



City of Jacksonville Beach

Regular Meeting Agenda - Amended

Community Redevelopment Agency

11 North Third Street
Jacksonville Beach, Florida

Wednesday, November 15, 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

COURTESY OF THE FLOOR TO VISITORS

STAFF REPORT

A. November 2023 Report

OLD BUSINESS

NEW BUSINESS

A. Adopt/Deny Resolution No. 2023-07 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY2024 Downtown Community Redevelopment Annual Budget to Transfer Funding for the Dune Walkover Capital Improvement Project

ITEMS FOR DISCUSSION

A. City Policy Direction and Project Priorities

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

CRA Staff Report (as of 11/09/2023)

Development Updates:

- 114 S. 12th Avenue received development plan approval for a 3 unit multifamily infill development
- The Gallery project has not resubmitted for development plan approval as of 9/21/23
- Mangos is working on plans for a future renovation. At this time, nothing more regarding this project
- Former habibi has submitted plans and staff is working with the property owners to work out any issues with the submittal

Downtown Projects/Updates:

- Downtown Plan Amendment process:
 - Staff and The Southern Group have met internally and broken out various issues within the downtown plan. Staff is working on a list of projects that are irrelevant to the downtown, projects in progress, projects planned for the future, and any potential projects that may arise over the next several years. Staff anticipates bringing a draft to the agency at a January workshop meeting to discuss
- Pier Parking Lot
 - Received DEP permit on January 10, 2023 – with the removal of the lighting concept, as FWC would not approve with lighting proposed
 - Staff is working with FWC to reach a resolution for approval of lighting for the project that fits the standards of the City of satisfies FWC
 - Staff meeting with the contractor who will be pricing out the project on February 23, 2023 to walk the project site and ensure the contractor knows the goals and intent of the project, in order to get the most accurate pricing.
 - Gordian and the Contractor, FH Paschen, are currently working on a price list for the project. Once this estimate is received, staff will review, and bring to the agency for approval to move forward with the project.
 - Staff had another call with FWC and have reached a tentative resolution regarding lighting. FWC was getting together final comments, before staff can submit the lighting approval.
 - Final Lighting Plans submitted to FWC on June 20th. Received verbal approval. Awaiting final signed documents.
 - FH Paschen spoke with City staff June 20th, and is proceeding with finalizing the pricing for this project. Anticipate having price sheet to City first week of July.
 - Due to unforeseen circumstances, this has been delayed slightly. Contractor will be on site Thursday 7/19/23 working with staff to identify last minute items needing prices.
 - Staff will brief the agency on the status of this at the meeting.
 - Spoke with DEP on 9/12/2023, the permit application with modifications looks to be up to DEP standards. Staff has mailed the permit modification check (as of 9/20/23), and has notified the contractor that the permits should be ready within the next few weeks.

- Staff previously discussed removing the fence and opening the area back up for use. After conversations internally with PD, fire, and PW, it was determined the area is not safe to open back to the public. There are no lights in the area, and it would take too long and be too costly to install lighting temporarily.
- Staff has ordered two large vinyl signs for the fence that will explain what is coming, with a QR code to the website containing project information about the site.
- Staff is working closely with the contractor to secure line-item bids for this project.
- As of 11/9/23, the QR code on the pier parking lot sign has received nearly 300 views, and staff plans to incorporate these type of signs and QR codes on any future projects the CRA has
- Façade Grant Program
 - Proposed changes to the program for review at the August meeting.
 - Changes approved at the August meeting will officially be implemented October 1, 2023
 - No façade grant applications this month
- Downtown Parking Study
 - Staff has taken the feedback received by the agency and will work on refining the scope and working with a consultant to get a cost associated. This will come back to the agency for final approval.
 - Due to the way the continuing services contract is written, ETM had to revise some of the costs and tasks associated with the final scope and fee for this study. If staff receives the final version of the scope/fee in advance of the November 15 meeting, staff will provide the agency with the information in advance of the meeting. If not, this will be an item for discussion at the December meeting.
- Downtown Paver Issues – 1st Street
 - Public Works has located grey pavers to better match the existing pavers and will be removing the taupe colored pavers to replace with the grey. They will also work on pressure washing the area to remove some of the spray paint staining.
 - This topic will continue to stay on the ongoing list of projects, but will not see any ‘action items’ until urban trails decisions are made, and development along 1st street has slowed down.
- Urban Trails Project Update
 - Staff met internally and determined more extensive review would be required before hosting a public open house.
 - Staff met with CHW on 11/7/23 and discussed revising some of the locations, flow of sidewalk/traffic, special crosswalk markings, etc. and CHW is revising the plans for the first four corridors and hopes to have those back to staff within 10-14 days. Once received, staff will meet once more internally, then send out notice of the public meeting. It is expected this meeting will occur in early December
- Seawalk pavilion mural
 - Due to delays, Mr. Maranje will be arriving in Jacksonville Beach the week of November 13, with plans to start the mural November 15-16 timeframe. It is anticipated that this will take 2-3 weeks to complete.
- Roundabout Sculpture

- Council unanimously approved the contract with Mr. Xavier Cortada, and staff is working with Mr. Cortada to set up future dates for him to visit, set up meetings with boards/committees, and the public.
- Public/Private Partnership update:
 - Staff, along with the Southern Group, finalized the RFQ portion of this project
 - At this time, we are awaiting outside legal review of the document to ensure we are compliant with FL state statute relating to public private partnerships
 - This review is expected to be complete no later than 11/17/23. Once complete, the RFQ will be issued
 - REMINDER: this is JUS the request for qualifications portion of this project. This step is to ensure any interested parties/potential partners have the qualifications necessary to execute such a large project. This will be the first step in a very long and tedious process to ensure the CRA and the City select the best partner for the project

Southend Project Updates:

- Passive Park
 - Results from the passive park open house (8/23/2) will be discussed at this meeting, and next steps for this project.
 - This project will move into engineering design in FY24 (October 1). Staff anticipates this project getting started Q1-Q2 FY24.
 - Staff discussed the necessary permits for this project with the consultants at CHW, and they are drafting the documents necessary to put this project out to bid

Misc. Updates:

- FY24 Budget Process
 - FY 24 Budget has been adopted. FY24 Begins October 1, 2023
- New irrigation controllers for the downtown irrigation have been ordered
- New irrigation for South Beach Entrance will begin in the next few weeks
- Landscape installation in Downtown and Southend to begin this winter (when temperatures cool down)
- Urban Trails
 - Staff is working internally with various departments to prioritize segments of the trail and budget accordingly
 - Council will continue to discuss the project and the plans for downtown, specifically how the plan(s) will impact 1st street
 - “Connectivity Corridors” are budgeted in both the downtown and Southend districts in FY24
 - The passive park trail will connect as part of the urban trails master plan.
 - Boatwright Land Surveyors are currently doing survey for the first four east-west corridors.

- The following is a projected design schedule for each of the first four corridors:

	<u>Corridor</u>		<u>Start</u>	<u>Timeframe</u>	<u>Est. Complete</u>
1(h):	15 th Ave North	Aug 1	120 days	Dec 1	
7:	8 th /9 th Ave North	Aug 22	120 days	Dec 20	
8:	4 th Ave North	Sep 12	120 days	Jan 10	
3(b):	Jax Drive	Oct 3	150 days	Jan 31	

The design phase includes community and stakeholder meetings to share design concepts before finalization.

- Upon receipt of completed designs, the following schedule is anticipated:

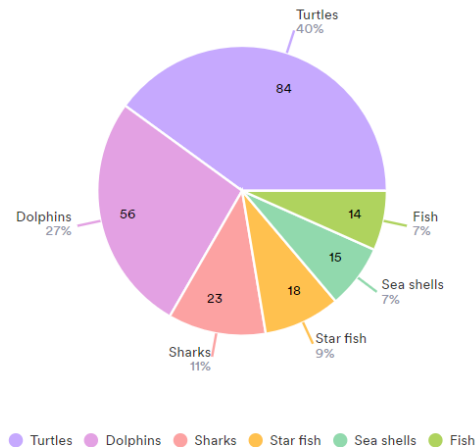
- Designs Completed: Jan 31, 2024
- Bid Documents Published: Mar 15, 2024
- Bid(s) Awarded: June 17, 2024
- Construction begins: July-Aug 2024

- Beaches Town Center

- Oaxaca received approval from state and city to serve on the outdoor tables and chairs as part of the pilot program.
- Jekyll Brewing has began their application for their outdoor dining program.

- Art Survey

- Staff will elaborate on this survey and the intention for the next art project in the downtown district
- This survey closes July 30, 2023
- The survey results are as follows:



- Turtles were the preferred 'sea life' mascot to utilize in the downtown as part of an art campaign that focuses on engaging the community with fun animal statues throughout the downtown. More to come on this project in FY24
- Staff met with Jenny Hager and Lance Vickery with HAVIC studios (they are a local group) regarding commissioning a turtle statue as the kickoff piece for the FY24 art program. HAVIC studios is interested in this, and staff is working with HAVIC to draft a

mock up of the first sculpture in this downtown branding project. Staff anticipates having a draft for review in January



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CRA AGENDA ITEM	
TO:	Community Redevelopment Agency
FROM:	Public Works
DATE:	11/07/2023
SUBJECT:	Adopt/Deny Resolution No. 2023-07 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY2024 Downtown Community Redevelopment Annual Budget to Transfer Funding for the Dune Walkover Capital Improvement Project

BACKGROUND

Due to the timeliness of the construction season during the non-turtle nesting season and budgetary implications, Public Works (PW) chose to award the contract (with City Council approval) to Greenway Bridge, LLC. This request is to increase the original award based on submittal of Greenway Bridge, LLC of items left off the original bid form. These items included alternate bid items one through four. Alternate 1 was for usage of the flow-thru decking on the last ramp (beach-side) section to allow sand to pass through. Alternate 2 included a cost for the Florida Department of Environmental Protection (FDEP) requiring fencing under seaward ramps to prevent turtles from getting caught under the ramps. Alternate 3 included a cost for the FDEP required fencing under the seaward stairs for the same reason. Alternate 4 was a cost per cubic yard for approved beach sand if needed as part of this project. PW worked thru Four Waters and ATM Engineering to secure these missing amounts and believe these to be accurate and appropriate for the project. Additionally, contingency dollars for the construction were not assigned at the time of award, so PW is requesting the addition of a 15% contingency to the construction phase of the project.

Costs for the alternate bid items are \$111,609.40. The CRA will fund \$69,074.00 and the general capital projects account will fund \$42,535.40. This brings the total construction project cost from \$1,288,999.99 as previously approved to \$1,400,609.39. A 15% contingency for construction will add \$210,091.41 to the project. The CRA portion will be \$136,475.71 and the general capital projects portion will be \$73,615.70. This will bring the additional approved costs to \$205,549.71 (\$69,074.00 + \$136,475.71) for the CRA and \$116,151.10 (\$42,535.40 + \$73,615.70) for the general capital projects.

FINANCIAL IMPACT

The Downtown Tax Increment Fund does not have unassigned resources to cover the change order and project contingencies totaling \$119,682.41. The Finance Department recommends that the annual budget for the Facade Grant program be reduced by the amount needed to complete this planned project in a timely manner because this program is subjective and not directly related to other City infrastructure work. Taking into consideration the grant awarded by the Agency in October, and the proposed reduction, the grant program would have a remaining available budget of \$337,117.37.



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If the Agency does not wish to reduce the grant program budget, other options for consideration are:

1. Reduce the scope and/or priority of other capital improvement plans such as Latham Plaza, Wayfinding Signage, or Art Master Plan.
2. Reduce enhanced maintenance levels and/or defer some maintenance work.
3. Reduce the number of walkovers to stay within the original project budget.

REQUESTED ACTION

Adopt/Deny Resolution No. 2023-07 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY2024 Downtown Community Redevelopment Annual Budget to Transfer Funding for the Dune Walkover Capital Improvement Project

ATTACHMENTS

1. Resolution 2023-07 Dune Walkovers

Introduced By: _____
Adopted: _____

CRA RESOLUTION NO. 2023-07

**A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH
COMMUNITY REDEVELOPMENT AGENCY TO AMEND THE
DOWNTOWN COMMUNITY REDEVELOPMENT DISTRICT
ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING
OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024 TO
TRANSFER FUNDING FOR THE DUNE WALKOVER CAPITAL
IMPROVEMENT PROJECT; AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, on July 24, 2023, the Jacksonville Beach Community Redevelopment Agency approved Resolution No. 2023-03, adopting its annual budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024; and

WHEREAS, the FY2024 budget included \$1,000,000 for the reconstruction of dune walkovers located within the Downtown Redevelopment District; and

WHEREAS, the City Council awarded Bid No. 2324-01 to Greenway Bridge LLC and approved an agreement with Four Waters Engineering for the reconstruction of, and construction administrative services for 11 walkovers within the District in an amount not to exceed \$914,132.70; and

WHEREAS, Bid No. 2324-01 received no responses to the construction alternates that are now required by Florida Department of Environmental Projection; and

WHEREAS, Greenway Bridge LLC has provided reasonable pricing for the construction alternates in the amount of \$69,074.00 and the City desires to add a 10% contingency for the entire project in the amount of \$136,475.71; and

WHEREAS, the total cost of the change order to include the construction alternates and contingency is \$205,549.71; and

WHEREAS, The original bid award of \$914,132.70 plus the additional funding for the change order and contingency of \$205,549.71 exceed the project budget of \$1,000,000 by \$119,682.41; and

WHEREAS, the Community Redevelopment Agency has reviewed the FY2024 Downtown Community Redevelopment District Budget and determined which project or program will be reduced by \$119,682.41 to offset the additional funding required for this project; and

WHEREAS, the net effect of this resolution does not increase or decrease the total approved FY2024 Downtown Community Redevelopment District budget.

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

SECTION 1. The fiscal year 2023-2024 Downtown Community Redevelopment Annual Budget for the Jacksonville Beach Community Redevelopment Agency is amended to transfer funding in the amount of \$119,682.41 to the FY2024 Dune Walkover Capital Improvement Plan Project from the FY2024 budget for _____ as discussed in an open meeting on November 15, 2023.

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

DULY ADOPTED IN OPEN MEETING THIS 15th DAY OF NOVEMBER, 2023

Art Graham, CHAIRMAN

Heather Ireland, ADMINISTRATOR