting plan from DH completed 10-7-19. Plan was not revisited until May 2021. Staff is continuously working with Beaches Energy, PW, and various departments to work on implementation of these

			upgrades and this plan.
	A.3 PUBLIC SPACES: Public Art		
a. <u>Create and install additional public art features with beach/ocean life/surfer themes, such as lifeguards, fishing, ocean life, and surfing</u> *Description: Prepare a request for proposals, request for qualifications or competition for artists to design and create public art that has a beach/ocean life theme. Projects selected through this process will be installed at selected locations in the redevelopment district.*	**In Progress**		Staff created the public art advisory committee to assist in implementing public art First calls to artist to be issues in Nov/Dec 2021 for 2 murals and 1 large sculpture/structure
b. <u>Murals on future parking structures and other blank walls, subject to review for sign code conformity, and consistency with beach/ocean life/surfer themes</u> *Description: Prepare a request for qualifications or competition for artists to design and create public art in the form of murals with a beach/ocean life theme. Projects selected through this process will be installed at selected locations in the redevelopment district.*	**In Progress**		It was mentioned during CRA meeting to utilize the art committee, and encourage public and private investment to have some kind of artistic feature on large blank wall spaces to prevent creating a blank corridor in the downtown.
	A.4 PUBLIC SPACES: Pod-Type Seating		
a. <u>Develop pilot program to provide pod type and/or shaded seating where appropriate in the Downtown area</u> *Description: Round concrete pods will be purchased and placed near the Jacksonville Beach Fishing Pier. Additional shapes and sizes are being evaluated and priced. Pod-type seating will be added as needed and where needed at various locations within the Downtown District.*	**In Progress**		Implementing new pod like seating in the hardscape plans downtown Including more shaded areas in the new Latham Plaza concept
	A.5 PUBLIC SPACES: Fishing Pier		

a. <u>Improve pier entry identification signage (possible archway over access ramp from the SeaWalk) and provide new, more attractive security fencing</u> *Description: Prepare a request for proposals or request for qualifications for consulting services to develop a new wayfinding sign program for Downtown Jacksonville Beach. The RFP/RFQ will encompass all of the Action Plan proposals related to branding, signage, and visitor information systems.*	In Progress	**b. <u>Consider increasing the functionality of the Pier by allowing special events to attract people of all ages, such as fishing tournaments, surf contests, food festivals, etc.</u>** *Description: A pilot test of an event at pier with "Red Bull" Surf Expo was conducted. At this time no promoters have proposed other events.*	Pier Completed Removed the artistic entryway from the hardscaping plan, and added this to the art plan. Art committee will be reviewing this when the pier parking lot construction begins
	A.6 PUBLIC SPACES: Signage		
a. <u>Install additional wayfinding signs using the surfboard theme</u> *Description: Prepare a request for proposals or request for qualifications for consulting services to develop a new wayfinding sign program and implementation program for Downtown Jacksonville Beach. The RFP/RFQ will encompass all of the Action Plan proposals related to branding, signage, and visitor information systems.*	In Progress	**b. <u>Provide some type of temporary signage as needed to remind motorists to stop for pedestrians in crosswalks</u>** *Description: The folding type signs are portable and can be placed in high volume pedestrian areas when officers are present to provide added safety for both pedestrians and motorists. The signs can be carried in the trunk of the officers' cars and used during special events, holidays, and bar closing. The proposal is to purchase six of the signs at a cost of approximately $100.00 each.*	***This item was initially marked complete in January of 2020*** Staff meeting with DH to walk the downtown for Wayfinding Signage Plan on Nov 10, 2022.
c. <u>Consider use of social media techniques to link public to information available on the City website, e.g., location of lifeguard station, restrooms, handicapped beach accesses, bike racks, etc.</u> *Description: Prepare a request for proposals or request for qualifications for consulting services to develop a new wayfinding sign program for Downtown Jacksonville Beach. The RFP/RFQ will encompass all of the Action Plan proposals related to branding, signage, and visitor information systems.*	In Progress		Staff meets weekly with the Communications Manager to feature CRA posts, update website, etc. Staff is currently working to upgrade all of our interactive features on the CRA portion of the website

	A.7 PUBLIC SPACES: Latham Plaza		
a. <u>Develop a master plan to improve the use of public space at Latham Plaza</u> *Description: A preliminary design and proposed location will be developed utilizing shade sails with playground equipment placed on an artificial turf and poured in place mulch surface. Upon approval of the preliminary design and location, the final design will be prepared and the project will be constructed.*	In Progress		Staff seeking CRA approval for the updated conceptual design at its 11/14/22 meeting. Staff is now working with HALFF & Associates. Construction to be completed prior to 2025 (centennial celebration).
	A.8 PUBLIC SPACES: Streets		
a. <u>Remove concrete barriers on 3rd Avenue North and North 1st Street</u> *Description: It will be determined if the removal of the concrete barriers is reasonably feasible. Once confirmed, the barriers will be removed and the barrier material disposed of. The barriers will be replaced by blending with materials in adjacent areas. Work to be done by contractor.*	DONE	**c. <u>Enhance landscape maintenance on North 1st Street and avenues between Beach Boulevard and 6th Avenue North</u>** *Description: New bid will be sent out in the Fall to obtain a separate price for work in the downtown area that will increase service for items that include palm trimming, fertilizer, and maintenance.*	While initially determined to be a Council action, CRA adopted a maintenance provision to ensure enhanced level of maintenance in the downtown district. In Progress
b. <u>Improve the delineation between the roadway and pedestrian space on North 1st Street (bollards similar to type at the 1st Avenue North walkway)</u> *Description: In areas of 1st street where there is no clear delineation between the roadway and the public walkway, decorative bollards could be installed to provide a barrier between pedestrians and moving traffic. Where there is sufficient space, decorative bike racks could be used as an additional option. These would serve as barriers as well as provide additional bicycle parking. The Police and Public Works Department will map out proposed bollard and/or bike rack locations and secure approval*	In Progress	~~**d. <u>Identify a suitable location or locations for dedicated taxi stands in the Downtown District</u>**~~ ~~*Description: During peak hours, the parking spaces on the east side of 1st Street can be designated as "Taxi Only" parking. This provides a safe location for taxis and other livery vehicles to safely load and unload passengers. It will also provide livery vehicles a location to wait for fares at closing time for the establishments in the downtown area. This will be more convenient and safer for those looking for a taxi or other livery vehicle. Estimated Cost[1]: Minor cost for signage and pavement markings*~~	Delineation on 1st Street being taken into consideration with the Urban Trails master plan project, as well as the bollards for the downtown district

of the proposed plan. The type of bollards will be selected and purchased with installation to be carried out by a contractor.			
	B.1 TRANSPORTATION: Bicycling		
a. <u>Prepare and implement a master plan for additional, decorative bicycle racks at selected locations in Downtown; and enhance bicycle and vehicular safety</u> *Description: The Police Department has prepared an inventory of locations in the core area where new or additional bike racks are needed. In addition, the City will be evaluating installing decorative bike racks at some of the more visible locations as a part of a public art program. Prepare a RFP, RFQ competition for a program to purchase and install both standard and custom bike racks in locations identified in the Police Department plan. Custom racks would be thematically tied to the beach/ocean life themes identified in the Public Art component of this plan and installed in a few highly visible locations in the Downtown core.*	**In Progress**		Regular and decorative bike racks selected and ordered in FY23. Bike racks scheduled to be shipped Nov. 30. Installation will happen early 2023, prior to the busy season.
	B.2 TRANSPORTATION: Roundabouts		
~~a.~~ <u>~~Conduct a traffic engineering analysis of the roundabouts on Beach Boulevard at 1st and 2nd Streets, and design and construct modifications as needed to improve traffic operations in the corridor~~</u> *~~Description: Prepare a scope of services for an in-depth analysis of traffic operations on Beach Boulevard between 1st Street and 3rd Street to determine if any modifications to the existing roundabouts or moving lanes are justified. Obtain a fee proposal for traffic analysis and engineering design services through a~~*	**Done**		Proposed re-working of 1st Street roundabout analyzed, and ultimately deemed cost prohibitive and disruptive to adjacent businesses due to presence of large electric transformer on NE corner of Beach Boulevard and 1st Street. 2nd Street roundabout analyzed by GAI consultants for impacts to turning movements from a

~~*continuing services firm or subcontractor. Design and construct modifications to the road segment if warranted.*~~			proposed vertical element in the center of that roundabout. Modelling of various vehicles passing through roundabout yielded that certain large fixed-axle vehicles would not be able to traverse the intersection with the introduction of a proposed raised center element.
	B.3 TRANSPORTATION: Pedestrian Safety		
b. ***Design and construct a well-marked pedestrian crossing with flashing signal and pavement lighting at 2nd Avenue North and 3rd Street*** *Description: The FDOT has compiled relevant traffic incident data for the area around 2nd Avenue North at S.R. A-1-A for a proposed pedestrian/bike crossing and has scheduled the collection of pedestrian counts for the 1st and 2nd Avenue North intersections. With that data, FDOT staff is hopeful that the project can be implemented utilizing Safety funding, which could get the project implemented sooner than if it has to be programmed and compete for funding as a standard Work Program project.*	Not a CRA Project	***a.*** ***Monitor on-going FDOT pedestrian safety study being conducted for A1A in Jacksonville Beach*** *Description: In October, 2014 the FDOT completed "Pedestrian Roadway Safety Audits" on State Road A-1-A from (1) the St. Johns County Line north to Beach Boulevard, and (2) from Beach Boulevard north to Atlantic Boulevard. Both studies culminated in a series of recommendations for short-, mid-, and long-term site specific safety related improvements. Some of the recommended improvements, such as a new pedestrian crossing at A-1-A and 2nd Avenue North, constitute stand-alone safety improvement projects, while others are identified for consideration during design of other work projects planned for these portions of A-1-A.*	Project currently programmed by FDOT for construction in June, 2021 (Ref FPID 441194-1)
	B.4 TRANSPORTATION: Beaches Trolley		
		~~**a.**~~ ~~**Support the Jacksonville Transportation Authority in managing the efficient and effective operation of the Beaches Trolley to include:**~~ ~~*i. Expanded hours of operation*~~ ~~*ii. Improved public information on trolley routes and schedules,*~~	Beaches Trolley no longer operational. This is no longer relevant.

		~~*including the use of social media to obtain route and schedule information*~~ ~~*iii. Improved trolley route and provide stops at optimum locations*~~ ~~*iv. Fifteen-minute headways during peak months*~~ ~~*v. Consider expanding trolley service during major special events, such as the bi-annual airshow*~~ ~~*Description: Continue to use JTA-prepared and other promotional materials to promote ridership on the Beaches Trolley through social media, the City's website and other publicity.*~~	
	B.5 TRANSPORTATION: Parking		
a. <u>Construct a surface or structured parking facility on CRA-owned land on North 2nd Street between 3rd and 4th Avenue North, including facilities to store police equipment</u> *Description: **Surface Parking Lot:** Complete the engineering design for a ±90-space surface parking lot with an approximately 2,500 sf. Downtown CAPE equipment storage building.* ***Parking Structure:** Prepare a RFP/RFQ for consultant services to undertake a financial feasibility for a ±280-space parking garage with up to 11,500 sf. of leasable commercial space on the 4th Avenue North frontage. The parking garage project may include partnering with the Jacksonville Transportation Authority (JTA) to provide a park and ride facility for a future Bus Rapid Transit system. If demonstrated to be financially feasible, prepare a RFP for design build construction team to design and construct the facility.*	DONE	~~**b. <u>Explore feasibility of private funding with a provider such as "Beach Buggies" to offer a shuttle program for Downtown workers on weekends utilizing parking spaces at the O&M Building on Shetter Avenue</u>**~~ ~~*Description: The city will attempt to facilitate private partnerships that would provide parking at no cost to businesses at the O&M building on Shetter Avenue on weekends for their employees. With the assistance of a private livery service such as beach buggies, employees could be shuttled to the downtown area. This would free some of the limited parking in the downtown area, while saving employees money for parking if they coordinate times with other employees.*~~	

		c. <u>Prepare a pilot program seeking to reduce non-resident parking in residential areas where there is no off-street parking available adjacent to Downtown</u> *Description: In a limited area of the CBD, (1st Avenue South east of A1A to 4th Avenue South, excluding the unit blocks) to provide resident-only, on-street parking to residents where no private parking available. Complete a block by block analysis of the available private parking to locate residents with no private parking available. Develop a sticker system to permit them to park on the street in restricted areas. In some area where businesses are located, two-hour parking could be put in place to create turnover of those spaces. In areas where no residential parking is required, open parking will not change.*	This is not a priority at this time, should this become an issue staff will revisit this.
	C.1 PUBLIC SAFETY: Managing the Nighttime Economy		
a. <u>Train the downtown community policing team on code enforcement and ensure there is a positive police presence</u> *Description: The Downtown CAPE officers interact daily with businesses in the downtown area. They often have opportunities to observe code enforcement issues before they reach the level of issuing a notice of violation. The officers have the ability to see violations such as leaky dumpsters, smelly grease traps, and other such violations. They can promptly communicate the issue to the business before it reaches the level of enforcement action. The officers will also*	In Progress	**c. <u>Continue police patrols in areas where illegal activities, such as drug or marijuana use, are occurring</u>** *Description: The process of directed patrol to areas of concerns is done continuously on a daily basis and is completed by DT CAPE officers as well as Patrol and Citizens On Patrol (COPs).*	

meet monthly with the codes enforcement officer for the city to discuss actions and exchange information.			
b. <u>Assist businesses with crime prevention, to include better environmental design</u> *Description: There are many aspects of crime prevention. The DT CAPE officers will work with the businesses to assist them with establishment lay out, lighting, how to better form lines, video placement, and many other things that can be done to provide a safer environment for customers.*	**Ongoing**	**e. <u>Change the alcohol ordinance to prohibit restaurants from removing tables and chairs to become nightclubs</u>** *Description: Restaurants are required to follow many guidelines that bars are not required to follow. For instance, restaurants are required to derive 51% of all gross revenue from food. They are also required to serve full course meals and have seating for no less than 150 people to be served full course meals at all hours of operation. In some cases, the restaurants are not providing food to patrons at all hours of operation; in fact, they close kitchens completely. They have also broken down seating and moved it to the side to accommodate additional patrons for alcohol service. In many cases, the Florida Alcohol Beverage Department does not have the resources to enforce many of these violations. Jacksonville Beach could improve the language in the current alcohol ordinance to prevent establishments licensed as restaurants from becoming nightclubs.*	Ord. No. 2016-8074 was adopted on August 1, 2016 and includes regulations requiring tables and chairs to remain in place during all hours of operation for SRX licensed establishments. Ordinance also provides for violation and enforcement procedures.
d. <u>Develop programs for alcohol employees and partner with businesses to provide consistent training and procedures, including uniforms, not over serving patrons, etc.</u> *Description: Officers will also suggest a common type of clothing for door staff and management. This provides customers with an immediately recognizable figure to ask for assistance when needed. It also provides law enforcement the same ability to recognize staff*	**Ongoing**	**f. <u>Consider modifications to the regulations governing the hours of operation for restaurants with 4-COP-SRX beverage licenses</u>** *Description: The city can modify the required closing time for restaurants serving alcohol, from 2:00am to any time after midnight by state law. If the city were to consider an earlier closing time, it would assist in public safety by having staggered closing times. It could also assist with transportation issues by not having so many people in the downtown*	Ordinance 2016-8074 added regulations addressing violations and penalties relative to the Extended Hours regulations.

in an emergency situation. Making this uniform from one establishment to the next has proven to assist customers in other areas with strong nighttime activity.		*area looking for a cab at the same time.*	
	D.1 COMMERCIAL SPACES: Incentives for Non-Alcohol Businesses		
a. <u>Develop and implement a program of economic development Incentives such as remodeling/tenant/facade improvement loans or grants, short-term rental assistance, grease trap rebates, etc. for retail, food service or office-based businesses</u> *Description: Research incentive programs offered by other communities through their CRA using tax increment trust fund monies. Prepare an incentive program with appropriate components suited to the Downtown Jacksonville Beach retail, restaurant, and office market.*	In Progress		CRA Approved façade grant program to begin in FY23. Staff is waiting on final legal and finance approval, and will begin taking applications Dec. 2022
b. <u>Implement a grease interceptor rebate program available for all food service establishments in Downtown</u> *Description: Implemented via Resolution 1938-2014. A qualifying grease interceptor installation is eligible for reimbursement of 50% of total qualifying costs, not to exceed $5,000.*	Ongoing		Public Works has issued four grease interceptor rebates since the program was initiated citywide in 2014, including one in the downtown. (*Krystal,* 3-10-16) UPDATE THESE NUMBERS
	D.2 COMMERCIAL SPACES: Business Development		
a. <u>Continue working with staff, consultants, the business community, and property owners to identify and recruit a mix of restaurants and retail establishments that provide service for a variety of age groups</u> *Description: Continuously monitor and evaluate*	Ongoing Ongoing	**b. <u>Work on ways to attract visitors during the off-peak seasons</u>**	Staff is implementing the incentives program and working with businesses in the district. The City and the Parks Dept

consultant activity for the purpose of determining if their work is producing positive results and hire a staff person or consultants to work directly with property owners to market and recruit businesses into the Downtown Redevelopment District. *Incentives Program: Research incentive programs offered by other communities through their CRA using tax increment trust fund monies. Prepare an incentive program with appropriate components suited to the Downtown Jacksonville Beach retail, restaurant, and office market.*			are regularly updating the events during the off season to attract additional visitors.
	D.3 COMMERCIAL SPACES: Downtown Branding and Marketing		
a. Implement a new wayfinding sign program using the surfboard theme to rebrand and market downtown *Description: Prepare a request for proposals or request for qualifications for consulting services to develop a new wayfinding sign program and implementation program for Downtown Jacksonville Beach. The RFP/RFQ will encompass all of the Action Plan proposals related to branding, signage, and visitor information systems.*	In Progress	**b. Explore visitor center concept possibly to be located at the Beaches Historical Park** *Description: Develop and produce promotional materials to market places to stay, places to eat, places to visit in Jacksonville Beach. Work with existing businesses including the Beaches Historical Park to identify locations where these materials could be distributed to visitors.*	Staff working with DixHite to get bid ready documents to implement wayfinding signage Visitor's Center now open and staffed by *Visit Jacksonville* inside of the Beaches Area Historical Museum. (April 2018,)
	D.4 COMMERCIAL SPACES: Public Welfare and Safety		
	No Update	**a. Assist the homeless population by working with the HOPE team, Mission House, etc.** *Description: Through ongoing partnerships with many organizations such as Mission House, Sulzbacher Center, and the HOPE team, police will continue to work on reducing*	Unsure of the status of this. This is something that could be revisited

		the homeless population.	
	D.5 COMMERCIAL SPACES: Zoning Regulations		
	In Progress	**a. <u>Review outdoor bar and restaurant space and parking requirements, and consider allowing outdoor entertainment in the Jacksonville Beach Land Development Code</u>** *Description: Revise the Land Development Code (LDC) to allow "outdoor restaurant and bar" areas under 200 s.f. as permitted uses in commercial zoning districts, with no additional parking requirement. The Police and Planning and Development Departments are also working together to develop a reasonable and enforceable set of policies for consideration related to outdoor entertainment/music within outdoor restaurant and bar areas.*	Ordinance No. 2017-8095 was approved by City Council on September 5, 2017, modifying the max area allowed for outdoor seating areas (25% of indoor space) and eliminating the prohibition of outdoor amplified sound, in recognition of the approval of the Low Volume Outdoor Sound Permit program now in place. LDC and Comprehensive Plan both being updated currently.
	In Progress	**b. <u>Review the off-street parking requirement for restaurants and consider a 50% reduction to encourage restaurant (as opposed to bar) development</u>** *Description: In addition to the relief proposed in Item a. above, revise the LDC to reduce the parking requirements for outdoor <u>restaurant</u> areas exceeding 200 s.f. by fifty percent (50%). Outdoor <u>bar</u> areas exceeding 200 s.f. would still be required to provide parking in the same ratio as for indoor bars.*	Elimination of required parking for small (<200 s.f.) outdoor seating areas was proposed in Ordinance No. 2018-8093, which was not approved by City Council. LDC and Comprehensive plan both being update currently.
	E.1 ENTERTAINMENT AND EVENTS:		

	Ongoing	a. **Schedule more city events in non-peak season rather than in the summer months**	Parks and Recreation successfully doing this, as well as updating the overall events policy.
	Ongoing	b. **Encourage more alcohol-free events that attract persons of all ages, such as farmer's market, car shows, art walks, Deck the Chairs, food truck rallies, etc.**	Art Walk, Car Cruise, Deck the Chairs, and other non-alcoholic events have been added. Parks continuously adding events to the calendar.
	Done	c. **Add more outdoor movies**	Completed!!
	F.1 QUALITY OF LIFE: Cleanliness		
a. **Pressure wash pavers in the Downtown streets, the SeaWalk, and dumpster areas to remove gum, oil stains, etc.** *Description: Researching product(s) / equipment for optimal removal of and enhance protection from gum, oil stains, etc. Then, implement via pilot project with contractor.*	In Progress	c. **Cleanliness Campaign – "Leave Only Your Footprints Behind!"**	CRA Budgets $100K annually to this maintenance.
b. **Develop program for property and business owners to assist in keeping Downtown clean by picking up trash, cigarette butts, etc. on a daily basis** *Description: Work closely with all of the businesses in the downtown area to educate businesses and to begin a voluntary program to take pride in ownership by regularly picking up trash in and around their property. Stressing the importance of keeping all trash picked up in the downtown area will assist the city greatly in*	In Progress	d. **Review and modify the beach clean-up contract, as needed, to improve its effectiveness; provide enhanced service between Beach Blvd and 6th Ave North on weekends and holidays** *Description: Developing scope with contractor on additional pickup in the afternoon during busy season (when school out) and during mild weather holiday*	New contract awarded *to Beach Raker, LLC* at Nov 5, 2018 City Council mtg. Staff can revisit and encourage private businesses to participate in the clean up efforts surrounding their businesses

their daily efforts as well to keep the downtown pristine.		*weekends.*	
	F.2 QUALITY OF LIFE: Implementation of the Action Plan		
	Begin working to implement the action steps outlined above, which, as a whole, will have a dramatic impact on improving the quality of life in Jacksonville Beach		
	PROJECTS CARRIED OVER FROM 2007 VISION PLAN FOR DOWNTOWN JACKSONVILLE BEACH		
a. Continue implementation of Phase III of the Downtown Vision Plan Infrastructure Improvement Program east of South 3rd Street from Beach Boulevard to 13th Avenue South *Description: Complete the design and begin construction of the roadway and utility improvements in the Phase III-C project area ("Project 1") between Beach Boulevard and 4th Avenue South. Complete the engineering design and permitting for the construction of the remainder of the Phase III area from 4th Avenue South to 13th Avenue South and develop a phasing plan based on the annual availability of tax increment trust funds to complete the work. This work will include reconstruction of the utility systems and all of the streets, alleys and street ends in the described area of the District.*	**In Progress**		Planned for in the current CRA CIP

b. <u>Construct a surface or structured parking facility on CRA-owned land on North 2nd Street between 3rd and 4th Avenue North</u> *Description: **Surface Parking Lot:** Complete the engineering design for a ±90-space surface parking lot with an approximately 2,500 sf. Downtown CAPE equipment storage building.* ***Parking Structure:** Prepare a RFP/RFQ for consultant services to undertake a financial feasibility analysis for a ±280-space parking garage with up to 11,500 sf. of leasable commercial space on the 4th Avenue North frontage. The parking garage project may include partnering with the Jacksonville Transportation Authority to provide a park and ride facility for a future Bus Rapid Transit system. If demonstrated to be financially feasible, prepare a RFP for design build construction team to design and construct the facility.*	Done		92-space Parking Lot and CAPE storage building completed in December 2017
c. <u>North 2nd Street reconstruction per the Downtown Vision Streetscape Master Plan</u> *Description: Prepare engineering plans for the reconstruction of North 2nd Street from Beach Boulevard to 6th Avenue North generally following the layout and cross-section proposed in the adopted Downtown Vision Streetscape Master Plan and construct the project.*	Ongoing		Will take place after the Phase 3C Projects. Ongoing

d. <u>Continue monitoring and evaluating existing regulatory measures; propose revisions as needed to promote business retention and development; and the preservation of residential areas</u> *Description: On-going Planning and Development Department and Community Redevelopment Agency activity.*	**Ongoing**		
	LONG-TERM POTENTIAL FOR PUBLIC-PRIVATE PARTNERSHIPS		
a. <u>New Pablo Avenue Mixed Use Commercial Development: Consider constructing a new roadway on the south side of Latham Plaza and, in cooperation with a private developer, build a mixed use project including a boutique hotel, retail commercial space, and parking structure on the Latham Plaza parking lot site</u> *Description: Prepare a "notice of intent to negotiate" and select a developer for a public-private partnership for a redevelopment project as described above.*	**In Progress**		Staff initiated a market analysis with GAI for the parking lot adjacent to Latham Plaza. Staff working on an internal P3 partnership policy to implement, prior to going out for a private partner to develop this site.
b. <u>Pier Parking Lot, Hotel, Restaurant, and Retail Development: In conjunction with or following the construction of a new public off-street parking facility, consider developing a hotel, restaurant, and/or retail project on a portion of the Fishing Pier parking lot</u> *Description: Prepare a "notice of intent to negotiate" and select a developer for a public-private partnership for a redevelopment*	**In Progress**		Pier Parking lot has strict guidelines on what can be developed. This item was added in 2007, pre-margaritaville development, and dolphin depot.

project as described above.			

Responsibility	Activity:	Oct	Nov	Dec	Jan	Feb
PW	Litter/Trash Pickup	✓				
PARKS	Mowing	✓				
PARKS	Mulching					
PARKS	Mulch Maintenance					
PARKS	Disease and Pest Control					
PARKS	Fertilizer					
PARKS	Edging Grassy Areas					
PARKS	Edging Boardwalk					
PW	Paver Cleaning	✓				
PARKS	Palm Tree Trimming					
PARKS	Irrigation					
PARKS	Shrub Trimming					

Weekly
Bi-Weekly
Monthly
Bi-Annually
Quarterly
As Needed

March	April	May	June	July	Aug	Sept

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

CRA AGENDA ITEM	
TO:	CRA
FROM:	Taylor Mobbs
DATE:	10/27/2022
SUBJECT:	ROW Permit Restrictions

BACKGROUND

Staff briefed the agency on the intention of the ROW Permit restrictions at its October 24 Regular meeting. This is the resolution for formal adoption of restricting the ROW permits, specifically for the downtown infrastructure projects, for a period of 10 years to protect the investment made by the CRA.

FINANCIAL IMPACT

No financial impact.

REQUESTED ACTION

Adopt/Deny Resolution No. 2022-12 approving the Revocable Right of Way Permit Restrictions to protect the CRA investment.

ATTACHMENTS

1. 2022-12 ROW Permit
2. Resolution 2022-12 Exhibit A

AGENDA ITEM:	A.
MEETING DATE:	November 14, 2022

CRA RESOLUTION NO. 2022-12

A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY, EXPRESSING ITS SUPPORT FOR THE ADOPTION OF A COUNCIL RESOLUTION REGARDING THE APPROVAL OF "RIGHT OF WAY PERMITS" IN THE DOWNTOWN CRA DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville Beach Public Works Department allows for Revocable Right of Way Permits to be issued for private property owners to modify the City right of way; and

WHEREAS, the Community Redevelopment Agency is investing tax increment revenue to fund infrastructure improvements within the downtown redevelopment district, that include storm water improvements, water and sewer improvements, driveway improvements, on-street parking, sidewalks, roadways and curb improvements, and landscaping in the City right of ways; and

WHEREAS, in order to protect the Community Redevelopment Agency investment of tax increment revenue, the right of ways impacted by the construction in the downtown district, specifically addresses located within Project 3C Phases 1-7, no revocable right of way permit applications, outside of landscaping improvements, will be considered for a minimum of 10 years from the completion of the project; and

WHEREAS, the City of Jacksonville Beach Public Works Department may consider a Right of Way Permit application, after the 10-year period, if it provides for the following:

1. Upgrades, such as landscaping, made to the provided green space in the Right of Way that was constructed using TIF dollars that allow for the intended use of the space.
2. Upgrades to driveways in the Right of Way constructed using TIF dollars that allow for the intended use of the space.
3. Changes in the ROW that do not impact the intended use of the space, and do not inhibit the public use.

WHEREAS, the City of Jacksonville Beach Public Works Department may consider Right of Way Permit applications prior to the expiration of the 10 year-year period, at such time only when an individually property is redeveloped or changes use; and

WHEREAS, at its meeting on October 24, 2022, the Community Redevelopment Agency vocalized its support of the City Council proceeding with the process to initiate these restrictions placed on future Right of Way Permits; and

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

SECTION 1. The Community Redevelopment Agency hereby expresses its support of the City Council adopting a Resolution to restrict the issuance of right of way permits, for a period of 10 years, for projects located within the downtown redevelopment district Phase 3C Projects 1-7, and after the initial 10-year period, only granting permits for right of way usage if they are improvements to the intended use of the right of way. A map of the project locations is attached hereto as **Exhibit 1.**

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

DULY ADOPTED IN OPEN MEETING THIS 14TH DAY OF NOVEMBER, 2022.

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Art Graham, CHAIRMAN

EXHIBIT A: RESOLUTION 2022-12

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

CRA AGENDA ITEM	
TO:	CRA
FROM:	Staff
DATE:	10/27/2022
SUBJECT:	Outdoor Dining Pilot Program

BACKGROUND

At the October 24 Regular CRA meeting, staff discussed the plan to implement an outdoor dining pilot program in the downtown district. The intention behind this pilot program is to incentivize business development and redevelopment, by allowing outdoor dining in public right-of-ways, specifically in the DIZ. If successful, this program can be added to additional corridors within the district. The pilot program will 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 utilize this pilot program.

Staff has discussed this 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).

FINANCIAL IMPACT

No financial impact.

REQUESTED ACTION

Adopt/Deny Resolution No. 2022-13 formally supporting the Outdoor Dining Pilot Program.

AGENDA ITEM:	B.
MEETING DATE:	November 14, 2022

ATTACHMENTS

1. 2022-13 Outdoor Dining Pilot

AGENDA ITEM:	B.
MEETING DATE:	November 14, 2022

CRA RESOLUTION NO. 2022-13

A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY, EXPRESSING ITS SUPPORT FOR THE ADOPTION OF A COUNCIL RESOLUTION ALLOWING THE ANGELO GROUP TO UTILIZE THE PLANNED PILOT PROGRAM FOR OUTDOOR DINING, AND FULL SUPPORT OF ADOPTION BY THE CITY COUNCIL OF AN ORDINANCE APPROVING THE OUTDOOR DINING PILOT PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville Beach has identified Local Economic Development as one of its priorities in the City of Jacksonville Strategic Plan; and

WHEREAS, the City of Jacksonville Beach staff is proposing an outdoor dining pilot program to City Council in Q1 FY 2023, allowing outdoor dining in public rights-of-ways, specifically to encourage the establishment of restaurants in the Downtown Incentive Zone; and

WHEREAS, it was determined the best location for the pilot program would be 1st Avenue North, from 1st Street North to 2nd Street North, also referred to as the "Civic Corridor"; and

WHEREAS, the Angelo Group has requested prior authorization to reconstruct the right-of-way in front of their property, at the cost of the developer, in advance of Council approving the pilot program, to allow for construction to occur without delaying the opening of the project; and

WHEREAS, at its meeting on October 24, 2022, the Community Redevelopment Agency vocalized its support of the Outdoor Dining Pilot Program, and the support of allowing The Angelo Group to utilize this tool prior to adoption of the pilot program; and

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

SECTION 1. The Community Redevelopment Agency hereby expresses its support of the City Council adopting the following:

1. Approval of The Angelo Group to utilize the concept for the "outdoor dining pilot program" in advance of the pilot program being established; and

2. Approval of the adoption of an Outdoor Dining Pilot Program.

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

DULY ADOPTED IN OPEN MEETING THIS 14TH DAY OF NOVEMBER, 2022.

_____

Art Graham, CHAIRMAN

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

CITY COUNCIL AGENDA ITEM	
TO:	CRA
FROM:	Staff
DATE:	10/27/2022
SUBJECT:	Approve/ Disapprove the Scope of Services and Fees for Halff and Associates for Design and Engineering Services for Latham Plaza

BACKGROUND

On August 22, 2022, the CRA approved staff to take the preferred candidate for Latham Plaza to City Council for final approval. On September 19, 2022, the City Council approved staff to proceed with negotiations for contract scope and fees with Halff and Associates, Inc. (Consultant) for design and engineering services for Latham Plaza. Staff worked out the details of the scope and project schedule with the project management team for the Consultant. It was determined by staff and HALFF that it would be best to break the scope and fee into two phases, with the first phase focusing on the refinement of the conceptual design, community meetings, topographic and tree surveying, and potential engineering for water feature. Once the conceptual design is finalized, HALFF will be able to work with its engineering team to provide the second phase of the scope and fee which will include engineering, schematic design, and construction and bid documents.

Splitting the scope and fee into two parts should not inhibit the timeline set in the original plan.

Initial work will include a review of the existing conceptual plans for Latham Plaza which were developed as part of the Downtown Action, Implementation, and Management Plan, and scheduling public workshops to discuss the redesign of Latham Plaza. The scope of services includes the following:

- Conceptual Design
- Community Engagement and Meetings
- Topographic & Tree Surveying Services
- Splash Pad & Fountain Engineering Services

The detailed proposed project schedule and task list is provided as an attachment to this memo.

FINANCIAL IMPACT

The total cost for delivery of the final updated design and engineering plans for Latham Plaza is $84,600.00.

REQUESTED ACTION

Approve/ Disapprove the Scope of Services and Fees for Halff and Associates for Design and

AGENDA ITEM:	A.
MEETING DATE:	November 14, 2022

Engineering Services for Latham Plaza in the amount of $84,600.00

ATTACHMENTS

1. Latham Plaza Proposal - Phase 1

AGENDA ITEM:	A.
MEETING DATE:	November 14, 2022

October 28, 2022

Taylor Mobbs
Project Manager
City of Jacksonville Beach
2508 South Beach Parkway
Jacksonville Beach, FL 32250

sent via email: tmobbs@jaxbchfl.net

RE: AGREEMENT FOR PROFESSIONAL SERVICES
LATHAM PLAZA SCHEMATIC DESIGN & CONSTRUCTION PLANS:
PHASES 100-300 (SURVEY & CONCEPTUAL DESIGN)
JACKSONVILLE BEACH, FLORIDA 32250

Dear Taylor:

HALFF ASSOCIATES, INC is pleased to submit our proposal to provide Landscape Architecture and Civil Engineering services, preliminary budget estimating, and site permitting services for the referenced project described below.

Site Location:	Address:	161 Beach Boulevard			Zip Code:	32250
	City:	Jacksonville Beach	County:	Duval	State:	FL
	Latitude:	30.2900°N	Longitude:	-81.3902°W		

Absent a fully executed form of contract to the contrary, once signed by you or your authorized representative, this form of Agreement for Professional Services ("the Agreement") shall, for all purposes, constitute a binding contract upon CITY OF JACKSONVILLE BEACH (CLIENT) and HALFF ASSOCIATES, INC. (HALFF). In addition, once signed by you or your authorized representative, this Agreement shall serve as the Notice to Proceed with the work identified herein.

The abbreviated project description, scope of services, CLIENT'S responsibilities, schedule, compensation, and contract conditions are as follows:

I. ABBREVIATED PROJECT DESCRIPTION

The purpose of this proposal is to execute a multi-phase project that results in the renovations of Latham Plaza. The Plaza is a City of Jacksonville Beach-owned parcel of land, approximately 2.5 acres in total area, east of City Hall. The Plaza is bounded, to the north, by 1st Avenue North; to the south is a City-owned parking lot; to the west is 2nd Street; and to the east is Jacksonville Beach Boardwalk (a.k.a. promenade). The Plaza shares parcel 174006-000 which encompasses most of the city block from 1st Avenue North down to Beach Boulevard. HALFF understands the project area is approximately the northern one-third portion of the parcel.

HALFF staff met with CLIENT staff on the morning of Tuesday, 27 September 2022, to review the scope of work regarding Latham Plaza. HALFF's design challenge is to improve upon the original conceptual design by incorporating City staff and Community Redevelopment Agency (CRA) recommendations toward the conceptual design. Specifically, HALFF'S design should provide for the following:

- Create a "neighborhood park" feel in Latham Plaza for the residents of Jacksonville Beach; maintain the ability to accommodate weekend and holiday festivals that can attract tourists while activating the park for daily use by residents of all ages and ability groups.
    - Neighborhood parks provide safe green space for surrounding residents that are within walking, running, and bicycling distance (and other modes of travel such as e-bicycles, skateboards, etc.).
- Create a space that readily connects to the surrounding City Hall, local restaurants, Seawalk Pavilion, and Jax Beach Boardwalk (a.k.a. promenade).
    - Create a space that connects to a future mixed-used development replacing the existing parking lot to the south, which has potential to provide future public restroom facilities.
    - Provide locations for stand-alone public restrooms as alternative options to the mixed-use development.
    - Create a space for a future interactive water feature (i.e. splashpad), 2-5- and 5–12-year-old playground(s), public artwork, dynamic lighting, an alternative performance space (a.k.a. mini stage) and multiple seating options.
    - HALFF understands the Florida Department of Health requires a restroom facility for an interactive water feature using recirculated and/or filtered water.
    - Communicate to the CLIENT conflicts with the Code of Ordinances, and coordinate with CLIENT staff to incorporate pending changes to the Code of Ordinances.
    - Be cognizant of environmental concerns such of appropriate sea turtle lighting.
- Create a space that continues to support festivals, but that does not have to cater to festivals to attract people to the Plaza.
    - HALFF should consider space for food truck parking while being sensitive to competition with local restaurants.
    - Ensure electrical power outlets exist to provide for festival vendors and/or food trucks.
- Create a space that City staff can maintain for a reasonable amount of time, effort, and funding.
    - HALFF should consider synthetic turf to maintain the appearance of the central space and alleviate turf maintenance costs.
    - Create a space maintaining the existing Medjool date palm trees and coordinate with City staff and landscape contractors to select resilient plant species for the Plaza's microclimate.
    - HALFF should consider design features to maximize the sense of public space and minimize features that promote sleeping, lodging, camping or the storage of personal property in Latham Plaza.
- Support the City to reopen Latham Plaza to the public prior to the 2025 Jacksonville Beach Centennial Event.
    - HALFF shall coordinate with City staff to review public survey data, gather stakeholder feedback, answer questions from City leadership, and help inform the Jax Beach community throughout the design process.
    - HALFF shall communicate with City staff to maintain important project benchmarks barring unforeseen circumstances that both parties acknowledge.

II. SCOPE OF SERVICES:

100. CONCEPTUAL DESIGN & COMMUNITY ENGAGEMENT

Per HALFF's proposal to the CLIENT, Phase 100 shall start upon City Council approval and include the following project benchmarks:

1. HALFF shall retain the services of a surveyor to collect site data as well as coordinate with City staff for existing records (i.e. as-built drawings) pertaining to Latham Plaza (see Phase 200 below).
2. HALFF's design team shall conduct a code review and evaluation of the previously proposed concept to develop updated conceptual drawings (30% plans) based on the above design criteria.
    a. Conceptual drawings shall include bubble diagrams depicting the location of above-mentioned design features and circulation routes to meet overall programming objectives.
    b. Along with conceptual drawings, HALFF's design team shall start to create a products catalog (e.g. light poles, light fixtures, splashpads, playgrounds, paving materials) to provide options for brands, products, materials, and finishes.
3. HALFF's design team shall formally present at least two (2) conceptual drawings in 2D plan view with up to three (3) 2D elevations (i.e. 30% plans) and design recommendations for the CLIENT review, evaluate, and provide feedback to the design team for a single plan.
4. HALFF shall coordinate a Stakeholder/Public Engagement Plan that is integrated with the above-mentioned design process. HALFF understands the CLIENT will provide venues and advertising. HALFF will support with presentation material, such as poster boards and PowerPoint presentations, and staff to present and answer questions.
    a. HALFF understands staff will attend at least four (4) meeting and no more than seven (7) meetings to present and answer questions about the conceptual designs:
        i. 2-3 CRA Meetings
        ii. 1-2 City Council Meetings
        iii. 1-2 Community Design Vignettes
    b. HALFF's design team understands feedback from the CLIENT and stakeholders shall provide guidance for presenting a final conceptual drawing in 2D plan view with up to five (5) elevations.

Phase 100 shall end when the CLIENT approves a final conceptual plan for HALFF's design team to provide a proposal for progressing into schematic design and construction documentation.

100 – Lump Sum Labor Fee $51,500.00

200. TOPOGRAPHIC & TREE SURVEY SERVICES

HALFF will retain a licensed surveyor to collect site data necessary for design. The data collected will include the following in an electronic file HALFF will share with the CLIENT:

- Locate all improvements and utilities, as evidenced by above ground features or if designated and marked by the Utility Owners or their designated representative or a contracted service at the original time of field visit.
- Obtain spot elevations on natural ground and existing improvements suitable for interpolation of one-foot contours to be shown on the final drawing.
- Establish a minimum of two (2) site benchmarks.
- Topographic coverage.
- Horizontally locate and field mark (paint & flags) all public subsurface utility mains found excluding service lines, gravity sewer lines and irrigation.

200 – Lump Sum Labor Fee $26,900.00

300. SPLASH PAD & FOUNTAIN ENGINEERING SERVICES

HALFF will retain WET Engineering, as a member of the design team, for advice on integrating water features into the conceptual designs during Phase 100.

300 – Lump Sum Labor Fee..... $5,700.00

III. CLIENT'S RESPONSIBILITIES

A. Payment of all impact, review and permitting fees.

B. Provide HALFF with any information, agreements, and/or restrictions that may be in effect on the property and impact the design guidelines or criteria for the project.

C. The CLIENT shall provide HALFF with access to the site for activities necessary for the performance of the services. HALFF will take precautions to minimize damage due to these activities but have not included in the fee the cost of restoration of any resulting damage.

D. The CLIENT will advertise for any public meetings and provide venues HALFF shall attend.

E. Provide HALFF with existing topographic survey data in the CLIENT's possession.

F. Provide HALFF with existing public opinion survey data regarding the current and future programming of Latham Plaza in the CLIENT's possession.

G. Keep HALFF informed of any changes to codes, regulations, policies, planning or desired programming that impacts the feasibility of conceptual and future design efforts.

H. Provide HALFF with consolidated and coordinated review comments in Word or Excel.

I. CLIENT shall provide timely responses to HALFF request for information.

IV. SCHEDULE

Upon receipt of a fully executed copy of this Agreement, HALFF shall perform its services and discharge the obligations imposed upon us in a prompt and timely manner and as expeditiously as is consistent with professional skill and care and the orderly progress of the work. HALFF acknowledges that the CLIENT is to be regularly and routinely consulted in connection with the performance hereunder.

V. SUPPLEMENTAL SERVICES

Services authorized in writing by the CLIENT other than those specifically listed in the Scope of Services, and which are agreed to be performed by CONSULTANT by written addenda to this Agreement, shall be considered Supplemental Services. The CLIENT shall compensate CONSULTANT at an agreed upon lump sum fee or based on current hourly rates for the actual personnel involved in the tasks (Hourly Services). Hourly Services will be invoiced based on the individual salary costs times 2.3 to cover overhead and profit (salary costs include the individual's raw labor cost and fringe benefit costs).

VI. EXCLUDED SERVICES

HALFF'S Scope of Services expressly does not include the following services which are the obligation of the CLIENT or Owner, as the case may be.

1. Environmental services.
2. Regulatory authority meeting fees, filing fees and submittal fees.
3. Recording of utility easements or other materials.
4. Environmental impact and cultural statements and assessments
5. Jurisdictional waters of the US determination.
6. Flood studies, conditional or final FEMA Letter of Map Revision.
7. Endangered species or wetland impact permitting.
8. Traffic studies.
9. Offsite roadway design, access, and right-of-way permitting services.
10. Subsurface Utility Engineering.
11. Offsite infrastructure capacity studies/assessments/analysis/designs.
12. Quality control and material testing services during construction.
13. Revisions to the plans requested by the Client after the plans are approved unless necessitated by discrepancy in the plans.
14. Civil engineering services.
15. Structural engineering.
16. Mechanical, Electrical, Plumbing (MEP) engineering.
17. Geotechnical engineering.
18. Opinions of probable costs.
19. Construction Administration or Observation (CA/CO).
20. LEED Services.
21. Sign design and permitting.
22. 3D modeling and renderings and/or animated videos unless otherwise noted.
23. Any services not specifically outlined in this scope.

VII. FEE SCHEDULE

Our fees for the described services are outlined in the following table. Lump Sum Fees and/or Hourly Fees do not include Reimbursable Expenses directly associated with this project (travel, mileage, reproduction, supplies, and other non-labor reimbursable costs). Reimbursable Expenses will be invoiced at their direct cost-plus fifteen percent (15%) for handling but will not exceed $500.00 without prior written authorization.

Lump Sum fees will be invoiced monthly based on the status of each task (percent complete). Hourly Services will also be invoiced monthly based on the individual position rates provided

Scope of Services	Lump Sum Fee
100. Conceptual Design & Community Engagement	$51,500.00
200. Topographic & Tree Survey Services	$26,900.00
300. Splash Pad & Fountain Engineering Services	$5,700.00
Reimbursable Expenses	$500.00
SUM TOTAL	**$84,600.00**

Upon receipt of a fully executed copy of this Agreement, HALFF shall perform its services and discharge the obligations imposed upon us in a prompt and timely manner and as expeditiously as is consistent with professional skill and care and the orderly progress of the work. We also acknowledge that the CLIENT is to be regularly and routinely consulted in connection with the performance per above scope. The signature below authorizes the work

herein described to proceed and does so on behalf of the CLIENT and warrants that he/she has authority to sign this Agreement on behalf of the Signatory and on behalf of the Owner of the land. The signature below further authorizes HALFF to serve notice to Owner of the land under this Agreement in accordance with Section 713.06, Florida Statutes. This Agreement is only valid if signed by both parties within thirty (30) days from the date of transmittal.

Approved:

HALFF ASSOCIATES, INC.

Digitally signed by Dustin L Felix
Date: 2022.10.28 17:44:24 -04'00'

Dustin Felix, MLA, PLA Date
Planning|Landscape Architecture Team Leader

Approved:

CITY OF JACKSONVILLE BEACH

Signature:_____

Name: Taylor Mobbs

Title: City of Jacksonville Beach, Project Manager

Date:_____