



City of Jacksonville Beach

Regular Meeting Agenda

Community Redevelopment Agency

11 North Third Street
Jacksonville Beach, Florida

Monday, January 23, 2023

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

APPROVAL OF MINUTES

- A. Joint Board Workshop held on October 27, 2022
- B. November 14, 2022 Regular Meeting
- C. December 19, 2022 Workshop

COURTESY OF THE FLOOR TO VISITORS

STAFF REPORT

- A. January 2023 Staff Report

OLD BUSINESS

NEW BUSINESS

- A. The Southern Group - Contract Extension

ITEMS FOR DISCUSSION

- A. Future Downtown Plan Amendment

ADJOURNMENT

NOTICE

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

In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to

the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

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

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

cc: City Manager; City Attorney

The Joint Board Workshop began at 6:00 P.M.

The following Board Members were in attendance:

Board Of Adjustment:

Chairperson: Alexi Gonzalez
Vice-Chairperson: Owen Curley
Board Members: Dan Elmaleh (absent) Jeff Truhlar(absent) John Moreland (absent)
Alternates: Todd Smith Jennifer Williams (absent)

Planning Commission:

Chairperson: Margo Moehring
Vice-Chair: Colleen White
Board Members: David Dahl (absent) Greg Sutton (absent) Justin Lerman (absent)
Alternate: Emily Stouffer Nicholas Andrews (absent)

Community Redevelopment Agency:

Chairperson: Art Graham (absent)
Board Members: Frances Povloski (absent) Jeffrey Jones (absent)
David McGraw Gary Paetau

Also present were City Manager Mike Staffopoulos, Council Member Sandy Golding, Senior Planner Christian Popoli, Planning & Development Director Heather Ireland, Community Redevelopment Agency Coordinator Taylor Mobbs, and Community Development Group Consultant for The Southern Group Taylor Mejia.

Purpose of Workshop

This workshop was designed to receive a broad range of public input and included multiple ways for opinions to be heard. The purpose of this meeting was to gain insight into the general, overarching view of the City of Jacksonville Beach's Land Development Code, Comprehensive Plan, and vision for the future of the City.

Director of Planning and Development Heather Ireland spoke about the City's core values, family-friendly environment, the vision and mission statements. Ms. Ireland highlighted the City's priorities as the following:

- Quality of Life
- Public Safety
- Local Economic Development
- Sustainability

Mark Shelton, AICP of Kimley-Horn and Associates, Inc., presented a PowerPoint [on file] outlining the Comprehensive Plan 2023, Land Development Code, Land Use, and Zoning. Mr. Shelton stated they were in Phase 1.2 of the 18-month process with a goal to be finished at the end of 2023.

Multiple discussions ensued about the concerns and advantages of Jacksonville Beach's community and developmental progress.

The Board Members and other attendees were invited to review and comment on public informational displays.

The workshop adjourned at 7:00 P.M.

Submitted by: Callie Rayeski-Bowling
Administrative Assistant

Approval:

Alexi Gonzalez, Chairperson
Board of Adjustment

Date: _____

Margo Moehring, Chairperson
Planning Commission

Date: _____

Art Graham, Chairperson
Community Redevelopment Agency

Date: _____

**Minutes of Community Redevelopment Agency Meeting
held Monday, November 14, 2022 at 3:00 PM
in the Council Chambers**



CALL TO ORDER

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

ROLL CALL

Chairman:

Art
Graham -
ABSENT

Board Members:

Frances Jeffrey
Povloski Jones
David Gary
McGraw Paetau

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

COURTESY OF THE FLOOR TO VISITORS

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

Mr. Ken Marsh of 2011 Gail Avenue addressed the agency regarding the annual budget and the amount spent on infrastructure over the last several years. Mr. Marsh pointed out there has been approximately \$47 Million spent on infrastructure, but the downtown is still blighted. Mr. Marsh encouraged the agency to explore a more balanced budget.

APPROVAL OF MINUTES

A. October 24, 2022

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

- October 24, 2022

STAFF REPORT

A. November Staff Report

Staff briefly discussed the proposed downtown trashcans with the agency and informed them the original selected can is no longer available. After discussion, the agency unanimously

agreed on a round, gray can for the downtown district.

The mulching in the downtown was also briefly discussed. Staff will bring this item back in December for further discussion on what the agency would like to see moving forward.

The agency also agreed on four topics to discuss with Council at a joint workshop meeting in January (date TBD)

1. Pier Parking Lot - 100 space requirements
2. Latham Plaza project
3. Downtown Parking
4. Latham Plaza parking lot - P3 project

OLD BUSINESS

A. Resolution 2022-12 ROW Permit Restrictions

Mr. Paetau asked if necessary, would we implement this same restriction in the Southend District? Staff stated this would be something that could be considered if the need arises.

A motion was made by Mr. Paetau to approve Resolution No. 2022-12. This was seconded by Mr. Jones.

Mr. McGraw voted no, all others voted yes. The resolution passes.

B. Resolution 2022-13 Outdoor Dining Pilot Program

After a brief discussion, Mr. McGraw made a motion to approve Resolution 2022-13. This was seconded by Mr. Paetau. All were in favor.

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

Staff pointed out this is just for refining the conceptual design and pointed agency members to the outline in the packet of what this phase included. After brief discussion, Mr. McGraw made a motion to approve the scope with HALFF and Associates for Latham Plaza. This was seconded by Mr. Paetau. All were in favor.

ITEMS FOR DISCUSSION

ADJOURNMENT

There being no further business, this meeting was adjourned at 4:27PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Art Graham, Chairman

Date: _____

**Minutes of Community Redevelopment Agency Meeting
held Monday, December 19, 2022 at 3:00 PM
in the Council Chambers**



CALL TO ORDER

This meeting was called to order by Chairman Graham at 3PM.

ROLL CALL

Chairman:

Art
Graham

Board Members:

Frances Jeffrey
Povloski Jones
David Gary
McGraw Paetau

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

OLD BUSINESS

A. Downtown Planter Beds - Options

The agency was briefed on various options for the downtown planter beds. Ultimately, staff made the recommendation to the agency to do the pour in place mulch at this time, and in FY24 or FY25, focus on custom grates for the beds.

Ms. Povloski stated she would like to see this move quickly, so there is some level of uniform consistency in the downtown.

Chairman Graham asked Mr. Hughes if all of the irrigation was repaired, to which Mr. Hughes responded it is approximately 90% repaired.

After some discussion on this, the agency agreed to explore the pour in place option and requested Mr. Hughes obtain quotes.

NEW BUSINESS

Mr. Paetau addressed the agency and staff and stated he would like to see the agency set goals and vision for the upcoming year for both districts. The agency members briefly discussed the budget process and the project status charts, and staff recommended focusing on what is budgeted and planned for the remainder of FY23, and subsequently begin looking forward to planning and goals for FY24.

ITEMS FOR DISCUSSION

A. Pier Parking Lot - 100 Required Spaces

Staff presented the agency with the background on the requirement for the 100 spaces at the pier parking lot. The agency members discussed various options, ideas, and their thoughts on the property. It was noted that the spaces do not have to be provided in a surface lot capacity.

The agency will continue this discussion next month at the January 30 joint workshop.

B. Latham Plaza Parking Lot P3

Staff discussed the plans for the solicited public-private partnership with the agency. Staff stated in the market analysis conducted by GAI, they did not discuss residential, but would the agency entertain some residential component if a potential partner proposed residential? After some discussion, the agency determined they would not explicitly seek out residential, but if a developer deemed it an appropriate component they would be open to the concept.

The agency also noted they would like to see some outside dining areas, as well as a potential space for indoor events.

C. Latham Plaza Redevelopment/Improvements

Staff introduced the team from HALFF and Associates to the CRA, and the team presented a brief presentation to the CRA about their current findings at Latham Plaza.

The agency went over questions with HALFF about LEED certification, sustainability elements, plant palette, the concept of an integrated play structure, a water feature, and more. The agency is not fully opposed to a structure that can accommodate play, but are against a traditional-looking playground.

HALFF and Associates will attend the January council meeting and discuss this further.

D. Downtown Parking**E. Council Ordinance 2022-8188 (Sidewalk Dining)**

Staff briefly shared this ordinance with the agency, and informed them it would be going to Council at 6PM.

ADJOURNMENT

This meeting was adjourned at 5:05PM

CRA Project Updates (As of 1/13/23):

- Pier Parking Lot/Permitting
 - Staff has been working with FDRP for several months to obtain permits for the pier parking lot project
 - As of January 10, 2023, the FDEP permit has finally been issued. The permit issued will be for the construction inside the boundaries of the parking lot, it will not include the boardwalk area and the lighted railing. This was at the request of Florida Wildlife and FDEP. The rail and lighting will be a separate permit
 - The lighting/rail permit will be submitted the last week of January
- Springhill Suites – Fence Rental:
 - Once the hotel construction is complete, CRA will need to take over the lease of the fence in order to keep the area secure from pedestrians (the area has no lights, striping, etc.) this fence will remain throughout the CRA construction of the pier parking lot.
- “Beaches Town Center” (Marc Angelo Project)
- Latham Plaza Project
 - Staff meetings with the HALFF team biweekly to discuss progress and updates to the overall project
 - HALFF will be attending the meeting on January 30, and plan to bring several conceptual ideas, and a ‘catalog’ of options for the various furnishings and materials within the Plaza.
 - The overall intention of HALFF at the January 30 meeting will be to get enough final direction to start the process of the two conceptual designs for the project. Once the conceptual designs are complete, the CRA and Council will be presented the options, and there will be public meetings where citizen input will be taken into consideration.
- Bike Racks
 - Bike racks have been delivered. Installation will begin on Monday, January 16.
 - Once we have an installation date for the racks, staff will notify the agency and City Council, and coordinate marketing/promotional information with the Communications Manager
 - Staff has created an interactive map that will be placed on the website that shows the locations of all of the bike racks in the downtown
- Trashcans
 - Trashcans have been ordered. Anticipate 8 weeks for delivery
- Façade Grant
 - The façade grant program and application are live on the City website (as of January 20, 2023)
 - Staff has created a QR code and flyer to hand out among the businesses, post at City Hall, and share information on the website and social media pages for the City.

- At this time, we have already received two inquiries regarding the program and eligibility.
- PAAC (two vacant seats)
 - When the PAAC initially began meeting, one of the original 7 members unexpectedly moved. In December, the 6th member also moved. At this time, there are only 5 members. Staff will be opening up the application again to select two more members to the committee to have the full 7. Staff will bring the preferred candidates back to the CRA for final approval
- Call to Artists (process/updates/status)
 - The first call for the CAPE building was issued in December, and closed January 13, 2023. Staff received _____ applications and proceeded to take the applications to the PAAC for review, and a recommendation to the agency for an approved mural/artist.
 - Staff utilized a new platform for issuing the call, CAFE (call for entry), and moving forward this will continue to be the only platform utilized when accepting applications for future art
 - The next call to be issued will be for a large-scale mural on the back of the Seawalk Pavilion
- Outdoor Dining Pilot Program
 - On the City Council agenda for the second reading January 17, 2023
 - Staff has created the application for the program
- P3 Project – Latham Plaza Lot

The Southern Group, with the help of staff, is circulating the project idea(s) among the development community to get feedback on what should/should not be included in the RFP for the P3 partnership. Staff is planning to also wait until an initial concept for Latham Plaza is completed prior to issuing any request for partnerships in this development project.
- Urban Trails Update
 - CRA funding will be used for portions of the trail in both the Southend and Downtown districts.
 - The passive park will be incorporated as a piece of the Southend trail.
- Passive Park – Southend
 - Staff has engaged CHW to create the conceptual design for the passive park located at South Beach Parkway and Jacksonville Drive
 - CHW is working on a preliminary plan that staff will bring back to the CRA.
 - This trail will connect to the overall Urban Trails plan for the City
- Southbeach Park Sidewalk Entrance
 - The contractor was delayed, and is set to start by the end of January

Public Works CRA Update

January 13, 2023

- 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 work towards 100% plans. Permitting has begun with DEP/FDOT.
- 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.
- Southend Stormwater projects – Jones Edmunds/Hanson. PW Admin Staff secured Jones Edmunds (and Hanson) to design the South Basin Pumpstation Replacements.
- Pond “C” (Bank of America Pond/Ocean Terrace Pond) is being “studied” by Jones Edmunds to determine why it is not functioning as it was designed, and alternatives for future repairs and recommendations.
- PW has no additional projects to add to the southend CRA district per the parameters allowed on replacement.
- Phase 3C Project 7 is in the 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.
- Dune Walkovers – The next 8 walkovers for construction beginning Nov 2022 are assigned to Four Waters (and ATM). The designs have been approved by FDEP for permitting. City Staff is evaluating construction of these walkovers during this season. 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

The current construction bid received was for over double the engineer's probable opinion of costs. PW is requesting to reject all bids for this project by City Council on 1/17/23 for the following reasons:

1. Current costs are double the engineer's estimate of probable construction costs.
2. The current status of our dune system after Ian and Nicole is expected to require modifications to these walkovers to include alternate engineering design and potential change orders for construction driving costs even higher.
3. Structures would appear extremely high due to the status of the dunes.

We are expecting to proceed with new designs for the next set of walkovers and potential construction on both sets next season (after dune renourishment in February/March of 2024).

- 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. It is currently being considered for permitting by FDEP and then ACE. Meetings and conversations with these entities and our design engineers are being help currently.
- 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.



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

CRA AGENDA ITEM	
TO:	CRA
FROM:	Staff
DATE:	01/10/2023
SUBJECT:	

BACKGROUND

The contract for our consulting firm, The Southern Group, expires at the end of January.

Staff would like to extend the contract for The Southern Group to continue to assist staff in various CRA tasks and projects including, but not limited to, Downtown Plan Amendment, P3 Project, Latham Plaza Project, Assistance in negotiating and working with potential developers, assistance with the PAAC, etc.

FINANCIAL IMPACT

Monthly rate will not change.

REQUESTED ACTION

Approval of the contract extension for The Southern Group from February 2023-January 2024.

ATTACHMENTS



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CRA AGENDA ITEM	
TO:	
FROM:	
DATE:	01/12/2023
SUBJECT:	

BACKGROUND

FINANCIAL IMPACT

REQUESTED ACTION

ATTACHMENTS