



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

City Council

Monday, December 18, 2023

6:00 PM

Council Chambers

MEMORANDUM TO:

The Honorable Mayor and
Members of the City Council
City of Jacksonville Beach, Florida

Council Members:

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the City Council.

OPENING CEREMONIES: INVOCATION, FOLLOWED BY SALUTE TO THE FLAG

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- A. Regular City Council Meeting held on December 4, 2023
- B. Council Briefing held on December 11, 2023

APPROVAL OF THE AGENDA

ANNOUNCEMENTS

COURTESY OF THE FLOOR TO VISITORS

CONSENT AGENDA

- A. Accept the Monthly Financial Reports for the month of November 2023
- B. Adopt Resolution No. 2163-2023 adopting fee schedules for use of City parks and recreational facilities
- C. Adopt Resolution No. 2164-2023 amending golf course rates, charges, and fees
- D. Adopt Resolution No. 2165-2023 adopting the revised Special Event Policy
- E. Approve the 2024 calendar of City-produced Special Events
- F. Approve the indirect transfer of the Commercial Lease Agreement with Franklin Electric Service, Inc., for property in the Industrial Park
- G. Approve reclassification of the Construction Coordinator position to full-time and reclassification of one Mechanic position to Lead Mechanic

MAYOR AND CITY COUNCIL

CITY CLERK

CITY MANAGER/NEW BUSINESS

- A. Approve/Disapprove an Agreement between the City of Jacksonville Beach and Deck the Chairs, Inc.
- B.
 - 1. Award/Reject Bid No. 2223-11 to MAER Homes, LLC, d/b/a MAER Construction, for the construction of 4th Street South Drainage Improvements for an amount not to exceed \$7,088,824; and
 - 2. Approve/Disapprove an Agreement with JB Pro, Inc., for Construction Administration Services for an amount not to exceed \$46,310
- C. Approve/Dissapprove the purchase of three pumps for the Madrid Stormwater Station and declare Custom Pump and Controls a sole source provider for this replacement project
- D.
 - 1. Approve/Disapprove the reappointment of Christi Elflein to a new four-year Regular Member term on the Community Redevelopment Agency expiring December 31, 2027; and
 - 2. Approve/Disapprove the reappointment of Gary Paetau to a new four-year Regular Member term on the Community Redevelopment Agency expiring December 31, 2027; and
 - 3. Appoint a new Regular Member to a four-year Regular Member term on the Community Redevelopment Agency with a term expiring December 31, 2027
- E.
 - 1. Appoint one new Alternate Member to the Community Redevelopment Agency to serve a four-year term beginning January 1, 2024, and term expiring December 31, 2027; and
 - 2. Appoint one new Alternate Member to the Community Redevelopment Agency to serve an initial three-year term beginning January 1, 2024, and term expiring December 31, 2026
- F. Appoint a Chair and Vice-Chair for the Community Redevelopment Agency
- G.
 - 1. Authorize the following elected officials to attend the Florida League of Cities' Legislative Action Days on January 29-31 in Tallahassee: _____;
 - 2. Authorize the Mayor to attend the Florida League of Mayors additional events within the Legislative Action Days; and
 - 3. Authorize the following elected officials to attend the Florida League of Cities Inaugural Leadership Class on February 9th in Orlando: _____
- H. Approve/Disapprove the purchase of a replacement Animal Control vehicle for an amount not to exceed \$50,470

RESOLUTIONS**ORDINANCES**

- A. Approve/Disapprove Ordinance No. 2023-8208 on the first reading amending City Code of Ordinances Chapter 28 - Streets, Sidewalks, and Other Public Places, Section 28-12(m) Expiration, and schedule a second reading for January 16, 2024
- B. Approve/Disapprove Ordinance No. 2023-8203 on the first reading for a Small Scale Future Land Use Amendment for properties owned by Windward Marina, and schedule a second reading on a date to be determined
- C. Approve/Disapprove Ordinance No. 2023-8204 on the first reading to Rezone property owned by Windward Marina, and schedule a second reading on a date to be determined

ADJOURNMENT

NOTICE

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.

The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the City Clerk or 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.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing a 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.

**Minutes of Regular City Council Meeting
held Monday, December 4, 2023, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



OPENING CEREMONIES: INVOCATION, FOLLOWED BY SALUTE TO THE FLAG

Council Member Janson provided the invocation, followed by the Pledge of Allegiance.

CALL TO ORDER:

Mayor Hoffman called the meeting to order at 6:00 P.M.

ROLL CALL:

Mayor: Christine Hoffman

Council Members:	Sandy Golding	Bill Horn (absent)	Dan Janson
	Fernando Meza	Cory Nichols	Greg Sutton

Also present were: City Manager Mike Staffopoulos, Director of Public Works Dennis Barron, Public Safety Communications Manager Erin Citrullo, Director of Planning and Development Heather Ireland, Interim Legal Counsel Cliff Shepard, and City Clerk Sheri Gosselin.

APPROVAL OF MINUTES:

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, and passed unanimously to approve the following minutes:

- Regular City Council Meeting held on November 20, 2023

APPROVAL OF THE AGENDA

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, and passed unanimously to approve the agenda.

ANNOUNCEMENTS:

Council Member Golding provided an update from the Florida League of Cities Legislative Conference Municipal Administration Policy Committee, noting the 2024 priority was Public Safety recruitment and retention. The Committee's Policy Statement was vacation rentals. She mentioned a vacation rental bill, Senate Bill (SB) 280, was filed for the 2024 legislative session. Ms. Golding said she attended the Moonlight Movie at Deck the Chairs and encouraged others to attend Tuba Christmas on December 9, 2023. She noted the Urban Trails Community Meeting would be held on December 13, 2023, at the Parks and Recreation Community Center.

Council Member Janson also provided an update from the Florida League of Cities Legislative Conference Land Use & Economic Development Committee, where the priority was impact fees. He would still work on Sovereign Immunity policies.

Council Member Meza summarized the Florida League of Cities Legislative Conference Finance, Taxation & Personnel Committee priority was the Enterprise Fund Transfer.

Mayor Hoffman attended the ribbon cutting of the new MRI Suite at Baptist Beaches Hospital. She stated the Jacksonville Beach Police Department was participating in the No More Empty Stockings Program, collecting holiday items for local children.

Ms. Golding stated the Police Department would host a Christmas Party on December 10, 2023.

COURTESY OF THE FLOOR TO VISITORS:

- Jacob Crenshaw, 1212 Fantasy Drive, Atlantic Beach, spoke about a property eviction.

CONSENT AGENDA: None

MAYOR AND CITY COUNCIL: None

CITY CLERK: None

CITY MANAGER/NEW BUSINESS:

Item A **Accept/Reject an Agreement with Greenway Bridge, LLC for Additional Walkover Funding for Change Order and Contingency for an amount not to exceed \$321,701**

Director of Public Works Dennis Barron provided background on the item.

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, to accept an Agreement with Greenway Bridge, LLC for Additional Walkover Funding for Change Order and Contingency for an amount not to exceed \$321,701.

Discussion: None

Roll Call Vote: Ayes – Golding, Janson, Meza, Nichols, Sutton, Mayor Hoffman
The motion passed unanimously.

Item B **Approve the Interlocal Agreement with St. Johns County Fire Rescue for radio system use**

Public Safety Communications Manager Erin Citrullo explained the item would allow Beaches Energy radio users to use the St. Johns County radio system network.

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, to approve the Interlocal Agreement with St. Johns County Fire Rescue for radio system use.

Discussion: None

Roll Call Vote: Ayes – Janson, Meza, Nichols, Sutton, Golding, Mayor Hoffman
The motion passed unanimously.

RESOLUTIONS:

Item A **Adopt/Deny Resolution No. 2161-2023 adopting a Live Local Act Policy**

Director of Planning and Development Heather Ireland provided background on the item.

Mayor Hoffman requested the City Clerk read Resolution No. 2161-2023 by title only, whereupon Ms. Gosselin read the following:

“A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, ADOPTING A LIVE LOCAL ACT POLICY; PROVIDING FOR ADOPTION OF RECITALS, REPEAL OF PRIOR INCONSISTENT RESOLUTIONS AND COUNCIL DECISIONS, SEVERABILITY, AND AN EFFECTIVE DATE.”

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, to adopt Resolution No. 2161-2023 adopting a Live Local Act Policy.

Discussion: A discussion ensued about affordable housing, multi-family in single-family areas, House Bill (HB) 1339, unintended consequences, and tax exemptions. Ms. Golding stated for the record she was not comfortable with allowing multi-family in single-family areas.

Roll Call Vote: Ayes – Meza, Nichols, Golding, and Mayor Hoffman
Nays – Sutton, Janson

The motion passed 4-2.

Item B **Adopt/Deny Resolution No. 2162-2023 to tentatively approve and transmit to the State for review a Comprehensive Plan Text Amendment to add a Marina Mixed Use Future Land Use Category to the Adopted 2030 Comprehensive Plan**

Ms. Ireland provided background on the item.

Mayor Hoffman requested the City Clerk read Resolution No. 2162-2023 by title only, whereupon Ms. Gosselin read the following:

“A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, TENTATIVELY APPROVING AMENDMENTS TO THE JACKSONVILLE BEACH ADOPTED 2030 COMPREHENSIVE PLAN FOR THE PURPOSE OF ADDING A NEW FUTURE LAND USE, MARINA MIXED-USE TO THE FUTURE LAND USE ELEMENT; AUTHORIZING TRANSMITTAL OF SAID AMENDED ELEMENT TO THE FLORIDA DEPARTMENT OF COMMERCE, DIVISION OF COMMUNITY PLANNING; PROVIDING FOR ADOPTION OF RECITALS, REPEAL OF PRIOR INCONSISTENT RESOLUTIONS AND COUNCIL DECISIONS, SEVERABILITY, AND AN EFFECTIVE DATE.”

Public Hearing:

The following spoke in support of the resolution:

- T.R. Hainline, representative for Windward Marine, 1301 Riverplace Boulevard, Jacksonville

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, to adopt Resolution No. 2162-2023 to tentatively approve and transmit to the State for review a Comprehensive Plan Text Amendment to add a Marina Mixed Use Future Land Use Category to the Adopted 2030 Comprehensive Plan.

Discussion: A discussion ensued about examples of mixed-use districts from other cities, and the conservation area.

Roll Call Vote: Ayes – Nichols, Sutton, Golding, Janson, Meza, and Mayor Hoffman

The motion passed unanimously.

ORDINANCES:

Item A Adopt/Deny Ordinance No. 2023-8206 on the second reading amending Ordinance No. 6950 to provide for two alternate Community Redevelopment Agency members

Ms. Ireland provided background on the item.

Mayor Hoffman requested the City Clerk read Ordinance No. 2023-8206 by title only, whereupon Ms. Gosselin read the following:

“AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AMENDING ORDINANCE NO. 6950 ESTABLISHING A COMMUNITY REDEVELOPMENT AGENCY TO PROVIDE FOR TWO ALTERNATE MEMBERS; PROVIDING FOR LEGISLATIVE FINDINGS, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, SCRIVENER’S ERRORS, AND AN EFFECTIVE DATE.”

Mayor Hoffman read the following: “This ordinance is before this Council for a public hearing and consideration on its second reading.

I will now open the public hearing on Ordinance No. 2023-8206.”

Public Hearing: No one came forward to speak. Mayor Hoffman closed the public hearing.

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, to adopt Ordinance No. 2023-8206 on the second reading amending Ordinance No. 6950 to provide for two alternate Community Redevelopment Agency members.

Discussion: A discussion ensued about the term start date.

Motion to Amend: It was moved by Ms. Golding, seconded by Mr. Sutton, to amend the by-laws to have the start date begin on January 1, 2024.

Discussion: None

Motion to Amend Roll Call Vote: Ayes – Sutton, Golding, Janson, Meza, Nichols, and Mayor Hoffman

The motion to amend passed unanimously.

Discussion: None

Amended Motion Roll Call Vote: Ayes – Golding, Janson, Meza, Nichols, Sutton, and Mayor Hoffman

The amended motion passed unanimously.

Item B Approve/Disapprove Ordinance No. 2023-8207 on the first reading amending Chapter 6 "Beaches and Bulkheads", Article III "Use of Atlantic Ocean

Beach", Section 6-57 "Enforcement; citation form; hearing; penalties", and schedule a second reading for December 18, 2023

City Manager Mike Staffopoulos provided background on the item.

Mayor Hoffman requested the City Clerk read Ordinance No. 2023-8207 by title only, whereupon Ms. Gosselin read the following:

"AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AMENDING CHAPTER 6 "BEACHES AND BULKHEADS," ARTICLE III "USE OF ATLANTIC OCEAN BEACH," SECTION 6-57 "ENFORCEMENT; CITATION FORM; HEARING; PENALTIES," TO INCREASE PENALTIES FOR VIOLATING CHAPTER 6; PROVIDING FOR LEGISLATIVE FINDINGS, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, SCRIVENER'S ERRORS, CODIFICATION, AND AN EFFECTIVE DATE."

Mayor Hoffman read the following: "This ordinance is before this Council for a public hearing and consideration on its first reading.

I will now open the public hearing on Ordinance No. 2023-8207."

Public Hearing: No one came forward to speak. Mayor Hoffman closed the public hearing.

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, to approve Ordinance No. 2023-8207 on the first reading amending Chapter 6 "Beaches and Bulkheads", Article III "Use of Atlantic Ocean Beach", Section 6-57 "Enforcement; citation form; hearing; penalties", and schedule a second reading for December 18, 2023.

Discussion: A discussion ensued about the beach violations and pier violations, Special Magistrate discretion, the amount of the fine, and tabling the item.

Motion: It was moved by Mr. Sutton, seconded by Mr. Meza, to withdraw the item.

Discussion: A discussion ensued about withdrawing, tabling, or continuing the item.

Roll Call Vote: Nays – Janson, Meza, Nichols, Sutton, Golding, and Mayor Hoffman

The motion failed.

Motion: It was moved by Mr. Meza, seconded by Mr. Sutton, to table the item.

Discussion: None

Roll Call Vote: Ayes – Meza, Nichols, Sutton, Golding, Janson, and Mayor Hoffman

The motion passed unanimously.

Item C **Approve/Disapprove Ordinance No. 2023-8203 on the first reading for a Small Scale Future Land Use Amendment for properties owned by Windward Marina, and schedule a second reading for a date to be determined**

Ms. Ireland provided background on the item and noted staff requested a continuance.

Mayor Hoffman requested the City Clerk read Ordinance No. 2023-8203 by title only, whereupon Ms. Gosselin read the following:

“AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AMENDING THE 2030 COMPREHENSIVE PLAN FUTURE LAND USE MAP, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATIONS ON APPROXIMATELY 31.78 ACRES OF LAND LOCATED NORTH OF BEACH BOULEVARD BETWEEN NINETEENTH STREET NORTH AND THE INTRACOASTAL WATERWAY, FROM COMMUNITY COMMERCIAL (CC), RECREATION OPEN SPACE (ROS), CONSERVATION (CON) AND LOW DENSITY RESIDENTIAL (LDR) TO MARINA MIXED-USE (MMU), RECREATION OPEN SPACE (ROS) AND CONSERVATION (CON); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND AN EFFECTIVE DATE.”

Mayor Hoffman read the following: “This ordinance for the amendment to the text of the 2030 Comprehensive Plan is before this Council for a public hearing and adoption on its first reading.

Under the laws of the State of Florida, an ordinance which changes the text of any Element of the City’s 2030 Comprehensive Plan is a ‘quasi-legislative’ proceeding.

A quasi-legislative proceeding means that a governing body is acting in its rule-making capacity. It is the duty of the Council to arrive at sound decisions regarding proposed changes to the text of the adopted 2030 Comprehensive Plan. This includes receiving citizen input regarding any proposed text change.

The application has been reviewed by Staff and the Planning Commission for consistency with other portions of the Comprehensive Plan. The Council may hear from all interested parties in the legislative determination of an amendment to the text of the City’s 2030 Comprehensive Plan. The Council’s decision on a Comprehensive plan amendment application is based on the criteria set forth in Section 34-182 of the Land Development Code. Each member of the Council has been provided a copy of the criteria.

I will now open the public hearing on Ordinance No. 2023-8203.”

Public Hearing: No one came forward to speak. Mayor Hoffman closed the public hearing.

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, to continue the first reading and public hearing for Ordinance No. 2023-8203 until December 18, 2023.

Discussion: None

Roll Call Vote: Ayes – Nichols, Sutton, Golding, Janson, Meza, and Mayor Hoffman
The motion passed unanimously.

Item D **Approve/Disapprove Ordinance No. 2023-8204 on the first reading to Rezone property owned by Windward Marina and schedule a second reading for a date to be determined**

Ms. Ireland provided background on the item and noted staff requested a continuance.

Mayor Hoffman requested the City Clerk read Ordinance No. 2023-8204 by title only, whereupon Ms. Gosselin read the following:

“AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, ESTABLISHING A PLANNED UNIT DEVELOPMENT: PUD ZONING DISTRICT WITHIN THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS PROVIDED UNDER CHAPTER 34 OF THE CODE OF ORDINANCES OF SAID CITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND AN EFFECTIVE DATE.”

Mayor Hoffman read the following: “This ordinance for the rezoning of property is before this Council for a public hearing and consideration on its first reading.

Under the laws of the State of Florida, an application for the rezoning of a specific property or development site is handled as a ‘quasi-judicial’ proceeding.

A quasi-judicial proceeding means that the City Council is now functioning in a manner similar to a court with the Mayor and Council sitting as impartial decision makers hearing testimony and questioning presenters, who are to provide substantial and competent evidence to support their side of the issue. It is the duty of the Council to arrive at sound decisions regarding the use of property within the City. This includes receiving citizen input regarding the proposed use on the neighborhood, especially where the input is fact-based and not a simple expression of opinion.

It is the applicant’s burden to demonstrate that their application is consistent with the Land Development Code and the Comprehensive Plan. If the applicant is successful in showing consistency, then it is up to the local government to produce competent, substantial evidence of record that the application should be denied. The Council’s decision on a rezoning application is based on the criteria set forth in Section 34-211 of the Land Development Code. Each member of the Council has been provided a copy of the criteria.

In addition, the Council has received a copy of the application and the staff and Planning Commission’s recommendations on this rezoning request.

I will now open the public hearing on Ordinance No. 2023-8204.”

Public Hearing: No one came forward to speak. Ms. Ireland stated staff was requesting to continue Item D as it contingent on Item C. Mayor Hoffman closed the public hearing.

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, to continue the first reading and public hearing for Ordinance No. 2023-8204 until December 18, 2023.

Discussion: None

Roll Call Vote: Ayes – Sutton, Golding, Janson, Meza, Nichols, and Mayor Hoffman
The motion passed unanimously.

ADJOURNMENT:

Motion: It was moved by Ms. Golding, seconded by Mr. Nichols, to adjourn.

Voice Vote: Ayes: Golding, Janson, Meza, Nichols, Sutton, Mayor Hoffman
The motion passed unanimously.

There being no further business, the meeting adjourned at 7:04 P.M.

Submitted by: Sheri Gosselin
City Clerk

Approval:

Christine H. Hoffman, MAYOR

Date: _____

DRAFT

**Minutes of City Council Briefing
Monday, December 11, 2023 – 5:30 P.M.
City Council Conference Room, 1st Floor
11 North 3rd Street, Jacksonville Beach, FL**



The Council Briefing began at 5:30 P.M.

The following City Council Members were in attendance:

Mayor: Christine Hoffman

Council Members:	Sandy Golding	Bill Horn	Dan Janson
	Fernando Meza	Cory Nichols	Greg Sutton

Also present were City Manager Mike Staffopoulos, Police Services Commander Thomas Bingham, Deputy City Manager Karen Nelson, Assistant to the City Manager Molly Alleger, and Police Chief Gene Paul Smith.

Purpose of Briefing

The purpose of the Briefing was to update the Council Members about ongoing items in the City.

City Manager

Project Opioid Update

City Manager Mike Staffopoulos provided a summary of the previously discussed expenditure of the opioid settlement funding. Mr. Staffopoulos and Council Member Horn have had conversations with representatives of Project Opioid to discuss the next steps of the project. Neptune Beach and Atlantic Beach cities have been added to the conversation.

A conversation ensued regarding the next steps. The consensus of the Council was to ask the North East Florida Regional Council (NEFRC) to perform a strength, weaknesses, opportunities and threats (SWOT) analysis to determine community needs related to the opioid crisis. The SWOT analysis would be specific to the three beach cities.

Paid Parking Year-End Review 2023

Police Services Commander Thomas Bingham provided an overview of the 2023 year-end review of the Paid Parking Program. A conversation ensued regarding the changes made for 2023, and the consensus of the Council was to keep the current paid parking program as is for 2024.

City Attorney Search Discussion

Deputy City Manager Karen Nelson provided an update regarding the open City Attorney position. Ms. Nelson summarized the applications reviewed. A conversation ensued regarding the options for the Council regarding the next steps of the interview process.

It was the consensus of the Council for staff to email the Council a copy of the proposed interview questions for applicants. Staff would check the availability of the Council to arrange interviews for all three qualified candidates at the earliest convenience of the Council.

Draft Request for Proposals for Ticketed Events

Assistant to the City Manager Molly Alleger reviewed the draft Request for Proposals (RFP) regarding fully ticketed events at Latham Plaza. A conversation ensued regarding whether the RFP process should occur after Latham Plaza's redevelopment. It was the consensus of the Council to move forward with the RFP process now, and staff would present the Council with the results of the RFP before selecting a vendor.

Gateway Signage Initial Discussion

Ms. Alleger explained the Citywide Gateway Signage project included five signs identified in the City's Capital Improvement Plan for either modification or new construction. She identified the sign locations and regulatory agency governing each location as follows:

- Beach Boulevard at Adventure Landing (Easement on private property; easement document and City code)
- Beach Boulevard at Penman Road (City Property; City code)
- A1A (3rd Street) at 19th Avenue South (City Property; City code)
- A1A (3rd Street) at the Duval County Line (DOT Median; FDOT regulations)
- A1A (3rd Street) at Seagate Avenue (DOT Median; FDOT regulations)

A conversation ensued regarding design options and suggestions. It was the consensus of the Council for staff to move forward with the Request for Qualifications (RFQ) process to identify a design firm for the project.

CRA Project Funding

Mr. Staffopoulos explained there was currently no written policy designating funding for Community Redevelopment Agency (CRA) projects affecting other departments within the City, resulting in unplanned expenses. Mr. Staffopoulos stated he was seeking guidance from the Council regarding a current CRA project involving Beaches Energy Services (BES), resulting in unexpected costs for BES and who should be responsible for paying the costs.

A conversation ensued, and the suggestion of the Council was for staff to put together a draft policy for the Council's review and discussion.

Future Briefing Topics

Mr. Staffopoulos reviewed the Council Briefing calendar [on file] of upcoming briefing dates and topics.

Miscellaneous City Manager Items

Police Chief Gene Paul Smith informed the Council about the need for a replacement vehicle for Animal Control. Due to a lack of inventory, auto dealerships would not hold any vehicles for customers. Chief Smith requested approval to submit a Purchase Order (PO) to a dealership to hold a vehicle. He suggested the PO be presented to the Council for approval at the December 18, 2023, City Council meeting and the PO be executed on December 19, 2023, for the purchase. It was the consensus of the Council to allow Chief Smith's request.

Council Member Janson stated he was previously approved to attend the recent National League of Cities Conference but was informed that City of Jacksonville Beach (COJB) was not a member. He stated a discussion was had about COJB becoming a member at a previous Council Briefing. Mr. Staffopoulos stated the staff would review the previous discussion and revisit the topic.

Committee Assignment Report

Mayor Hoffman informed the Council about an upcoming farm share distribution event and an upcoming meeting about social services provider gaps. She would forward more information to the Council and ask for support and participation from the Council.

Council Member Golding spoke about making information regarding the Penman Road and Urban Trails projects more visible and readily available to citizens. She suggested the City of Jacksonville (COJ) post more information on its website and the COJB post more information on both topics on its website and in its newsletter.

Ms. Golding spoke about upcoming Senate Bill 208 regarding Short Term Vacation Rentals, a bill about residential building permits, and repealing local business taxes.

Ms. Golding stated she attended a recent workshop and shared different tips on effectively communicating with legislative officials.

Mr. Janson explained while at a recent conference, he obtained information regarding better violation reporting for short term vacation rentals. He shared the information with Ms. Golding, who would follow up with more detailed information to share with the Council.

Mr. Janson reported the Land and Economic Development Committee of the Florida League of Cities' (FLC) policy priorities have shifted from sovereign immunity to impact fees.

Mr. Staffopoulos stated the FLC would set appointments for City officials to meet with their legislators, and he reviewed the respective tier priorities.

Mr. Staffopoulos stated he sent an informational email to all Council Members regarding completing the Form 6 Financial Disclosure.

The Briefing adjourned at 6:38 P.M.

Submitted by: Jodilynn Byrd
Deputy City Clerk

Approved:

Christine H. Hoffman, MAYOR

Date: _____



CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Ashlie Gossett, Chief Financial Officer
DATE:	09/26/2023
SUBJECT:	Accept the Monthly Financial Reports for the month of November 2023

BACKGROUND

Attached are the monthly financial reports for November 2023 as prepared by the Finance Department. These reports represent two months of activity, or 16.7% of the total annual budget, and are prepared on a cash basis.

Summary Budget Reports Exhibits 1 through 6 show the cumulative actual revenues and expenditures compared to the actual amounts at the same point in time as last fiscal year. Exhibit 7 compares actual revenues and expenditures to the budget in total by fund.

FINANCIAL IMPACT

For informational purposes only.

REQUESTED ACTION

Accept the Monthly Financial Reports for the month of November 2023

ATTACHMENTS

1. 2023-11 November Financials



SUMMARY BUDGET REPORT

November 30, 2023

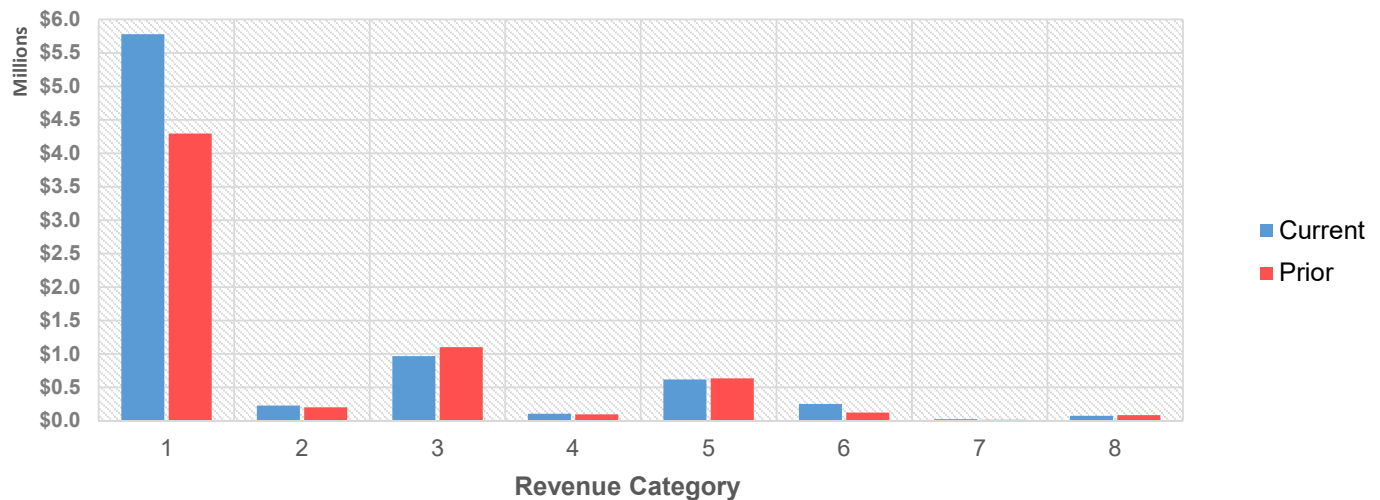
16.7% of Year Elapsed

Exhibit 1

General Fund Revenues

Revenue Category	Current Year Revenue to Date	Current Year Revenue % of Budget	Prior Year Revenue to Date	Prior Year Revenue % of Budget	% Variance (Current Year less Prior Year)	\$ Variance (Current Year less Prior Year)
1 Taxes	5,778,741	32.0%	4,294,120	26.0%	6.0%	1,484,621
2 Licenses & Permits	228,924	28.8%	201,756	31.2%	-2.4%	27,168
3 Intergovernmental Revenue	965,733	21.2%	1,101,509	25.7%	-4.4%	(135,776)
4 Charges for Services	105,380	19.2%	96,622	21.2%	-2.0%	8,758
5 Enterprise Contributions	617,996	16.7%	634,216	16.7%	0.0%	(16,220)
6 Miscellaneous Revenue	251,458	82.6%	123,196	44.3%	38.3%	128,262
7 Fines & Forfeitures	25,220	12.6%	14,979	8.8%	3.8%	10,241
8 Interfund Transfers	73,773	14.4%	83,723	16.3%	-1.9%	(9,950)
Total Revenues	\$8,047,224	28.1%	\$6,550,121	24.6%	3.5%	\$1,497,103

Current Year vs. Prior Year



Discussion

General Fund revenues are over budget for the current year, due in part to the timing of ad valorem tax distributions

3 The decrease in intergovernmental revenues is attributable to the timing of receipts from the City of Jacksonville.

6 Miscellaneous revenue includes interest on pooled investments, auction proceeds, facility rental fees, tennis fees, and cemetery lots purchased. The increase from the prior year is due primarily to the adjustment to market value of the City's pooled investment assets.



SUMMARY BUDGET REPORT

November 30, 2023

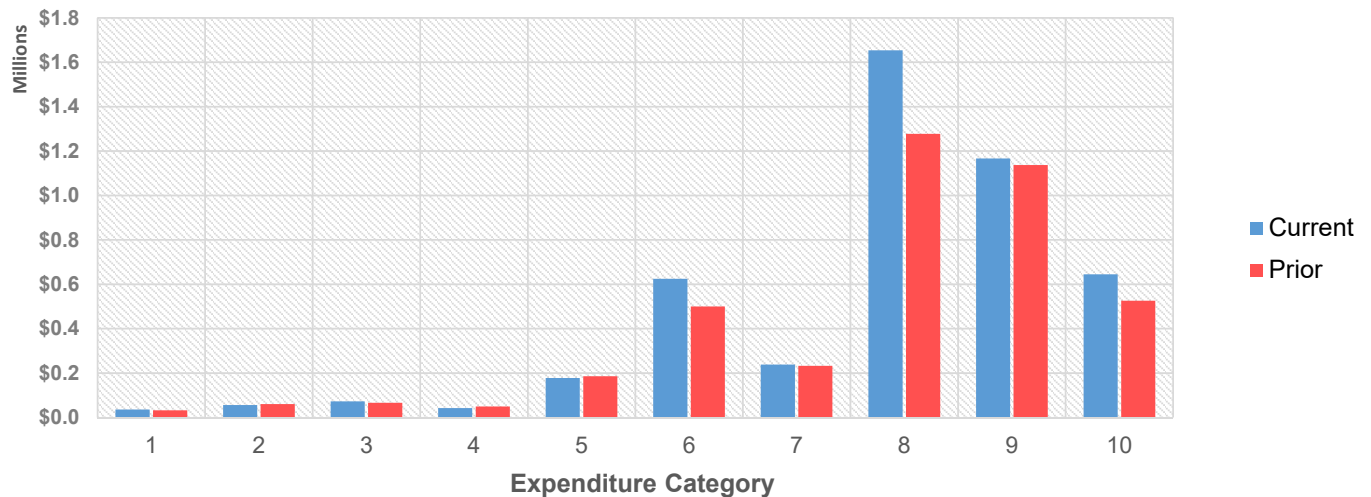
16.7% of Year Elapsed

Exhibit 2

General Fund Expenditures

Expenditure Category	Current Year Expenditures to Date	Current Year Expenditures % of Budget	Prior Year Expenditures to Date	Prior Year Expenditures % of Budget	% Variance (Current Year less Prior Year)	\$ Variance (Current Year less Prior Year)
1 City Administration	35,886	10.3%	32,149	16.4%	-6.1%	3,737
2 City Attorney	56,186	10.3%	60,307	10.4%	-0.1%	(4,121)
3 City Clerk	72,848	13.7%	66,439	13.9%	-0.2%	6,409
4 Building Maintenance	42,896	8.7%	50,127	11.0%	-2.4%	(7,231)
5 Planning and Development	177,875	11.3%	185,891	12.2%	-0.8%	(8,016)
6 Parks and Recreation	625,055	14.1%	500,014	12.1%	2.0%	125,041
7 Public Works	238,757	12.0%	233,013	12.6%	-0.6%	5,744
8 Police	1,654,171	15.2%	1,278,417	12.6%	2.5%	375,754
9 Fire Services	1,167,207	31.1%	1,137,578	31.9%	-0.7%	29,629
10 Non-Departmental	645,116	14.8%	526,419	12.5%	2.3%	118,697
Total Expenditures	4,715,997	16.3%	4,070,353	15.0%	1.3%	\$645,644

Current Year vs. Prior Year



Discussion

Total General Fund expenditures are in line with current year estimates and ahead of the prior year expenditures on a percent of budget basis.

5 The increase in Parks and Recreation expenditures is largely due to a planned dump truck replacement.

9 Fire Services expenditures include the annual contribution to the Fire Pension Plan unfunded actuarial accrued liability as part of the Fire Services Agreement with the City of Jacksonville. This is the 5th of 10 annual payments to satisfy this obligation.



SUMMARY BUDGET REPORT

November 30, 2023

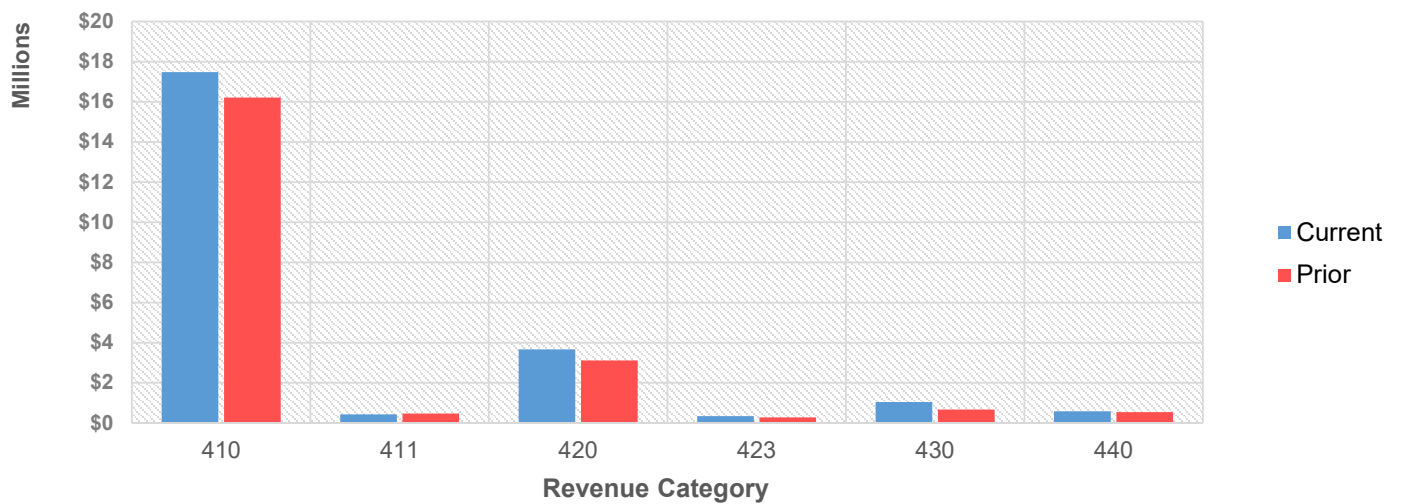
16.7% of Year Elapsed

Exhibit 3

Enterprise Fund Revenues

Revenue Category	Current Year Revenue to Date	Current Year Revenue % of Budget	Prior Year Revenue to Date	Prior Year Revenue % of Budget	% Variance (Current Year less Prior Year)	\$ Variance (Current Year less Prior Year)
410 Electric	17,480,296	17.7%	16,211,999	16.9%	0.8%	1,268,297
411 Natural Gas	423,085	17.4%	464,265	21.0%	-3.7%	(41,181)
420 Water & Sewer	3,661,218	21.1%	3,109,925	19.5%	1.6%	551,294
423 Stormwater	334,238	23.4%	269,759	19.0%	4.3%	64,480
430 Sanitation	1,038,571	16.0%	664,245	17.2%	-1.2%	374,326
440 Golf Course	574,755	20.1%	538,631	19.0%	1.2%	36,124
Total Revenues	\$23,512,164	18.2%	\$21,258,824	17.4%	0.8%	\$2,253,340

Current Year vs. Prior Year



Discussion

Total Enterprise Fund revenues are slightly above current year estimates and in line with prior year revenues on a percent of budget basis.

430 The dollar increase in Sanitation is largely attributable to a rate increase enacted to recover the cost of the solid waste and recycling contract.



SUMMARY BUDGET REPORT

November 30, 2023

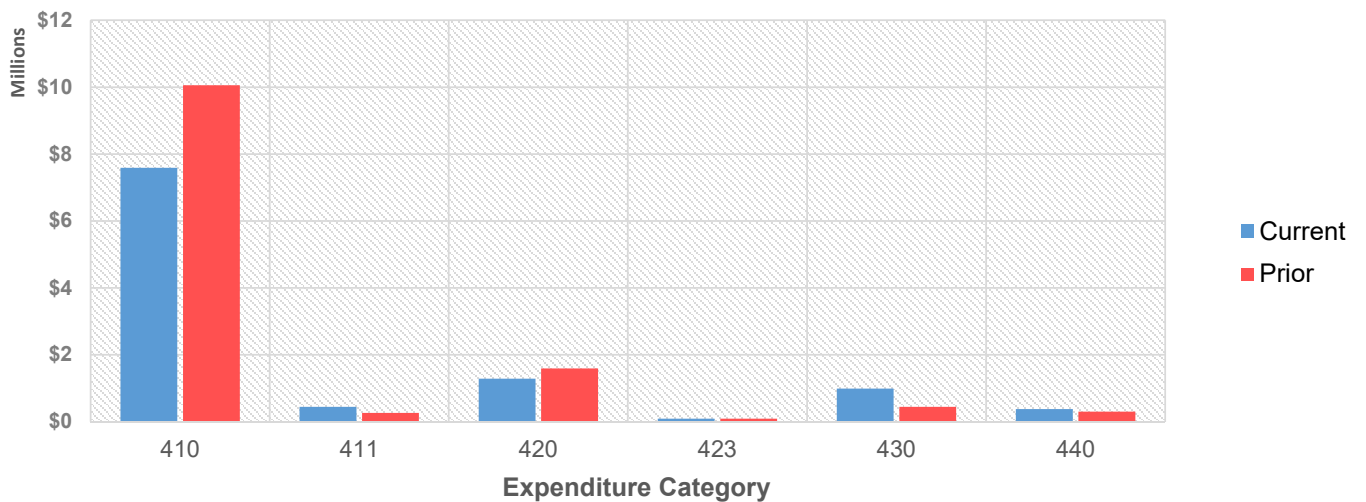
16.7% of Year Elapsed

Exhibit 4

Enterprise Fund Expenditures

Expenditure Category	Current Year Expenditures to Date	Current Year Expenditures % of Budget	Prior Year Expenditures to Date	Prior Year Expenditures % of Budget	% Variance (Current Year less Prior Year)	\$ Variance (Current Year less Prior Year)
410 Electric	7,588,713	7.2%	10,057,392	9.9%	-2.7%	(2,468,680)
411 Natural Gas	444,498	19.0%	258,091	12.7%	6.3%	186,408
420 Water & Sewer	1,281,958	7.2%	1,591,005	8.4%	-1.2%	(309,047)
423 Stormwater	87,720	1.7%	90,541	1.9%	-0.2%	(2,821)
430 Sanitation	987,630	13.1%	444,173	9.7%	3.4%	543,457
440 Golf Course	373,001	11.7%	298,698	10.5%	1.2%	74,303
Total Expenditures	\$10,763,519	7.6%	\$12,739,900	9.4%	-1.8%	(\$1,976,380)

Current Year vs. Prior Year



Discussion

Total Enterprise Fund expenditures are under budget for the current year and behind ahead the prior year expenditures on a percent of budget basis.

410 The decrease in Electric expenditures is primarily attributable to a reduction in the cost of purchased power.

411 The increase in Natural Gas expenditures is due to the timing of capital projects.

430 The increase in Sanitation expenditures over the prior year reflects the new solid waste and recycling contract.



SUMMARY BUDGET REPORT

November 30, 2023

16.7% of Year Elapsed

Exhibit 5

Special Revenue Fund Revenues

Revenue Category	Current Year Revenue to Date	Current Year Revenue % of Budget	Prior Year Revenue to Date	Prior Year Revenue % of Budget	% Variance (Current Year less Prior Year)	\$ Variance (Current Year less Prior Year)
130 Convention Development	106,334	17.1%	13,080	3.1%	14.0%	93,254
150 Local Option Gas Tax	261,847	20.0%	244,459	21.2%	-1.2%	17,388
151 Infrastructure Surtax	444,811	23.4%	367,969	24.9%	-1.5%	76,841
160 Community Dev Blk Grant	11,773	8.3%	21,723	15.3%	-7.0%	(9,950)
181 Downtown Increment Fund	438,277	4.5%	151,409	1.7%	2.9%	286,868
182 Southend Increment Fund	178,273	5.9%	75,668	2.6%	3.3%	102,605
Total Revenues	\$1,441,315	8.6%	\$874,309	5.8%	2.9%	\$567,006

Current Year vs. Prior Year



Discussion

Total revenues in the Special Revenue Funds are under budget for the current year and ahead to the prior year actuals on a percent of budget basis.

130 Convention Development revenues are normally received two months in arrears.

160 Community Development Block Grant revenues are received on a reimbursement basis.

181/ The annual tax increment distribution will be received in December.

182



SUMMARY BUDGET REPORT

November 30, 2023

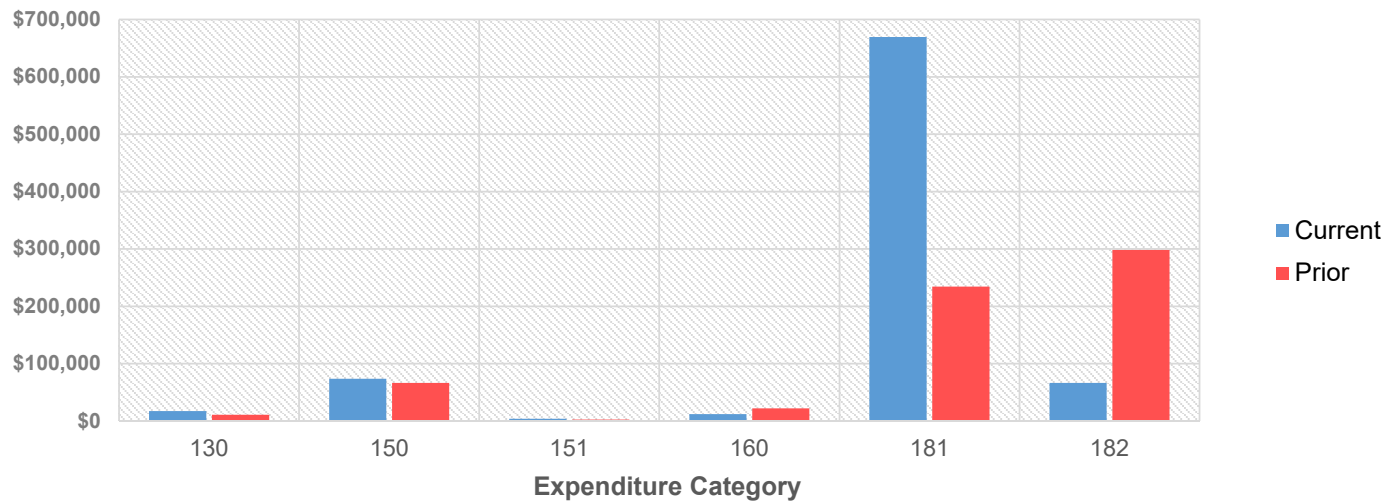
16.7% of Year Elapsed

Exhibit 6

Special Revenue Fund Expenditures

Expenditure Category	Current Year Expenditures to Date	Current Year Expenditures % of Budget	Prior Year Expenditures to Date	Prior Year Expenditures % of Budget	% Variance (Current Year less Prior Year)	\$ Variance (Current Year less Prior Year)
130 Convention Development	16,994	2.2%	10,578	2.2%	0.0%	6,416
150 Local Option Gas Tax	73,597	8.8%	66,258	8.0%	0.7%	7,338
151 Infrastructure Surtax	3,687	0.4%	2,317	0.2%	0.1%	1,370
160 Community Dev Blk Grant	11,773	8.3%	21,723	15.3%	-7.0%	(9,950)
181 Downtown Increment Fund	669,566	1.5%	234,124	0.8%	0.7%	435,442
182 Southend Increment Fund	66,286	1.8%	298,007	2.5%	-0.6%	(231,720)
Total Expenditures	\$841,904	1.7%	\$633,008	1.4%	0.2%	\$208,896

Current Year vs. Prior Year



Discussion

In total, Special Revenue Fund expenditures are under budget for the current year and in line with the prior year on a percentage of budget basis.

160 Community Development Block Grant Fund expenditures will be reimbursed by grant funding.

181 Variances from the prior year in the Downtown Increment Fund are due to the timing of capital project expenditures.

182 Variances from the prior year in the Southend Increment Fund are due to the timing of capital project expenditures.



SUMMARY BUDGET REPORT

November 30, 2023

16.7% of Year Elapsed

Exhibit 7

Summary Revenues and Expenditures

Fund Name	Budgeted Annual Revenues	Budgeted Revenues To Date	Actual Revenues To Date	Variance Favorable/(Unfavorable)
001 General Fund	28,677,150	4,792,620	8,047,224	3,254,605
130 Convention Development Tax	621,000	103,784	106,334	2,550
150 Local Option Gas Tax	1,312,119	219,286	261,847	42,562
151 Infrastructure Surtax	1,897,885	317,181	444,811	127,630
160 Community Dev. Blk. Grant	142,000	23,732	11,773	(11,958)
181 Downtown Increment Fund	9,658,445	1,614,151	438,277	(1,175,874)
182 Southend Increment Fund	3,041,338	508,278	178,273	(330,005)
410 Electric Utility	98,721,646	16,498,686	17,480,296	981,610
411 Natural Gas Utility	2,438,230	407,485	423,085	15,600
420 Water & Sewer Utility	17,347,214	2,899,123	3,661,218	762,095
423 Storm Water Management	1,429,628	238,924	334,238	95,314
430 Sanitation Fund	6,496,085	1,085,647	1,038,571	(47,076)
440 Golf Course Fund	2,853,000	476,803	574,755	97,953
460 Leased Facilities Fund	788,500	131,777	131,297	(480)
500 Internal Service Funds	17,948,519	2,999,616	2,795,597	(204,018)
Total Revenues	\$193,372,759	\$32,317,091	\$35,927,598	\$3,610,507

Fund Name	Budgeted Annual Expenditures	Budgeted Expenditures To Date	Actual Expenditures To Date	Variance Favorable/(Unfavorable)
001 General Fund	28,938,755	4,836,340	4,715,997	120,343
130 Convention Development Tax	762,846	127,489	16,994	110,495
150 Local Option Gas Tax	839,471	140,295	73,597	66,699
151 Infrastructure Surtax	1,036,705	173,257	3,687	169,570
160 Community Dev. Blk. Grant	142,000	23,732	11,773	11,958
181 Downtown Increment Fund	44,119,054	7,373,321	669,566	6,703,755
182 Southend Increment Fund	3,660,338	611,728	66,286	545,441
410 Electric Utility	105,375,293	17,610,665	7,588,713	10,021,953
411 Natural Gas Utility	2,338,195	390,767	444,498	(53,731)
420 Water & Sewer Utility	17,879,158	2,988,024	1,281,958	1,706,066
423 Storm Water Management	5,202,977	869,539	87,720	781,818
430 Sanitation Fund	7,542,707	1,260,562	987,630	272,932
440 Golf Course Fund	3,177,468	531,029	373,001	158,028
460 Leased Facilities Fund	1,168,436	195,273	492,904	(297,631)
500 Internal Service Funds	18,076,519	3,021,007	2,375,084	645,923
Total Expenditures	\$240,259,921	\$40,153,028	\$19,189,408	\$20,963,620

Fund Name	Net Income/(Loss)	Net Variance Favorable/(Unfavorable)
001 General Fund	3,331,227	3,374,947
130 Convention Development Tax	89,340	113,045
150 Local Option Gas Tax	188,251	109,260
151 Infrastructure Surtax	441,123	297,200
160 Community Dev. Blk. Grant	-	-
181 Downtown Increment Fund	(231,289)	5,527,881
182 Southend Increment Fund	111,987	215,436
410 Electric Utility	9,891,583	11,003,563
411 Natural Gas Utility	(21,414)	(38,132)
420 Water & Sewer Utility	2,379,261	2,468,161
423 Storm Water Management	246,518	877,132
430 Sanitation Fund	50,942	225,857
440 Golf Course Fund	201,754	255,981
460 Leased Facilities Fund	(361,606)	(298,110)
500 Internal Service Funds	420,513	441,905
Total	16,738,190	\$24,574,127



CASH AND INVESTMENTS BY TYPE

Fiscal Year to Date

November 30, 2023

Type of Investment	10/1/2023 Beginning Balance	Investment Earnings	Realized Gain/(Loss)	Unrealized Gain/(Loss)	Fees	Net Investment Income	Net Deposits (Withdrawals)	11/30/2023 Ending Balance	Weighted Net Return*
Sawgrass Asset Management	42,784,100	116,956	(37,917)	603,906	(21,682)	661,263	-	43,445,363	0.26%
Galliard Capital Management	54,380,477	313,233	(90,086)	580,046	(26,782)	776,412	0	55,156,889	0.30%
Garcia Hamilton & Associates	54,737,511	195,557	(89,985)	873,139	(26,833)	951,877	(0)	55,689,388	0.37%
State Pooled Investment Fund	34,014,515	320,354	-	-	-	320,354	(0)	34,334,869	0.12%
Florida Trust	30,677,433	279,465	-	-	-	279,465	(0)	30,956,898	0.11%
Florida Municipal Investment Trust 0-2 Yr HQ Bond Fund	13,056,741	95,107	-	-	-	95,107	0	13,151,848	0.04%
Operating Cash: Bank of America	20,720,299	122,433	-	-	(31,740)	90,693	8,517,510	29,328,502	0.04%
Petty Cash	6,725	-	-	-	-	-	-	6,725	0.00%
TOTAL CITY MANAGED INVESTMENTS AND CASH	250,377,802	1,443,104	(217,988)	2,057,091	(107,037)	3,175,171	8,517,510	262,070,483	1.25%
Pension: Salem Mutual Fund	61,750,063	190,092	-	2,536,775	-	2,726,867	(2,000,000)	62,476,930	2.54%
Pension: Sawgrass Asset Mgt	23,702,642	141,607	(58,165)	616,378	(19,641)	680,179	2,000,000	26,382,821	0.66%
Pension: Wells Capital	14,229,811	11,968	15,109	1,311,853	(17,996)	1,320,934	-	15,550,745	1.31%
Pension: JPMCB - Strategic Property Fund	5,933,969	-	-	(19,099)	-	(19,099)	(0)	5,914,870	-0.02%
TOTAL PENSION INVESTMENTS	105,616,486	343,667	(43,056)	4,445,907	(37,637)	4,708,880	0	110,325,366	4.46%
TOTAL CASH AND INVESTMENTS	\$355,994,287	\$1,786,771	(\$261,045)	\$6,502,998	(\$144,674)	\$7,884,051	\$8,517,510	\$372,395,849	

CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Trevor Hughes, Chief of Parks Development and Maintenance
DATE:	11/17/2023
SUBJECT:	Resolution No. 2163-2023 Fee Schedules for Use of City Parks and Recreational Facilities

BACKGROUND

The mission of the Parks and Recreation Department is to provide excellent recreational facilities and programs for residents and visitors of all ages to enjoy. Our goal is to operate with financial sufficiency, in a manner that affords the lowest possible rates to our users.

It is necessary to adjust our rates from time to time, in order to appropriately maintain our facilities and continue to provide quality recreational programs. Most of our rates were previously adjusted in 2017, while the previous adjustment to tennis rates was in 2013.

For administrative efficiency and convenience, we are seeking to consolidate all rates, charges, and fees into one comprehensive document, with the exception of golf course, cemetery, and special event rates. The golf course, cemeteries and special events will continue on separate resolutions.

Rate adjustments were determined by comparing similar rates offered by local governments within the region as well as consideration for inflation. A table of current and proposed rates is attached as Exhibit 1. The following is a summary of recommended changes by division:

Tennis

- Increase Annual Memberships by 9.6% or between \$20 and \$22 annually.
- Include a rate for First Responders (and retired military) to equal the Senior Membership rate.
- Increase Court fees by approximately \$1. Court fees for Juniors remain unchanged.

Sports Program Fees

- Increase the two-hour light fee for field usage from \$30 to \$40.
- Eliminate Additional Field Preparation Fee as this service will no longer be provided.
- Increase Junior Camp Field Usage – per day from \$50 to \$75.
- Adjust the Junior Camp Field Usage – per month from \$150 to \$1,000, to provide equity and availability to all camps.
- Eliminate per player rates for Youth Lacrosse and Youth Flag Football. These programs will be subject to field usage fees instead.
- Add Pop Warner Football at the same concession rate as Little League and Girls Softball.



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

Dog Park

- Nominal increase to Annual Membership Fees by approximately 5% for the large dog park and approximately 2% for the small dog park.

Community Center & Exhibition Hall

- Increase hourly rates to cover the increase in security costs. The hourly rate increase is less than \$10 per hour.

FINANCIAL IMPACT

REQUESTED ACTION

Adopt Resolution No. 2163-2023 adopting fee schedules for use of City parks and recreational facilities

ATTACHMENTS

1. Exhibit 1 to Council Memo - Park Rates
2. Resolution No. 2163-2023

EXHIBIT 1
Parks and Recreation - Rate Adjustments

	Current			Proposed			Increase/(Decrease)	
	Rate	Tax	Total	Rate	Tax	Total		
	7.5%			7.5%				
TENNIS								
Annual Membership	\$ 233.40	\$ 17.51	\$ 250.91	\$ 255.81	\$ 19.19	\$ 275.00	\$ 22.41	9.6%
Annual Membership - BES Customer	\$ 212.18	\$ 15.91	\$ 228.09	\$ 232.56	\$ 17.44	\$ 250.00	\$ 20.38	9.6%
Seniors Annual Membership	\$ 128.88	\$ 9.67	\$ 138.55	\$ 139.53	\$ 10.47	\$ 150.00	\$ 10.65	8.3%
Seniors Annual Membership - BES Customer	\$ 118.98	\$ 8.92	\$ 127.90	\$ 125.58	\$ 9.42	\$ 135.00	\$ 6.60	5.5%
Court Fee	\$ 4.67	\$ 0.35	\$ 5.02	\$ 5.58	\$ 0.42	\$ 6.00	\$ 0.91	19.5%
Court Fee - BES Customer	\$ 3.74	\$ 0.28	\$ 4.02	\$ 4.65	\$ 0.35	\$ 5.00	\$ 0.91	24.4%
Court Fee Junior	\$ 1.87	\$ 0.14	\$ 2.01	\$ 1.86	\$ 0.14	\$ 2.00	\$ (0.01)	-0.5%
Court Fee Junior - BES Customer	\$ 0.93	\$ 0.07	\$ 1.00	\$ 0.93	\$ 0.07	\$ 1.00	\$ 0.00	0.0%
Roster Fee - 5 Teams	\$ 200.00	\$ 15.00	\$ 215.00	\$ 218.60	\$ 16.40	\$ 235.00	\$ 18.60	9.3%
Roster Fee - 4 Teams	\$ 150.00	\$ 11.25	\$ 161.25	\$ 162.79	\$ 12.21	\$ 175.00	\$ 12.79	8.5%
Roster Fee - 3 Teams	\$ 100.00	\$ 7.50	\$ 107.50	\$ 106.98	\$ 8.02	\$ 115.00	\$ 6.98	7.0%
SPORTS PROGRAM FEES								
Adult Softball - per team	\$ 450.00	\$ -	\$ 450.00	\$ 450.00	\$ -	\$ 450.00	\$ -	0.0%
Adult Flag Football - per team	\$ 500.00	\$ -	\$ 500.00	\$ 500.00	\$ -	\$ 500.00	\$ -	0.0%
Field Usage - per day incl. lights & field prep	\$ 150.00	\$ -	\$ 150.00	\$ 150.00	\$ -	\$ 150.00	\$ -	0.0%
Light Usage - per 2 hours \$15 per additional hour	\$ 30.00	\$ -	\$ 30.00	\$ 40.00	\$ -	\$ 40.00	\$ 10	33.3%
Additional Field Preparation - each time	\$ 40.00	\$ -	\$ 40.00	n/a	\$ -	n/a	na	na
Junior Camp Field Usage - per day	\$ 50.00	\$ -	\$ 50.00	\$ 75.00	\$ -	\$ 75.00	\$ 25	50.0%
Junior Camp Field Rental - per month	\$ 150.00	\$ -	\$ 150.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 850	566.7%
Youth Lacrosse - per player per season	\$ 10.00	\$ -	\$ 10.00	n/a		n/a	na	na
Youth Flag Football - per player per season	\$ 10.00	\$ -	\$ 10.00	n/a		n/a	na	na
Youth Baseball - concession stand utilities	utilities			utilities				
Youth Girls Softball - concession stand utilities	utilities			utilities				
Pop Warner Football	na			utilities				
DOG PARK								
Annual Membership - Large Dog Park	\$ 75	\$ 5.63	\$ 80.63	\$ 79.07	\$ 5.93	\$ 85.00	\$ 4.07	5.4%
Annual Membership - Small Dog Park	\$ 50	\$ 3.75	\$ 53.75	\$ 51.16	\$ 3.84	\$ 55.00	\$ 1.16	2.3%
Each Additional Dog	\$ 25	\$ 1.88	\$ 26.88	\$ 25.12	\$ 1.88	\$ 27.00	\$ 0.12	0.5%
COMMUNITY CENTER & EXHIBITION HALL								
Conference Room:								
Weekday 8 am to 4 pm - per hour - requires annual lease of 52 weeks	\$ 15.00	\$ 1.13	\$ 16.13	\$ 16.74	\$ 1.26	\$ 18.00	\$ 1.74	11.6%
Weekday 8 am to 4 pm -per hour no minimum	\$ 25.00	\$ 1.88	\$ 26.88	\$ 27.91	\$ 2.09	\$ 30.00	\$ 2.91	11.6%
Weekday 4 pm to midnight - per hour 2 hours min	\$ 41.50	\$ 3.11	\$ 44.61	\$ 51.16	\$ 3.84	\$ 55.00	\$ 9.66	23.3%
Weekends and Holidays - per hour 2 hours min	\$ 41.50	\$ 3.11	\$ 44.61	\$ 51.16	\$ 3.84	\$ 55.00	\$ 9.66	23.3%
Exhibition Hall:								
Weekday 8 am to 4 pm - per hour - requires annual lease of 52 weeks	\$ 85.00	\$ 6.38	\$ 91.38	\$ 88.37	\$ 6.63	\$ 95.00	\$ 3.37	4.0%
Weekday 8 am to 4 pm -per hour no minimum	\$ 100	\$ 7.50	\$ 107.50	\$ 102.33	\$ 7.67	\$ 110.00	\$ 2.33	2.3%
Weekday 4 pm to midnight - per hour 2 hours min	\$ 200	\$ 15.00	\$ 215.00	\$ 209.30	\$ 15.70	\$ 225.00	\$ 9.30	4.7%
Weekends and Holidays - per hour 2 hours min	\$ 200	\$ 15.00	\$ 215.00	\$ 209.30	\$ 15.70	\$ 225.00	\$ 9.30	4.7%
Deposits:								
Deposit - Conference Room:	\$ 100	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ 100.00	\$ -	0.0%
Deposit - Exhibition Hall: non-alcohol event	\$ 200	\$ -	\$ 200.00	\$ 225.00	\$ -	\$ 225.00	\$ 25.00	12.5%
Deposit - Exhibition Hall: alcohol event	\$ 400	\$ -	\$ 400.00	\$ 400.00	\$ -	\$ 400.00	\$ -	0.0%

Introduced by: _____
Adopted: _____

RESOLUTION NO. 2163-2023

A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, ADOPTING AN AMENDED AND RESTATED FEE SCHEDULE FOR USE OF CITY PARKS AND RECREATIONAL FACILITIES; PROVIDING FOR ADOPTION OF RECITALS, REPEAL OF PRIOR AND CONFLICTING RESOLUTIONS AND FEE SCHEDULES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville Beach provides park and recreation facilities to residents and users within and outside of its City limits; and

WHEREAS, the City Council aims to preserve the facilities and enhance the social environment of the City of Jacksonville Beach; and

WHEREAS, the City of Jacksonville Beach wishes to operate these facilities in a manner that provides the lowest possible rates to its residents and users, but have adequate cost recovery in order to maintain financial sufficiency; and

WHEREAS, the City of Jacksonville Beach must review its rate structures periodically to ensure that users are fairly charged; and

WHEREAS, over time, the City Council has adopted several independent resolutions establishing rates, charges, and fees (and other things) for its facilities, to wit:

- Resolution No. 1910-2013 establishing fees, definitions, and guidelines for the tennis courts
- Resolution No. 1979-2017 establishing rates, charges, and fees for the municipal ball fields and sports fields
- Resolution No. 1986-2017 establishing rates, charges, and fees for the small and large dog parks located at Paws Park
- Resolution No. 2000-2018 establishing rates for the municipal Community Center and Exhibition Hall at South Beach Park; and

WHEREAS, for administrative efficiency and convenience, the Parks and Recreation Department wishes to consolidate all rates, charges, and fees into one comprehensive document, with the exception of cemetery, golf course, and special event rates.

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

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

SECTION 2. Rates and Delegation of Authority to Adjust Rates. The City Council hereby adopts the schedule of rates as set forth in Attachment A attached hereto. The City Manager or designee may adjust rates annually in an amount not to exceed the annual

percentage increase in the Consumer Price Index (CPI) for All Urban Consumers for the previous calendar year.

SECTION 3. Jax Beach Tennis Club. The City Manager shall establish the guidelines and policies for the use of the tennis courts at Jax Beach Tennis Club.

Definitions:

- a. **Membership.** A person who prepays court fees in advance on an annual basis.
- b. **Utility Customer.** A person purchasing residential utilities from Beaches Energy Services.
- c. **Junior.** A person age 17 years or younger.
- d. **Senior.** A person age 65 years or older.

SECTION 4. Sports Fields. The City Manager shall establish policies for the use of sports fields, camps, and tournaments.

SECTION 5. Paws Park. Paws Park has two, separate fenced areas to isolate large dogs from small dogs. The weight limit for the small dog park is 30 pounds. Dogs weighing over 30 pounds must use the large dog park.

SECTION 6. Conference Room, Community Center and Exhibition Hall at South Beach Park. The City Manager or designee shall establish rental procedures for the use of the conference room, Community Center and Exhibition Hall.

Weekend, holiday, and weekday rates from 4:00 p.m. to midnight include the cost of one security personnel. Should the cost per hour for the security personnel increase, the rates will be adjusted accordingly to cover the increase in security costs.

The City Manager or designee has the authority to offer a promotional rate for day rentals not to exceed eight hours.

A "non-profit" group, as verified by federal tax ID number, may rent Exhibition Hall one time per year at the lowest rate, including holidays, weekends, and after hours.

Should an outside cleaning company have to clean the room after an event, the additional cost for cleaning will be deducted from the rental deposit.

SECTION 7. Repeal of Prior Inconsistent Resolutions. All prior resolutions, parts of resolutions, or Council decisions in conflict herewith are repealed to the extent of the conflict. Resolution Nos. 1910-2013, 1979-2017, 1986-2017, and 2000-2018 are hereby repealed in their entirety and replaced with this amended and restated resolution.

SECTION 8. Severability. If any section, sentence, clause, or phrase of this resolution should be held invalid, unlawful, or unconstitutional, said determination shall not be held to invalidate or impair the validity, force, or effect of any other section, sentence, phrase, or portion of this resolution not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 9. Effective Date. This Resolution shall become effective on January 1, 2024.

AUTHENTICATED this ____ day of _____, 2023.

Christine H. Hoffman, MAYOR

Sheri Gosselin, CITY CLERK

Attachment A to Resolution 2163-2023

Parks and Recreation Rates

Rates as of Jan 1, 2024		
Rate	Tax	Total

7.5%

TENNIS

Annual Membership	\$ 255.81	\$ 19.19	\$ 275.00
Annual Membership - BES Customer	\$ 232.56	\$ 17.44	\$ 250.00
Seniors Annual Membership	\$ 139.53	\$ 10.47	\$ 150.00
Seniors Annual Membership - BES Customer	\$ 125.58	\$ 9.42	\$ 135.00
Court Fee	\$ 5.58	\$ 0.42	\$ 6.00
Court Fee - BES Customer	\$ 4.65	\$ 0.35	\$ 5.00
Court Fee Junior	\$ 1.86	\$ 0.14	\$ 2.00
Court Fee Junior - BES Customer	\$ 0.93	\$ 0.07	\$ 1.00
Roster Fee - 5 Teams	\$ 218.60	\$ 16.40	\$ 235.00
Roster Fee - 4 Teams	\$ 162.79	\$ 12.21	\$ 175.00
Roster Fee - 3 Teams	\$ 106.98	\$ 8.02	\$ 115.00

SPORTS PROGRAM FEES

Adult Softball - per team	\$ 450.00	-	\$ 450.00
Adult Flag Football - per team	\$ 500.00	-	\$ 500.00
Field Usage - per day incl. lights & field prep	\$ 150.00	-	\$ 150.00
Light Usage - per 2 hours \$15 per additional hour	\$ 40.00	-	\$ 40.00
Junior Camp Field Usage - per day	\$ 75.00	-	\$ 75.00
Junior Camp Field Usage - per month	\$1,000.00	-	\$1,000.00
Youth Baseball - concession stand utilities	Cost of utilities at concession stand		
Youth Girls Softball - concession stand utilities	Cost of utilities at concession stand		
Pop Warner Football - concession stand utilities	Cost of utilities at concession stand		

DOG PARK

Annual Membership - Large Dog Park	\$ 79.07	\$ 5.93	\$ 85.00
Annual Membership - Small Dog Park	\$ 51.16	\$ 3.84	\$ 55.00
Each Additional Dog	\$ 25.12	\$ 1.88	\$ 27.00

COMMUNITY CENTER & EXHIBITION HALL

Conference Room:

Weekday 8 am to 4 pm -per hour - requires annual lease of 52 weeks	\$ 16.74	\$ 1.26	\$ 18.00
Weekday 8 am to 4 pm -per hour no minimum	\$ 27.91	\$ 2.09	\$ 30.00
Weekday 4 pm to midnight - per hour 2 hours min	\$ 51.16	\$ 3.84	\$ 55.00
Weekends and Holidays - per hour 2 hours min	\$ 51.16	\$ 3.84	\$ 55.00

Exhibition Hall:

Weekday 8 am to 4 pm -per hour - requires annual lease of 52 weeks	\$ 88.37	\$ 6.63	\$ 95.00
Weekday 8 am to 4 pm -per hour no minimum	\$ 102.33	\$ 7.67	\$ 110.00
Weekday 4 pm to midnight - per hour 2 hours min	\$ 209.30	\$ 15.70	\$ 225.00
Weekends and Holidays - per hour 2 hours min	\$ 209.30	\$ 15.70	\$ 225.00

Deposits:

Deposit - Conference Room:	\$ 100.00	\$ -	\$ 100.00
Deposit - Exhibition Hall: non-alcohol event	\$ 225.00	\$ -	\$ 225.00
Deposit - Exhibition Hall: alcohol event	\$ 400.00	\$ -	\$ 400.00

CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Trevor Hughes, Chief of Parks Development and Maintenance
DATE:	11/17/2023
SUBJECT:	Resolution No. 2164-2023 Amending Golf Course Rates, Charges, and Fees

BACKGROUND

The golf course operates under an Enterprise Fund and strives to be self-sustaining. Our mission is to provide an exceptional golf experience through superb customer service and course conditions at a competitive price to ensure an attractive, viable, and sustainable enterprise. The overall objective is to be the best choice golf course for quality, value, and customer service in the region. Accordingly, periodic revision of our rate structure is necessary to maintain fair market value.

Rates were previously modified in January 2022. Consideration of prevailing market conditions and competitor rates were included in the recommended rate changes itemized on the attached Exhibit 1. The following is a summary of rates recommended to be added to the rate structure:

- Provide a First Responder rate to include retired Military at the same rates afforded to Seniors.
- Add rates for College Golfers, who are defined as full-time college students participating on a collegiate golf team.
- Add rates for pull carts, spectator carts and club rentals.
- Add rates for Advance Group Bookings and Shotgun Starts.

The following is a comparison of competitor rates versus current and proposed rates:

	18 Holes		
	Week Day	Week End	Senior
Blue Sky	\$ 56.00		\$ 40.00
Hidden Hills	\$ 48.00	\$ 72.00	\$ 40.00
Windsor Park	\$ 56.00	\$ 70.00	na
Eagle Landing	\$ 62.00	\$ 71.00	\$ 47.00
Southampton	\$ 70.00	\$ 89.00	\$ 40.00
Jax Beach	\$ 50.23	\$ 62.33	\$ 32.09

Rates will be rounded to whole dollars or half dollars after tax.



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

FINANCIAL IMPACT

REQUESTED ACTION

Adopt Resolution No. 2164-2023 amending golf course rates, charges, and fees

ATTACHMENTS

1. Resolution No. 2164-2023

Introduced by: _____
Adopted: _____

RESOLUTION NO. 2164-2023

A RESOLUTION BY THE CITY OF JACKSONVILLE BEACH, FLORIDA, AMENDING GOLF COURSE RATES, CHARGES, AND FEES; PROVIDING DEFINITIONS AND GUIDELINES FOR THE GOLF OPERATION POLICIES; DELEGATING AUTHORITY TO CITY MANAGER; REPEALING RESOLUTION NO. 2094-2021; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville Beach ("City") operates the Jacksonville Beach Golf Club ("Golf Club"); and

WHEREAS, on November 1, 2021, the City Council approved Resolution No. 2094-2021, establishing golf course fees, providing definitions and guidelines for Golf Club policies, delegating authority to the City Manager, and repealing Resolution NO. 2069-2020; and

WHEREAS, the City desires to repeal Resolution No. 2094-2021, and amend the rates, charges, and fees for the Golf Club, and amend the definitions for the Golf Club policies.

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

SECTION 1. ADOPTION OF RECITALS. The foregoing recitals are deemed true and are fully incorporated herein by reference.

SECTION 2. RATES, CHARGES, AND FEES. There is hereby established a schedule of rates, charges, and fees for the Golf Club as shown on Attachment "A" and made part of this Resolution. This Attachment "A" shall replace in its entirety the Attachment to Resolution No. 2094-2021.

SECTION 3. AUTHORITY DELEGATED TO CITY MANAGER. The City Manager shall establish policies for the golf course and Golf Club. The following definitions in Section 4 shall be incorporated in the policies.

SECTION 4. DEFINITIONS:

- a. **ANNUAL PASS:** Prepayment of Greens Fees in advance. No new passes shall be issued as of January 1, 2002. Passes that exist on the effective date of this Resolution may be renewed on the annual anniversary of the date of purchase. Any passes not renewed within 30 days of the annual anniversary date will expire and will not be eligible for renewal. Annual Pass fees are \$395 for residents and \$600 for non-residents. Cart fees for Annual Pass holders are \$20 for 18 holes and \$15 for 9 holes.
- b. **BEACHES ENERGY SERVICES CUSTOMER:** A person who is an active Beaches Energy Services (BES) residential customer. All applicants will be verified through Customer Care and a current Driver's License. If utilities are not listed in

applicant's name, applicant's name is required to be listed as a third party at that residential address in the Utility Billing system. BES Residential Customers qualify for the BES Discount Card, which is valid for 365 days from date of purchase.

- c. **DISCOUNT CARD:** Customers may purchase a discount package that will provide a discount on greens fees. Discount Cards are valid for 365 days from date of purchase. All City employees budgeted to work at least 20 hours per week qualify for the Discount Card and do not have to pay the annual fee. The Discount Card rate is \$275. For Beaches Energy Services Customer the Discount Card rate is \$150.
- d. **EMPLOYEES:** Golf staff employees may play with their guests only during unused tee times and at the discretion of the Facility Manager. The golf staff employee rate is \$5.00 and their guests may pay the Discount Card rate.
- e. **FOOD AND BEVERAGE POLICY:** All purchases of food and beverages consumed at the golf course must be made through the golf course concessionaire. Consumption of food and beverages purchased through outside sources is not allowed.
- f. **GOLF ASSOCIATIONS:** Groups recognized by the City of Jacksonville Beach Golf Course. Tee times are reserved in advance for their use. However, tournaments, holidays or course maintenance may cause a deviation in their schedule. The Golf Course Manager and/or Golf Course Superintendent may alter these times to work in the best interests of the golf course. Special rates require prior written approval of the City Manager.
- g. **HOLIDAYS:** Weekend Rate applies to all holidays. Golf cart usage will be required prior to 12:00 p.m. (noon) on all holidays. The golf course may be closed on Christmas Day, December 25. All public holidays are recognized for this purpose.
- h. **JUNIOR:** A person 15 years of age or under. Junior rates apply after 12:00 p.m. (noon) weekdays and weekends (walking or riding).
- i. **RAINCHECKS:** Rainchecks are issued if play is suspended before the fifth hole of an eighteen-hole round. Nine-hole rain checks are issued if play is suspended before the fourteenth hole of an eighteen hole round, or before the fifth hole of a nine hole round. Rainchecks will expire after 90 days from date of issue.
- j. **SENIOR:** A person, age 65 or over, regardless of the location of the senior's residence. Senior rates apply Monday through Thursday only (walking or riding). Senior rates do not apply on Holidays that fall on weekdays.
- k. **FIRST RESPONDER:** Active or retired military personnel, or active police, EMT or fire fighter personnel. First Responder rates apply Monday through Thursday only (walking or riding). First Responder rates do not apply on Holidays that fall on weekdays.
- l. **COLLEGE GOLFER:** A full-time college student currently participating on a collegiate golf team.

- m. **SPECTATOR CART:** A golf cart used by a non-golfer wishing to accompany a playing golfer in a separate golf cart.
- n. **ADVANCED GROUP RATE:** A rate provided for groups with 12 or more participants seeking to book tee times in advance of the standard two-week period. The rate shall be the prevailing rate plus \$10 per golfer.
- o. **TOURNAMENT:** A scheduled, organized event that requires the prior written approval (to include the tournament rate) of the City Manager or his/her designated representative.
- p. **SHOTGUN START:** Groups or tournaments wishing to include shotgun starts must have a minimum of 80 golfers and will be charged the prevailing rate plus \$30 per golfer.
- q. **WALKING:** Walking the golf course for any round is allowed anytime.

SECTION 5. RATE ADJUSTMENTS:

- a. The City Manager or his/her designee has the authority to offer promotional rates, including the driving range (either discounted or increased) based on time of day, or season, or both, including tournaments, to optimize daily play.
- b. The City Manager or his/her designee may adjust the rates approved in the Resolution annually, in an amount not to exceed the annual percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) for the previous calendar year.

SECTION 6. WAIVER OF FEES:

- a. Daily greens fees may be waived for all PGA professionals, golf course managers and golf course superintendents upon presentation of proper identification. Visiting professionals, managers and superintendents will be permitted to bring up to two guests with the greens fees waived, however cart fees are required. The Head Golf Professional or Golf Superintendent must be playing with the group.
- b. Daily greens fees may be waived or reduced for current City of Jacksonville Beach golf professionals, Head Golf Professional and Golf Course Superintendent with the prior written approval of the City Manager or his/her designee.
- c. Daily greens fees and surcharge will be waived for students who are designated as members of the Duncan U. Fletcher Middle School or High School golf team during a practice or competitive match. This will be applicable only during their interscholastic season and is subject to availability of space. This will not include any weekends or holidays.

SECTION 7. REPEAL. Resolution No. 2094-2021 is hereby repealed in its entirety.

SECTION 8. EFFECTIVE DATE. This Resolution shall become effective January 1, 2024.

AUTHENTICATED this ____ day of _____, 2023.

Christine H. Hoffman, MAYOR

Sheri Gosselin, CITY CLERK

ATTACHMENT A - Resolution 2164-2023

Jax Beach Golf Club - Rates as of January 1, 2024

All rates are subject to Sales Tax

	Week Days	Week Ends
18 Holes		
Riding:		
Floor rate	\$ 43.72	\$ 53.95
Ceiling rate	\$ 50.23	\$ 62.33
Discount Card	\$ 39.07	\$ 42.79
Senior or First Responder	\$ 32.09	n/a
Junior	\$ 12.00	\$ 12.00
Annual Pass	\$ 20.00	\$ 20.00
College Golfer	\$ 20.00	\$ 20.00
Walking:		
Floor rate	\$ 28.84	\$ 53.95
Ceiling rate	\$ 28.84	\$ 62.33
Discount Card	\$ 24.19	\$ 42.79
Senior or First Responder	\$ 21.86	n/a
Junior	\$ 10.00	\$ 12.00
9 Holes		
Riding:		
Floor rate	\$ 26.98	\$ 31.16
Ceiling rate	\$ 33.95	\$ 38.14
Discount Card	\$ 23.26	\$ 26.05
Senior or First Responder	\$ 20.93	n/a
Junior	\$ 8.00	\$ 8.00
Annual Pass	\$ 15.00	\$ 15.00
College Golfer	\$ 15.00	\$ 15.00
Walking:		
Floor rate	\$ 22.33	\$ 31.16
Ceiling rate	\$ 22.33	\$ 36.00
Discount Card	\$ 18.14	\$ 26.05
Senior or First Responder	\$ 16.74	n/a
Junior	\$ 6.00	\$ 8.00
OTHER RATES		
Driving Range Small 25 balls	\$ 4.65	
Driving Range Medium 50 balls	\$ 8.37	
Driving Range Large 75 balls	\$ 11.16	
Non-BES Discount Card	\$ 275.00	
BES Discount Card	\$ 150.00	
Pull Cart Rental	\$ 6.00	
Spectator Cart Rental	\$ 20.00	
Rental clubs 9 holes	\$ 15.00	
Rental clubs 18 holes	\$ 25.00	
Rental Clubs Premium	\$ 40.00	
Advanced Group Rate 12 player min.	Prevailing rate plus \$10 per player	
Shotgun start 80 players min	Prevailing rate plus \$30 per player	



CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Molly Alleger, Assistant to the City Manager
DATE:	11/14/2023
SUBJECT:	Resolution No. 2165-2023 Revised Special Event Policy

BACKGROUND

Over the course of the past year, staff has made revisions to the Special Event Policy based on recommendations and requests made by the City Council. The revisions made are summarized in totality below:

- Eliminated Redundancy;
- Removed all procedural items and created an internal document for the Special Event Committee;
- Created an exception to the single-day festival rule for Florida Fin Fest Event to allow for a two-day festival;
- Added a policy to bring forth a calendar of City-produced events annually for Council Approval;
- Lengthened the requirement for the first right of refusal “grandfather clause” from a two-year period to a five-year period; and
- Included a requirement for a Certified Crowd Manager for additional internal security and public safety measures for events with more than 500 attendees.

These revisions have been reviewed and approved by the Special Event Committee and staff agrees that it is a comprehensive, all-inclusive document which will facilitate the successful execution of each Event that will take place on City property.

FINANCIAL IMPACT

None.

REQUESTED ACTION

Adopt Resolution No. 2165-2023 adopting the revised Special Event Policy

ATTACHMENTS

1. Resolution No. 2165-2023

Introduced by: _____

Adopted: _____

RESOLUTION NO. 2165-2023

**A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH,
FLORIDA, ADOPTING A REVISED SPECIAL EVENT POLICY;
PROVIDING FOR ADOPTION OF RECITALS, REPEAL OF
PRIOR INCONSISTENT RESOLUTIONS AND POLICIES,
SEVERABILITY, AND AN EFFECTIVE DATE.**

WHEREAS, on August 7, 2017, the City of Jacksonville Beach City Council adopted a Special Event Policy to establish guidelines, policies, and procedures for special events held on City public property; and

WHEREAS, on January 19, 2021, the City adopted Resolution No. 2072-2020 which amended the Special Event Policy to include a co-sponsorship policy for non-profit organization events on City property; and

WHEREAS, further revisions to the Special Event Policy are necessary to eliminate redundancy and to provide more effective and efficient support to ensure successful execution of Special Events on public property; and

WHEREAS, the Special Events Committee, chaired by the Director of the Parks and Recreation Department, have drafted the revised Special Event Policy which is attached to and made a part of this Resolution; and

WHEREAS, the City Council finds the Special Event Policy serves legitimate public purposes, aids free events that are open and available to the general public, and benefits the public's health, safety, welfare and enjoyment of public property and facilities.

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

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

SECTION 2. Adoption of Revised Policy. The City Council hereby adopts the revised Special Event Policy attached hereto as Attachment A and incorporated by reference as if fully set forth herein.

SECTION 3. Repeal of Prior Inconsistent Resolutions and Policies. All prior resolutions, or parts of resolutions, and prior policies, or parts of policies, that are in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4. Severability. If any section, sentence, clause, or phrase of this Resolution should be held invalid, unlawful, or unconstitutional, said determination shall not be held to invalidate or impair the validity, force, or effect of any other section, sentence, phrase, or portion of this Resolution not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 5. Effective Date. This Resolution and Attachment A: Special Event Policy shall become effective immediately upon passage and adoption by the City Council.

AUTHENTICATED this ____ day of _____, 2023.

Christine H. Hoffman, Mayor

Sheri Gosselin, City Clerk

CITY OF JACKSONVILLE BEACH SPECIAL EVENT POLICY

Department of Parks and Recreation
December 2023



2508 South Beach Parkway
Jacksonville Beach, Florida 32250

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PURPOSE

The purpose of this policy is to outline the requirements to hold a Special Event on the public property of the City of Jacksonville Beach, hereafter called the City. These requirements are intended to safeguard Event participants and the public property belonging to the citizens of Jacksonville Beach. A Special Event is reasonably expected to require, for its safe and successful execution, the coordination of City services or the organization of the Event to a degree above that which the City provides under ordinary, everyday circumstances. City staff will maintain clear and transparent processes and procedures consistent with this policy.

CHAPTER 1. DEFINITIONS

1.01 DEFINITIONS

- A. Special Event or Event. Special Event or Event shall mean any preplanned meeting, activity, parade, or gathering of a group of persons, animals, or vehicles, or a combination thereof, having a common purpose to be held at the Seawalk Pavilion, Pavilion lawn, and/or Latham Plaza. No event shall utilize the Latham Municipal Parking Lot during paid parking season. Exceptions (per City Council vote): Springing the Blues, Opening of the Beaches Parade, Oktoberfest, and the Air Show.
- B. Event Producer. Event Producer shall mean the person who is financially responsible for all fees, deposits, damages, or other charges for holding an Event in Jacksonville Beach. The Event Producer has the authority to make decisions regarding the Event and serves as the point of contact for inquiries and issues that need to be resolved. It is a requirement that the Event Producer is present for the permit meeting as well as the site walkthroughs, both prior to and after the Event. Once an application is approved, the Event is non-transferrable to any other persons or entities.
- C. Certified Crowd Manager. The responsibilities of the Certified Crowd Manager include but are not limited to: keeping entrances/exits clear, preventing overcrowding, assisting orderly evacuation during an emergency, and/or identifying attendees who may potentially cause problems. All Events with expected participation of over 500 individuals will be required to have at least one Certified Crowd Manager and the City reserves the right to determine the required number of Certified Crowd Managers based on the size and scope of the Event. Certification can be obtained through an online course.
- D. Special Event Committee. The Special Event Committee, appointed by the City Manager, is presently comprised of the Parks and Recreation Director as Chairperson, Special Events Coordinator, Police Chief, Fire Marshal, Director of Public Works, Ocean Rescue Supervisor, or their designees. Each City department is responsible for establishing the guidelines and requirements for each Event relevant to department operations. Guidelines and requirements should be reviewed on an annual basis and revised accordingly. The

Committee meets with the Event Producers after an application has been submitted and reviews logistics and planning for the Event's successful production.

- E. Special Event Permit. A Special Event Permit is a permit issued after all requirements are met by the Event Producer and all applicable advance fees are paid. The permit will cover the Event Producer and their selected vendors. A Special Event Permit must be issued for each Event. Additional permits and licenses may be required for tents, alcohol, outside vendors, signs, banners, electricity, and miscellaneous construction. No person shall engage in, participate in, aid, form, or start any Special Event unless a Special Event Permit has been obtained from the Special Event Committee.
- F. Festival. Festival shall mean an event held at the Seawalk Pavilion, the Pavilion lawn, Latham Plaza, and/ or the municipal parking lot which includes alcohol sales, distribution, and/or consumption and will exceed four hours in duration. A City-produced Event is not to be considered a Festival.
- G. Alcohol. For the purposes of this policy, the words Alcohol and Alcoholic Beverage mean beer and/or wine.

1.02 EVENT TYPES

It is the intent of the City to prioritize Events in the order in which they are listed below. The City may not approve a Special Event or Festival on a City- recognized holiday or a holiday adjacent to a weekend.

A. City-produced Events.

An Event produced and managed by the City and authorized by City Council vote annually. The City Manager is authorized to reschedule a City-produced Event if the need presents itself. City-produced Events may be held on holiday or holiday adjacent weekends.

B. Co-sponsored Events.

An Event that is planned and conducted by an outside nonprofit organization with the assistance of City staff time, equipment, public safety services, and/or the use of facilities. The nonprofit organization must provide a notarized income statement and balance sheet which provide sufficient detail to demonstrate the sources and uses of revenue generated by the Event. Co-sponsored Events shall not allow the sale, distribution or consumption of Alcohol. Co-sponsored Events may be held on holiday or holiday adjacent weekends. To qualify, organizations must meet the requirements of the co-sponsorship policy and fill out a separate application for review and approval. See Appendix 1 Co-Sponsorship Policy.

C. Beach/Ocean Events.

An Event which takes place in whole or in part on the beach proper or in the ocean. This includes athletic events, such as soccer tournaments, volleyball tournaments, surf contests, obstacle courses, etc. The Ocean Rescue Supervisor may determine if Ocean Rescue services are required depending on the scope of the Beach Event. Athletic camps must register through the City Clerk's Office.

1. Sea Turtle Nesting Season: Sea Turtle Nesting season is May 1 through October 31 and requires additional restrictions during this time, including but not limited to, usage of lights and placement of structures on the beach proper.
2. Any Event which takes place in the ocean must be 300 feet removed from the North or South side of the fishing pier.
3. Coordination with the Jacksonville Beach Ocean Rescue Supervisor, or his/her designee, must take place to ensure the success of these Events. The Supervisor's guidance is required to ensure safety.

D. Festivals.

An Event held at the Seawalk Pavilion, Seawalk Pavilion lawn, Latham Plaza, and/ or the municipal parking lot which includes alcohol sales, distribution, and/or consumption. The number of alcohol permits per entity that may be approved by the City are limited to the Code of Ordinances, Chapter 4 sec.4-2(a).

1. Alcohol Requirements and Distribution:

- a. The entire area where alcoholic beverages will be sold, distributed, and/or consumed must be defined and fenced and clearly marked with signs stating "No alcohol beyond this point". The Fire Marshal will set the required number of entrances and exits based on the size and scope of the Event.
- b. Jacksonville Beach Police Department presence is required for any and all Festivals. The number of officers required will be determined by the Chief of Police or his/her designee, based on, but not limited to, the number of entrances and exits to the alcohol designated area, as well as the size and scope of the Event. Additional police presence may be requested with an "extra duty officer form" and must be submitted with the Event application.
- c. Regardless of Jacksonville Beach Police Department presence, it is the responsibility of the Event Producer to ensure all participants meet the minimum drinking age requirements.
- d. All additional charges for extra duty police officers will be the responsibility of the Event Producer and shall be paid directly to the Jacksonville Beach Police Department.
- e. "All you can drink" Events are not permitted, including "unlimited alcohol" with any kind of ticket or wristband purchase.

- f. “Buy one, get one free” sales are not permitted, and using alcohol as an inducement to purchase a ticket into a VIP or paid, priority seating area is prohibited.
 - g. Cup sizes are limited to a maximum of 16 ounces.
 - h. Last call for alcohol announcements must be made no later than 30 minutes prior to the end of the Event. During the last-call time period, all alcohol sales are limited to one drink per person. Alcohol sales are required to cease no later than 15 minutes prior to the end of the Event. All last-call activities will be monitored and enforced by the Jacksonville Beach Police Department.
2. Liquor Liability: If alcoholic beverages are being sold, distributed, or consumed at a Festival or Special Event, the Event Producer must provide the City with a Liquor Liability Endorsement or a separate insurance policy in the amount of two million dollars (\$2,000,000). A copy of the Certificate of Insurance must be provided to the Parks & Recreation Department naming the City as Additional Insured.
 3. Length and frequency of Festivals: Only one Festival may be held per month. Festivals occurring in October through February may be two consecutive days; Festivals occurring in March through September may be one day in length. Exceptions (per City Council vote): Florida Fin Fest, which may be two days in duration; Springing the Blues and the Air Show which may be three consecutive days. In years that the City of Jacksonville Beach hosts the Air Show, no additional Festival may be held within two weeks of the Air Show (i.e., there will be no Festival scheduled on either the weekend prior to the Air Show or on the weekend following the Air Show).

Festival hours are restricted to:

Fridays: 5:00PM until 10:00PM

Saturdays: 12:00PM until 10:00PM

Sundays: 12:00PM until 8:00PM

CHAPTER 2. APPLICANT’S PROCEDURAL SYSTEM

2.01 APPLICATION REQUIREMENTS

- A. City Special Event application must be completed in full and submitted to Parks and Recreation at least 90 days prior to the Event date.
- B. Site map including plans for portable restrooms, trash management, inflatables, carnival rides and routes.
- C. Additional Requests for City’s services (e.g. extra duty police officers).
- D. Road Closure: The standard road closure area is 1st Street North between 1st Avenue North and the North entrance to the municipal parking lot, which will be required for all Events that

occupy both the Seawalk lawn and Latham Plaza. All additional road closures for Events will be determined by the Police Department and Fire Marshal. The Police Department will not permit road closures adjacent to commercial businesses unless necessary for public safety.

2.02 SCHEDULING

- A. The Special Event calendar will be managed by the Event Coordinator. The City reserves the right to limit the number of Events during each calendar year. Factors that are considered when scheduling include, but are not limited to: size and scope of the Event; infrastructure available to support the Event; potential conflicts with other Events or park users, degree of impact on the park and surrounding neighborhood; and Event Producer's plan to manage the Event.
- B. First right of refusal goes to annual Events that have taken place at least five consecutive years. If an applicant submits an application for an Event or Festival in which an annual Event has occurred at least five consecutive years or longer, the annual Event Producer will be notified, and has five business days to submit an application and deposit to hold that date, or rights are forfeited. First right of refusal is forfeited and restarts if an event is canceled by the Event Producer and not due to safety related reasons.
- C. All applications shall be received by the Event Coordinator who, upon receipt, will review the details of the Event, address any concerns, and determine if it is appropriate to move forward with a Special Event Committee meeting.
- D. Prior to approval of the application, the Event Producer must make any requested adjustments as recommended by the Committee and remit the required deposit in order to secure the requested Event dates. Failure to comply may result in denial of the application.

2.03 LETTERS OF UNDERSTANDING AND OFF-SITE EVENTS

- A. Organized Events, such as beach clean-ups or athletic tournaments, that will take place on a public street or area within the boundaries of the City, but not in the Pavilion Lawn or Latham Plaza, shall require a Letter of Understanding from the City. All requests must be made in writing to Parks and Recreation at least 30 days prior to the Event. Athletic camps require permitting through the City Clerk's office.
- B. For any Event that requires a public road closure, the Event Producer shall complete the road closure request form and submit it to Planning and Development at least 15 days prior to the Event for approval. Please refer to the Private Commercial Event Policy regarding tent permits and extension of premises for private business events.

- C. Motion picture filming within the boundaries of the City requires a Letter of Understanding from the City.

CHAPTER 3. GENERAL POLICIES

- A. Site Walkthroughs: Site walkthroughs are mandatory for Event Producers to attend. Site Walkthroughs are intended to determine if there are any issues with the hardscapes prior to the Event, and to inspect the facilities and return the keys to the facility post-Event.
- B. Banners and Promotional Materials: Advertising with banners and promotional materials are strictly prohibited until the date(s) and time(s) of said Event are approved in writing. Street banners may be requested through Parks and Recreation and will have an associated cost of \$50.00 per banner.
- C. Portable Restrooms: The required number of portable restrooms will be determined by the Special Event Committee based on the number of expected participants. At least one handicap restroom will be required per Event. Portable restrooms must be removed within 24 hours of the conclusion of the Event. All fees for portable restrooms are the responsibility of the Event Producer.
- D. Trash Removal: The Event Producer shall pay for dumpsters and receptacles as required and is responsible for removal of all waste from the Event site. The number of dumpsters will be determined by the Special Event Committee based on the size and scope of the Event. The Event Producer will be responsible for any additional special maintenance services required for the Event.
- E. Food and Beverage Vendors: All precautions must be made to prevent food, debris, and grease from entering into the City's stormwater system. The Event Producer is responsible for ensuring that food vendors containerize all cooking materials, especially grease, and that any and all by-products are disposed of properly and removed from the City's premises. Food and/or beverage vendors may not use glass or glass containers and must serve all beverages in a plastic or paper cup. All tents and vendors are subject to inspection by the Fire Marshal per the Florida Fire Prevention Code.
- F. Emergency Medical Service Requirements: Per City of Jacksonville and Jacksonville Fire and Rescue Department requirements, EMS services and associated fees are required to carry out Events with an expected crowd size larger than 500 participants and may be required for smaller Events based on the scope of the Event. The requirement increases incrementally per every additional 500 participants. All fees will be charged by and paid to the City of Jacksonville separate from the City of Jacksonville Beach.

- G. Ticket Sales: No Events will be considered that require paid admission. Paid priority seating is allowed only in the SeaWalk Pavilion as long as at least one half (50%) of the SeaWalk Pavilion Lawn is open and free to the general public. Latham Plaza must remain free and open to the public.
- H. Noise Ordinance: Sound levels at all Events must conform to the City's noise ordinance and are the responsibility of the Event Producer. The City Manager or his/her designee may, at his/her sole discretion, establish a lower maximum noise level based on the location or other relevant circumstances relating to the specific Special Event or noisemaking device.
- I. Animals Prohibited: Animals are prohibited from Special Events unless specifically authorized by permission of the City Manager. Service dogs are permitted per state statute.
- J. Personal Property: All personal property must be removed from the premises by the final Site Walkthrough. Any property remaining will be deemed abandoned and will be removed by the City. The Event Producer will be billed if there are any fees associated with removal.

CHAPTER 4. INSURANCE REQUIREMENTS

- A. The City requires the Event Producer to provide the City with proof of Commercial General Liability Insurance coverage in the minimum amount of two million dollars (\$2,000,000).
 - 1. The policy must provide coverage for general aggregate liability losses, personal and advertising injury, fire damage, medical expenses, and additional coverage for volunteer coverage, spectator liability, etc.
 - 2. The coverage shall be written on a "per occurrence" basis and shall be inclusive of "setup and tear down" dates.
 - 3. The City of Jacksonville Beach must be named as Additional Insured.
 - 4. Proof of insurance shall be in the form of a standard Accord Certificate of Insurance written by a licensed insurer acceptable to the City.
- B. Automobile Liability - Driving on the Beach

For all Event Producers and their representatives who wish to drive on the beach to set up or tear down for Events, the following automobile liability insurance is required:

- 1. The Event Producer must provide automobile liability insurance in the amount of two million dollars (\$2,000,000) combined single limit or two million dollars (\$2,000,000) per person bodily injury liability insurance in addition to general liability insurance.
- 2. The City of Jacksonville Beach must be named as Additional Insured. Certificates of Insurance must be submitted to the City within 20 calendar days of the event;

- a) If the vehicle is not personally owned, then “Hired Autos” and “Non-owned autos” insurance is required. This type of insurance is reflected in the automobile liability section of the insurance certificate;
 - b) If the vehicle is titled and registered in the name of the organization, then “All Owned Autos” insurance is required. This type of insurance is reflected in the automobile liability section of the insurance certificate.
3. In the “Description” section of the certificate, indicate the make, model, year, and VIN of each vehicle and trailer which will be accessing the beach. Only those vehicles listed on the policy may be driven on the beach and approved in the permit.
 4. Event Producers must obtain a beach driving permit that requires successful completion of beach driving classes provided by our Ocean Rescue Division.

CHAPTER 5. APPLICATION DENIAL OR PERMIT REVOCATION

- A. A Special Event permit shall not be issued if the Event Producer fails to meet requirements (e.g. permits, licenses, notifications, insurance, timeline due dates, security deposit, advance fees, etc.) stipulated in the Special Event Policy.
- B. City employees and sitting members on any City boards or agencies or any immediate family members, shall not have financial involvement in any Festival or Special Event and all public officials are expected to comply with the State of Florida’s Code of Ethics.
- C. A Special Event permit may be revoked by the City Manager or designee if conditions during the Event set-up or during the Event result in safety hazards or citations, or if the Event Producer or vendors fail to correct conditions identified by the City.
- D. If there are dangerous weather conditions, including lightning within five miles of the Event site, the Event will be suspended. The Event may resume after a waiting period of 30 minutes with no additional lightning. Dangerous weather conditions will be determined by the City as a matter of public safety and will be communicated to the Event Producer.
- E. Any unauthorized vehicles on the beach or on the boardwalk shall constitute noncompliance with the Special Event Policy and may render the Special Event Permit null and void, thus cancelling the Event and possibly causing forfeiture of the opportunity to produce future Events.
- F. If any item under “CHAPTER 3: GENERAL POLICIES” is violated, it may result in permit revocation. These items are subject to police enforcement and may render the Special Event Permit null and void, thus cancelling the Event and possibly causing forfeiture of the opportunity to produce future Events. The Event may be shut down at the City Manager’s discretion.

G. After Action Reports shall be kept for all Special Events. The Special Event Committee will rely on the After Action Reports to determine approval or denial of Event applications in succeeding years.

CHAPTER 6. FEES

Fees and charges for Special Events are established and periodically adjusted by a resolution approved by the Jacksonville Beach City Council. All Special Event fees are intended primarily to offset the cost to the City resulting from such Special Events; therefore, except for City-produced, co-sponsored, or contracted events, the City does not waive Special Event fees for facility rentals, permits, licenses, or any other charges for City services. Any Event Producer requesting to hold an Event on City property or facilities must pay all required fees within the time frame designated.

CHAPTER 7. TIMELINE

90 days prior to Event date	Event Producer must complete application and supporting documentation. Submit to the Parks and Recreation department.
60 days prior to the Event date	Special Event Committee meeting with the Event Producer. Draft permit issued. Deposit payment required.
45 days prior to the Event date	Final payment due (Event Producer)
30 days prior to the Event date	Banner and/or road closure requests due (Event Producer)
20 days prior to Event date	All additional permits and insurance documents due (Event Producer)
15 days prior to Event date	Event Producer must notify local businesses affected by road closures; complete beach driver training course if applicable
10 days prior to Event date	The City will issue the final, signed permit
Event date	
15 days post Event date	All other applicable fees due (damage or cost incurred by the City for cleaning). The City will then issue the deposit refund.



CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Alyson Riley, Events Coordinator
DATE:	12/01/2023
SUBJECT:	City-produced Special Events for 2024

BACKGROUND

The Special Events Policy defines a City-produced event as an event produced and managed by the City and authorized by City Council vote, annually. The following are City-produced events planned for calendar year 2024:

Month	Day	Event
January	16	Car Cruise
February	20	Car Cruise
March	19	Car Cruise
March	30	Easter Egg Hunt
April	16	Car Cruise
April	27	Sand Castle Contest
April	28	Beaches Parade
May	10	Moonlight Movie - The Little Mermaid (2023 version)
May	21	Car Cruise
June	1	Country Music Festival (official name TBD)
June	18	Car Cruise
July	16	Car Cruise
August	20	Car Cruise
September	6	Moonlight Movie - Top Gun: Maverick
September	17	Car Cruise
October	15	Car Cruise
October	18	Moonlight Movie - Hocus Pocus 2
December	TBD	Moonlight Movie - The Grinch

The Car Cruise is scheduled on the third Tuesday of every month except November and December. The event is produced with support from local resident car enthusiasts.

The moonlight movie date in December is generally determined by the Deck the Chairs schedule.

Dates may be subject to change due to factors such as inclement weather, schedule conflicts or other unforeseen circumstances.

FINANCIAL IMPACT

None.

REQUESTED ACTION

Approve the 2024 calendar of City-produced Special Events



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

ATTACHMENTS



CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Luis Flores, Property and Procurement Officer through Ashlie Gossett, Chief Financial Officer
DATE:	11/17/2023
SUBJECT:	Indirect Transfer of the Commercial Lease Agreement with Franklin Electric Service, Inc.

BACKGROUND

The City owns property on 10th Street South known as the Jacksonville Beach Industrial Park. Since 2016, parcel 730 has been leased to Franklin Electric Service, Inc., a local electrical contracting business. The current lease expires on January 31, 2024.

In November 2023, Franklin Electric Service, Inc., was sold to the managing members of Vie Electric, LLC, maintaining the name of Franklin Electric Service, Inc. The new owners wish to honor the current Commercial Lease Agreement and enter into a new Lease Agreement upon the expiration of the current term. Paragraph 2 of Attachment B of the current Commercial Lease Agreement (attached) states, "Stock transfers or asset transfers which change the management or policy making individuals of the corporation shall be considered an 'indirect transfer' of the Lease, requiring the express written consent of the City."

Staff recommends the City Council approve the indirect transfer of the current Commercial Lease Agreement. The minutes from the December 18, 2023 City Council meeting memorializing such approval will constitute the express written consent of the City. Should the City Council approve the indirect transfer of the current Commercial Lease Agreement, the new Lease Agreement, which will be effective February 1, 2024, will be brought before the City Council for approval on January 16, 2024.

FINANCIAL IMPACT

Revenues received from the City's Industrial Park are used to fund technology purchases such as annual license agreements and computer replacements.

REQUESTED ACTION

Approve the indirect transfer of the Commercial Lease Agreement with Franklin Electric Service, Inc., for property in the Industrial Park

ATTACHMENTS

1. Commercial Lease Agreement with Franklin Electric Service, Inc.

6/28/2017

Tenant Name: **Franklin Electric Service, Inc.**

Address: **Industrial Park**
730 10th Street South

Terms: 5 years with options to renew in 1-year increments at City Manager's discretion

Ann Increase: 4% on February 1

Start Date: February 1, 2016 (5 month grace period-1st payment 7/1/16)

End Date: January 31, 2021

Start Rate: \$2,160.58 monthly

Sq. Ft.-Bldg: 2,240

Sq. Ft -Land: 7,160

Jarrett A. Franklin Owner 904.420.8381 or 904.629.4925 JarrettAF@comcast.net

Email Invoices and Statements to: TJ Hendricksen Thehendricksen@arcsj.org

Payment Info: IP: 3443/555

COMMERCIAL LEASE AGREEMENT

City of

Jacksonville Beach

1460A Shetter Avenue

Jacksonville Beach

FL 32250

Phone: 904.247.6226

Fax: 904.270.1639

www.jacksonvillebeach.org

This Lease is executed on this 1st day of February, 2016, A.D. by and between the CITY OF JACKSONVILLE BEACH, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is 11 North Third Street, Jacksonville Beach, Florida 32250 ("CITY"); and Franklin Electric Service, Inc., a Florida Corporation whose mailing address is 4 Tallwood Road, Jacksonville Beach, Florida 32250 ("TENANT").

In consideration of the mutual covenants contained herein, CITY and TENANT agree as follows:

1. LEASED PROPERTY.

CITY hereby demises and leases to TENANT, and TENANT hereby hires, rents, and leases from CITY, real property located at the former Jacksonville Beach City Yard, now known as the Industrial Park, located at 730 10th Street South, Jacksonville Beach, Florida 32250, Duval County. The leased property consists of 7,160 square feet land and 2,240 square feet of building space and is more particularly described in Attachment A to this Lease.

2. TERM.

(a) Initial Term: The initial term of this Lease shall be five (5) years, commencing on February 1, 2016 and terminating on January 31, 2021. The lease is renewable for additional one-year terms upon the sole discretion of the City Manager.

3. RENT; RENT ADJUSTMENT.

(a) Subject to the adjustment, escalation, and other provisions of this Lease and Attachment B of this Lease, TENANT shall pay to CITY, in lawful



money of the United States, a total rent, during the first year of this Lease, of \$25,926.98 per year plus all applicable federal, state and local taxes, fees, and assessments accruing during the term of this Lease. The initial monthly rent shall start at \$2,160.58 plus any such taxes, fees, or assessments billed for that month. This rental rate is based on 7,160 square feet of land at a beginning rate of \$1.08 per square foot per year and 2,240 square feet of building space at a beginning rate of \$8.12 per square foot per year. Rent shall be due on the first day of each month. Failure to pay the monthly rent in full by the tenth day of each month shall result in the assessment of a late charge of five percent (5%) of the amount then owing or \$50.00, whichever is greater.

The CITY will grant a grace period of five (5) months for the TENANT to upgrade the building to include installation of a restroom facility. The first monthly rent payment will be due at the end of the grace period, on July 1st 2016.

(b) At the expiration of this Lease, ownership interest in all structures and improvements (fixtures) made by TENANT shall vest to the CITY. These fixtures shall consist of any structures built and improvements made by TENANT upon the Leased Premises during the initial terms, and during the option period, if applicable, including all alterations, changes, and additions, except TENANT's unfixed personal property.

4. STANDARD PROVISIONS.

The standard lease provisions for Industrial Park Tenants set forth in Attachment B to this Lease and entitled "Standard Lease Provisions," are incorporated into and made a part of this Lease.

5. SPECIAL PROVISIONS.

To the extent that any of the following Special Provisions is in conflict with any other provision of this Lease, the Special Provision shall govern.

(a) The TENANT hereby agrees to indemnify and hold the CITY harmless of and from all actions, proceedings, claims, demands, costs, damages, and expenses, which shall include, but not be limited to, the CITY's actual court costs and attorney's fees, which arise from damage to property or injury to persons located on the leased property as a result of errant golf balls from the Golf Facility and the Golf Facility's proximity to the leased property (the "Indemnification"). The Indemnification shall only benefit the CITY and not any other person, entity, or party, and the Indemnification shall automatically expire and become null and void in the event that the adjacent property ceases to be used as a Golf Facility.

(b) The CITY is planning improvements to the roadway, drainage, sidewalks and curb and gutter along Tenth Street South, and will not be responsible for any business delays, costs or inconveniences to the TENANT during such improvements.

(c) Ad valorem and non-ad valorem taxes shall be paid to the City of Jacksonville Beach on an annual basis pursuant to paragraph 19(b) of the Standard Lease Provisions for Industrial Park Tenants set forth in Attachment B to this Lease.

(d) The leased property can only be used for the purposes(s) described in Attachment B and for no other use without the written consent of the CITY.

6. INTEGRATION; AMENDMENTS.

(a) This written Lease Agreement and Attachments A and B contain

the entire Agreement of the undertakings by and between the parties hereto relative to the leasing of the premises. No prior or present agreements, representations, statements, or promises, whether oral or written, made by any party or agent of any party hereto which is not contained herein shall be binding or valid.

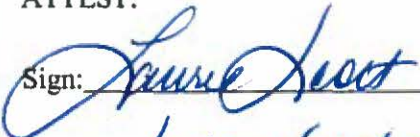
(b) No provision of this written Lease or Attachments A and B may be amended, extended or modified except by written instrument executed by all parties to this Lease.

IN WITNESS WHEREOF, we the CITY and TENANT have hereunto affixed our hands and seals.

CITY – CITY OF JACKSONVILLE BEACH

ATTEST:

CITY:

Sign: 

Sign: 

Print: Laurie Scott

Print: WC LATHAM

Title: City Clerk

Title: Mayor

Sign: 

Print: George O. Forbes

Title: City Manager

STATE OF FLORIDA
COUNTY OF DUVAL

TENANT – FRANKLIN ELECTRIC SERVICE INC.

ATTEST:

TENANT:

Sign: _____ Sign: JARRETT A. FRANKLIN
Print: _____ Title: OWNER
Title: _____

Acknowledgement: It is known that the site of this land being leased is adjacent to a Municipal Golf Course and Pollution Control Plant. The TENANT agrees to hold the CITY harmless for any damages arising from stray golf balls and Pollution Control Plant odors which occur on the leased premises.

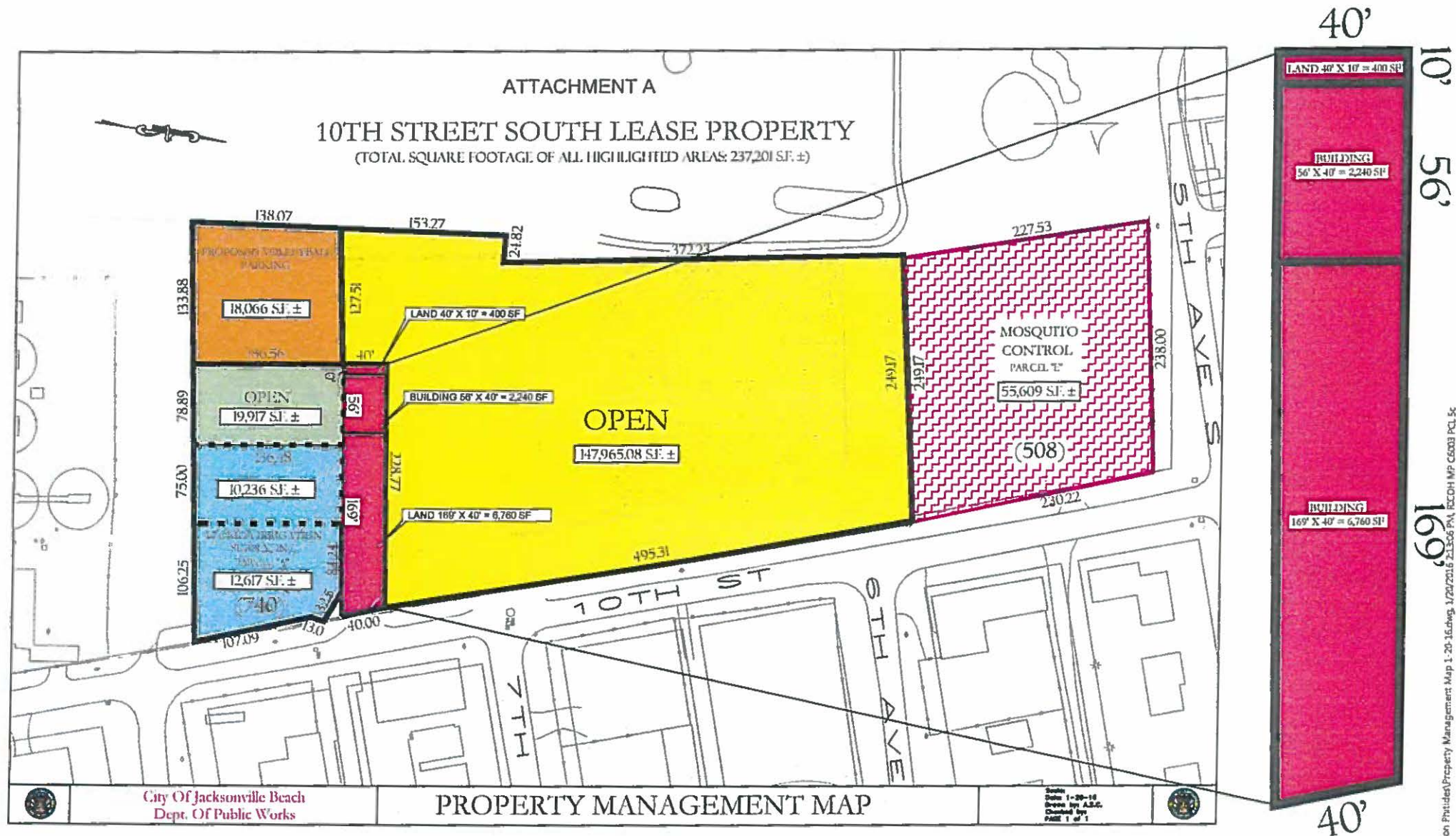
FRANKLIN ELECTRIC SERVICE INC.

[AFFIX CORPORATE SEAL HERE]
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this day of _____, 20____, by _____, as and as, _____ on behalf of the corporation. They are personally known to me or produced _____ as identification and did/did not take an oath.

NOTARY PUBLIC:

Sign: _____
Print: _____
State of Florida at Large [SEAL]
My Commission Expires: _____



THE LEASE PROPERTY TO FRANKLIN ELECTRIC SERVICE INC IS HIGHLIGHTED IN RED



City of

Jacksonville Beach

1460A Shetter Avenue

Jacksonville Beach

FL 32250

Phone: 904.247.6226

Fax: 904.247.1639

www.jacksonvillebeach.org

ATTACHMENT B

STANDARD LEASE PROVISIONS FOR INDUSTRIAL PARK TENANTS



ATTACHMENT B

STANDARD LEASE PROVISIONS FOR INDUSTRIAL PARK TENANTS

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ATTACHMENT B

STANDARD LEASE PROVISIONS FOR INDUSTRIAL PARK TENANTS

1. RENTAL ADJUSTMENT:

(a) Annual rental adjustment: Beginning on February 1st of the year in which the Lease is executed, and annually on each February 1st thereafter, including any option for renewal exercised under the Lease, the rent shall be increased by 4%.

2. ASSIGNMENT:

TENANT shall not, either directly or indirectly by any means, assign, sublease or transfer the Lease or any interest therein, or any portion of the Leased Premises, including any improvements thereon, without the express written consent of the CITY. In no event shall the granting of consent to one or more assignments, subleases or transfers constitute a waiver of CITY's right to refuse consent as to subsequent assignments, subleases or transfers. Stock transfers or asset transfers which change the management or policy making individuals of the corporation shall be considered an "indirect transfer" of the Lease, requiring the express written consent of the CITY.

3. ALTERATIONS:

TENANT shall not make any alterations, changes, additions or improvements to the Leased Premises without the express written consent of the CITY. If, because of any act or omission of the TENANT, his successors or assigns, any mechanics, material men, laborers or other liens or other order for payment of money shall be filed against the Leased Premises, or any part thereof, or against the CITY, then the TENANT shall, at TENANT's own cost and expense, cause the same to be canceled and discharged of record, and further shall indemnify and hold harmless the CITY from and against any and all costs, expenses, claims, losses or damages, including reasonable attorney's fees, resulting therefrom or by reason thereof.

4. CITY'S LIABILITY LIMITATION:

(a) TENANT represents that TENANT has inspected the Leased Premises, any improvements located thereon, and the roadways and any other means of ingress and egress from the Leased Premises. TENANT accepts the condition of the Leased Premises and fully assumes all risks incidental to the use of the roadways, and the Leased Premises. CITY shall not be liable to TENANT's agents, employees, visitors, guests or invites from any cause or condition whatsoever. CITY makes no warranty of the suitability of the Leased Premises for the use contemplated herein.

(b) CITY shall not be liable to TENANT for any claim for compensation or any losses, damages or injuries sustained by TENANT resulting from failure of any water supply, heat or electrical current, whether on the surface or underground, including stability, moving, shifting, settlement or displacement of materials by fire, water, windstorm, tornado, act or state of war, civilian commotion or riot, or any other cause

beyond the control of the CITY.

5. INDEMNIFICATION:

TENANT agrees to indemnify and hold harmless CITY of and from, any and all actions, claims, losses, and litigation including all costs and attorney's fees, arising out of or connected with TENANT's occupancy or use of the Leased Premises, except with respect to any conditions which are in CITY's sole control, or which are caused by CITY's negligent or willful acts. TENANT further agrees to hold CITY harmless for the loss of, or damage or destruction to, any property stored within the Leased Premises. Unless explicitly provided herein, no provision of this Attachment B or any other Lease provision shall abridge, restrict or otherwise modify TENANT's obligation to indemnify and hold harmless CITY as provided herein.

6. INSURANCE:

(a) The TENANT shall procure, maintain and pay for a Commercial General Liability insurance policy providing coverage which protects the CITY and TENANT, from claims arising from bodily injury, property damage, operations, premises and fire legal liability. This insurance policy shall have a combined single limit of not less than \$1,000,000.00. CITY shall be named as an "additional insured" under said policy. TENANT shall insure that the CITY is provided a minimum of thirty (30) days' notice of any policy change or amendment, including cancellation. TENANT's insurance, including that applicable to the CITY as an additional insured, shall apply on a primary basis and any other insurance maintained by the CITY shall be in excess of and shall not contribute with TENANT's insurance.

(b) TENANT shall provide, maintain and pay for a property insurance policy providing coverage for the demised premises of which any buildings are a part, including any improvements and betterments which may be insurable as part of the realty. Said property insurance shall cover the improvements and betterments from loss due to fire, windstorm, and any other peril included in the broadest available standard form of extended coverage. Coverage shall be in an amount sufficient to meet the co-insurance requirements of the policies, but not less than the full insurable value thereof. Deductibles for all perils shall not be greater than \$1,000.00. The policy shall be endorsed to make any loss payments payable jointly to the CITY and TENANT for losses covered under such policies. TENANT shall have the right to use the proceeds of any such policy in the event of loss to repair or replace the damaged or destroyed buildings, improvements, betterments and equipment; otherwise, the entire proceeds of such policy shall become payable to the CITY.

(c) TENANT shall provide the CITY with certificates of insurance stating that the required coverages are in force within ten (10) days after execution of the Lease, and annually thereafter. TENANT shall supply proof of insurance subject to all requirements of this Section to the CITY for any CITY-approved subleases at the inception of the sublease and annually thereafter as long as the sublease remains in effect.

(d) Recognizing the extended term of this contract, TENANT agrees that the CITY shall have the right to periodically review the adequacy of the required insurance and amend the insurance requirements of this section. Factors which may be considered include but are not limited to changes in generally accepted insurance industry standards and practices, changes in TENANT's use of the premises, measurable changes in local

and national economic indicators and changes in City policies and procedures.

7. USE OF LEASED PREMISES; RESTRICTIONS ON USE:

(a) TENANT agrees to observe and obey all laws, ordinances, rules and regulations promulgated and enforced by the CITY and by any other proper authority having jurisdiction over the conduct of operations on the premises. Further, TENANT agrees that TENANT shall not occupy or use or permit or suffer the Leased Premises or any part thereof, to be occupied or used for any unlawful or illegal business or purpose, nor in such manner as to constitute a nuisance of any kind, nor for any purpose or in any way in violation of any laws, rules, requirements, orders, ordinances, regulations of the United States of America, or of the State, County, or City government, or their administrative boards or agencies.

(b) TENANT may use the Leased Premises for uses permitted in the zoning district in which the property is located, and in conformance with a site plan and uses approved by the CITY and subject to applicable laws and ordinances.

(c) TENANT may ONLY use the Leased Premises for a office space.

8. CONSTRUCTION OF IMPROVEMENTS:

(a) TENANT shall submit a detailed plan for building improvement within thirty (30) days of the approval of the Lease, and shall diligently pursue site plan approval.

(b) Notwithstanding subsection (a) above, if TENANT fails to receive site plan approval within ninety (90) days after the effective date of the Lease, CITY may elect to terminate the lease. If CITY elects to terminate the Lease due to TENANT's failure to obtain site plan approval:

(1) CITY shall have the right to immediately reenter and take possession of Leased premises; and

(2) All title to and interest in any structures built and improvements made TENANT upon the Leased premises shall vest in CITY.

(c) If the project intended for construction on the Leased Premises is a phased project, all construction and phasing shall be in accordance with the applicable laws and ordinances relating to such construction.

(d) Title to all permanent structures shall vest with the CITY at the expiration of the Lease.

9. RESPONSIBILITY FOR AND MAINTENANCE OF LEASED PREMISES:

(a) TENANT covenants that the CITY shall have no responsibility for the maintenance of the Leased Premises, including any improvements thereon, and that TENANT shall, at TENANT's own expense, keep in good order and repair, inside and out:

(1) any building on the real property herein described, and all structural attributes, including roofs, of such buildings; and

(2) all equipment located within any buildings, including, but not limited to, the HVAC systems, machinery, plumbing, wiring, pipes, gas, steam and

electrical fittings, and all other equipment. TENANT further agrees, from time to time, to make renewals and replacements of such equipment so that, at all time, any building and its equipment will be in thoroughly good condition, order and repair. The replacements and renewals made by TENANT shall be first class and modern in character and efficiency, of a quality at least equal to the original equipment and sufficient for the same service.

(b) TENANT shall keep the Leased Premises clean, shall dispose of all debris and other waste matter which may accumulate, and shall provide metal containers, with proper covers, for waste within the building or buildings to be erected on said premises.

(c) TENANT shall maintain the ground, landscaping and parking areas in good condition.

10. REMEDIES:

The CITY's remedies contained in this Lease are in addition to the rights of the CITY under Florida statutes governing nonresidential landlord-tenant relationships and to all other remedies available at law or in equity to the CITY.

(a) Remedies for Nonpayment of Rent or Additional Payments. The CITY has the same remedies for the TENANT's failure to pay rent as for the TENANT's failure to make any other payments required herein.

(b) Abandonment of Premises or Delinquency in Rent. If the TENANT abandons or vacates the Leased Premises before the end of the Lease term, or if the TENANT is in arrears in rent payments, the CITY may cancel this Lease. On cancellation, the CITY is entitled to enter the Leased Premises as the TENANT's agent, whether by force or other means, to re-lease the Leased Premises. The CITY will incur no liability for the entry. As the TENANT's agent, the CITY may re-lease the Leased Premises with or without any furniture or personal property that may be in it, and the re-leasing may be made at such price, on such terms, and for such duration as the CITY determines and for which the CITY receives rent.

(c) Dispossession on Default. If the TENANT defaults in the performance of any covenant or condition of this Lease, including the TENANT's responsibility for maintenance more fully set forth under Paragraph 9, the CITY may give the TENANT written notice of that default. If the TENANT fails to cure a default in the payment of rent or additional rent within ten (10) days or fails to cure any other default within ten (10) days after written notice is given, the CITY may terminate this Lease. Termination of this Lease may occur only after the CITY gives not less than ten (10) days advance written notice to the TENANT. On the date specified in the notice, the term of this Lease will end, and the TENANT will quit the Leased Premises and surrender the Leased Premises to the CITY, except that the TENANT will remain liable as provided under this Lease. On termination of the Lease, the CITY may reenter the Leased Premises without notice and by force or otherwise to dispossess the TENANT, any legal representative of the TENANT, or any other occupant of the Leased Premises. The CITY may retake possession through summary proceedings or otherwise, and the CITY will then hold the Leased Premises as if this Lease had not been made. The TENANT waives TENANT's

right to receive notice of the CITY's intention to reenter and/or institute legal proceedings for repossession of the Leased Premises.

(d) Damages on Default. If the CITY retakes possession the CITY has the following rights:

(1) The CITY is entitled to the rent and any additional amounts that are due and unpaid, and those payments will become due immediately, and will be paid up to the time of the reentry, dispossession, or expiration, plus any expenses that the CITY incurs for legal expenses, attorneys' fees, brokerage costs, returning the Leased Premises to good order, and preparing the Leased Premises for re-rental, plus interest on rent and additional rent then due at the maximum interest rate permitted by law.

(2) The CITY is entitled to re-lease all or any part of the Leased Premises in the CITY's name or otherwise, for any duration, on any terms, including but not limited to any provisions for concessions or free rent, or for any amount of rent that is higher than that in the subject Lease.

(e) Bankruptcy or Insolvency. If the TENANT becomes insolvent or if bankruptcy proceedings are begun by or against the TENANT before the end of the Lease term, the CITY may immediately cancel this Lease as if the TENANT had defaulted. Without affecting the CITY's rights under this Lease, the CITY may accept rent from a receiver, trustee, or other judicial officer who holds the property in a fiduciary capacity. No receiver, trustee, or other judicial officer is entitled to receive any right, title, or interest in or to the Leased Premises under this paragraph. For purposes herein, TENANT shall be considered "insolvent" if:

(1) TENANT shall file in any court, or there shall be filed by or against TENANT in any court pursuant to any statute, either of the United States or any state, an adjudication in bankruptcy or insolvency or for reorganization, or for the appointment of a Receiver of TENANT's property, or if TENANT shall dissolve or commence any action or proceeding for dissolution or liquidation;

(2) TENANT's property shall be taken by any governmental officer or agent pursuant to statutory authority for the dissolution or liquidation of TENANT;

(3) TENANT shall make an assignment for the benefit of creditors;
or

(4) TENANT shall be adjudicated a bankrupt, or a receiver or trustee shall be appointed for the liquidation or reorganization of TENANT.

11. TERMINATION:

At the expiration of this Lease or earlier termination hereof, TENANT shall peaceably and quietly leave, surrender and deliver to CITY the Leased Premises broom-clean, together with any building and improvements, including all alterations, changes, or additions which may have been made upon the Leased Premises, except any unfixed personal property put in at the expense of TENANT, in thorough repair and good order and safe condition. TENANT shall remove all of TENANT's unfixed personal property from the Leased Premises upon termination. If TENANT fails to remove TENANT's unfixed personal property within fifteen (15) days after the CITY's written notice to TENANT, such property shall be deemed to have been abandoned. The CITY may appropriate, sell, store, destroy or otherwise dispose of any abandoned property without notice to TENANT and without obligation to account therefor.

12. HOLDOVER TENANCY:

If the TENANT remains in possession of the Leased Premises after the Lease expires or terminates for any reason:

(a) TENANT will be deemed to be occupying the Leased Premises as a TENANT from month-to-month at the sufferance of the CITY. The TENANT will be subject to all of the provisions of this Lease, except that, at the CITY's discretion, the base rent will be at a monthly rate equal to twice the amount of a single monthly installment of fixed rent at the rate in effect for the last month of the term of this Lease;

(b) TENANT shall reimburse the CITY for any additional damages which the CITY suffers by reason of TENANT's continued occupancy; and

(c) TENANT shall indemnify the CITY from and against all claims made by any succeeding tenant insofar as such delay is occasioned by TENANT's failure to surrender the Leased Premises.

13. MORTGAGING THE LEASEHOLD:

Unless specifically excluded under the Standard or Special Provisions of the Lease, and unless TENANT is in default under the terms of the Lease, the provisions of this section shall apply. If TENANT mortgages the leasehold estate, and if the holder of the mortgage (hereinafter the "Mortgagee"), within thirty (30) days of its execution, delivers to the CITY a true copy of the mortgage and all pertinent documents related thereto, together with written notice specifying the name and address of the Mortgagee and the pertinent recording data with respect to the mortgage, then as long as any such leasehold mortgage shall remain unsatisfied of record or until written notice of satisfaction is given by the holder to the CITY, the following provisions shall apply:

(a) Upon serving TENANT with any notice of default pursuant to Paragraph 10, CITY shall simultaneously mail or otherwise deliver a copy of the notice to the Mortgagee. If TENANT fails to cure the default(s) within the time stated in the notice of default, CITY shall deliver to Mortgagee an additional notice so stating. Mortgagee shall have thirty (30) days from the date of the additional notice to remedy or cause to have remedied the default(s) listed on the notice of default, and CITY shall accept the remedy by or at the instigation of the Mortgagee as if performed by TENANT. TENANT shall cooperate fully in giving notice to the Mortgagee and otherwise assisting in correcting any default(s).

(b) CITY agrees that the name of the Mortgagee may be added to the "Loss Payable Endorsement" of any insurance policies required by the Lease to be carried by TENANT on condition that the insurance proceeds are to be applied strictly in the manner specified in the Lease and any mortgage and all collateral document(s) shall so provide. Any expense resulting thereby shall be the TENANT's responsibility.

(c) TENANT shall also have the right from time to time during the term of the Lease to place any substitute or additional mortgage on the leasehold estate created by the Lease and on TENANT's interest in the leasehold estate; provided, however, that all such mortgages shall be subordinate to the Lease and no such mortgage shall extend beyond the initial term or the option term, if any, then in effect; provided, further, that the CITY shall have the right to approve or deny TENANT's request to place the additional

or substitute mortgage on the leasehold estate. The CITY shall not unreasonably withhold such approval.

14. ENVIRONMENTAL PROVISIONS:

(a) The TENANT shall be solely responsible for all such costs and expenses which arise out of environmental contamination for which the CITY may be held liable caused by the TENANT, the TENANT's agents, employees, contractors, or invites during any prior or current tenancy or occupancy of the Leased Premises or any portion thereof.

(b) The parties' responsibilities, obligations, and liabilities pursuant to this Lease shall survive the expiration or early termination of this Lease.

(c) Nothing in this Lease shall be deemed to be a waiver of the CITY's right to take action against responsible parties for remediation of or payment for environmental contamination on the Leased Premises, nor be deemed to be an assumption by the CITY of the responsibility for such remediation or payment, except as may be imposed on the CITY as a matter of law.

(d) The TENANT acknowledges that remediation steps taken to correct any environmental contamination may extend over a number of years and may cause inconvenience and business interruption to the TENANT. The CITY shall not be liable to the TENANT in any manner for such inconvenience and disruption.

(e) Except as properly permitted under federal, state and local laws and rules and regulations, TENANT shall not conduct nor permit or authorize to any other person, the generation, storage, treatment, or disposal of any hazardous materials (as defined under federal, state, and local environmental laws), on or in any location that might adversely affect or contaminate the Leased Premises. This paragraph shall not apply to properly permitted storage, if any, allowed under the terms of this Lease.

(f) The TENANT shall store, utilize and dispose of all industrial, domestic, hazardous, and solid wastes permitted under the terms of this Lease in accordance with applicable federal, state, and local laws, rules, and regulations.

(g) TENANT shall promptly provide the CITY written notice of any spill or release of hazardous materials at or from the Leased Premises

(h) TENANT shall not install or utilize any irrigation wells on the Leased Premises without the written permission of the CITY.

(i) In the event that any environmental condition or any hazardous materials prohibited by or actionable under applicable law should now or hereafter arise from, contaminate, or be located on the Leased Premises (regardless of the source of such condition or materials), TENANT hereby agrees, at its expense, to forthwith (1) remove said materials from the Leased Premises; (2) comply with any and all orders or directives of any federal, state, city or local agency or department relative thereof; and (3) return the Leased Premises to proper condition without any diminution in the value thereof.

(j) Failure of TENANT to comply with the obligations of this section shall constitute a default under the Lease.

15. NOTICES:

(a) The CITY hereby designates the City Manager or his/her designee as its official representative with the full power to represent the CITY in all dealings with TENANT in connection with the Leased Premises. CITY may designate by notice in writing, addressed to TENANT, other representatives from time to time and such notice

shall have the same effect as if included in the terms of the Lease.

(b) Notice to the CITY as herein provided shall be sufficient if sent by registered mail, postage paid, to the Property and Procurement, Property and Procurement Division, City of Jacksonville Beach, 1460A Shetter Avenue, Jacksonville Beach, Florida 32250, and notice to TENANT in the same manner shall likewise be sufficient if addressed to TENANT at the address of the Leased Premises or such other addresses as may be designated by the CITY or TENANT in writing from time to time.

16. REAL ESTATE COMMISSION:

The CITY and TENANT each covenant and warrant to the other that they have not authorized any person, firm, or corporation as a real estate agent or broker to deal on behalf of such party with respect to the Lease. TENANT agrees to indemnify and hold harmless CITY from any claim for remuneration, commissions or broker's fees arising out of this transaction and Lease.

17. ENTRY OF LANDLORD:

The CITY may enter the Leased Premises for the following purposes:

- (a) To inspect or protect the Leased Premises;
- (b) To determine whether TENANT is complying with the applicable laws, orders or regulations of any lawful authority having jurisdiction over the Leased Premises or any business conducted therein; or
- (c) To exhibit the Leased Premises to any prospective tenant when TENANT is in default of the Lease or has notified the CITY of intention to terminate the Lease or during the last six (6) months of the term of the Lease. No authorized entry by CITY shall constitute an eviction of TENANT or deprivation of TENANT's rights under the Lease; nor shall such entry alter CITY'S obligations hereunder or create any right in CITY adverse to TENANT's interest hereunder.

18. CONSTRUCTION:

The Lease shall be governed by and construed in accordance with the laws of, or applicable to, the State of Florida.

19. MISCELLANEOUS PROVISIONS:

(a) TENANT agrees that no signs or advertising matter may be erected on the Leased Premises without the consent of the City Manager or his/her designee and the issuance of a sign permit by the City of Jacksonville Beach Planning & Development Department.

(b) TENANT shall pay all legal taxes of any nature, including but not limited to, ad valorem and non-ad valorem taxes, impact fees, and assessments against the Leased Premises and the buildings placed on the premises by the TENANT accruing during the term of this Agreement or any renewal thereof. All ad valorem and non-ad valorem taxes shall be paid to the City of Jacksonville Beach on an annual basis.

(c) TENANT expressly agrees for TENANT and TENANT's successors and assigns, that no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities; that in the construction of any improvements on, over or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination; that the TENANT and TENANT's successors and assigns shall use the premises in compliance with all other requirements imposed by City, State or Federal laws; That in the event of breach of any of the above mentioned nondiscrimination laws, the CITY shall have the right to terminate the Lease and to reenter and as if said Lease had never been made or issued.

(d) TENANT shall be responsible for furnishing and paying for all utility services used by TENANT. TENANT agrees that all utility services or other energy management services shall be purchased from the City of Jacksonville Beach.

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6274

Fax: 904.270.1642

www.jacksonvillebeach.org

MEMORANDUM

TO: George Forbes, City Manager
FROM: Jason Phitides, Property & Procurement Officer
DATE: January 25, 2016
SUBJECT: Lease for Industrial Park with Franklin Electric Service Inc.

ACTION REQUESTED

Approve a Commercial Lease Agreement with Franklin Electric Service Inc., for property at the Industrial Park.

BACKGROUND

The City owns property on 10th Street South known as the Jacksonville Beach Industrial Park. The property was previously leased to First Student Bus Company, whose lease expired in July 2014.

Franklin Electric Service Inc. (Lessee), is a local electrical contracting business operating throughout the Beaches for the past eight (8) years. The Lessee would like to lease 7,160 square feet of land including the vacant building formerly used as a maintenance facility for school buses. The building is approximately 2,240 square feet. The Lessee plans to use the facility strictly for commercial office space. The proposed use is acceptable under Sec. 34-346 Industrial district: I-1 zoning. Total monthly rent would be \$2,160.58.

The Lessee plans significant improvements to the existing building which include the installation of a restroom facility, new HVAC system and upgrade to the electrical system.

Key provisions of this lease are as follows:

- The lease is for a period of five (5) years, with options to renew for one-year increments at the sole discretion of the City Manager.
- In order to complete upgrades and building modifications, the Lessee will be afforded a five (5) month grace period where the Lessee is not required to pay rent, ending on July 1st 2016.



- Use of the land and building is solely for commercial office space.
- The initial lease rate will be \$1.08 per square foot for 7,160 square feet of land per annum and \$8.12 per square foot for 2,240 square feet of building space per annum. Total lease rate is \$25,926.98 per annum or \$2,160.58 per month.
- The rate will increase by 4% each year. The Lessee is also responsible for ad valorem and property taxes.
- The Lessee shall be responsible to maintain and keep the property in good condition and repair throughout the term of the lease.
- The Lessee shall maintain liability insurance and co-insure the City of Jacksonville Beach.
- Title to and interest in all permanent structures built and improvements made by the Lessee, shall vest with the City.
- The Lessee may not assign the lease or sublease the property.

RECOMMENDATION

Authorize the City Manager and Mayor to execute a lease with Franklin Electric Service Inc., for property at the Jacksonville Beach Industrial Park, as described in the memorandum from the Property & Procurement Officer dated January 25, 2016.

Policing Effort (CAPE) Program and the Carver Center Recreation Program. Mr. Forbes noted that the Carver Center Recreation Program has been very successful and Mr. Thomason was instrumental in getting this program started.

The City is requesting full funding for both programs in the FY 2016-2017 CDBG grant application.

Roll call vote: Ayes – Buck, Doherty, Hoffman, Thomason, Vogelsang, Wilson and Mayor Latham. The motion carried unanimously.

(b) **Item #16-243, Approve a Commercial Lease Agreement with Franklin Electric Service, Inc., for Property at the Industrial Park**

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman to authorize the City Manager and Mayor to execute a lease with Franklin Electric Service, Inc., for the property at the Jacksonville Beach Industrial Park, as described in the memorandum from the Property & Procurement Officer dated January 25, 2016.

Mr. Forbes stated that the City owns property on 10th Street South known as the Jacksonville Beach Industrial Park. The property was previously leased to First Student Bus Company, whose lease expired in July 2014. Franklin Electric Service Inc. (Lessee) is a local electrical contracting business interested in leasing 7,160 square feet of land including the vacant building formerly used as a maintenance facility for school buses. The Lessee plans to use the facility strictly for commercial office space. Total monthly rent would be \$2,160.58; however, the Lessee will receive five months' rent free as they would be making improvements to the existing building which includes the installation of a restroom facility, new HVAC system and upgrade to the electrical system.

Roll call vote: Ayes – Doherty, Hoffman, Thomason, Vogelsang, Wilson, Buck, and Mayor Latham. The motion carried unanimously.

(c) **Item #16-244, Approve Kimley-Horn & Associates to Study the One-Way Pairing of 1st Street and 2nd Street in the Central Business District, as Explained in a Memo from Bill Mann dated January 22, 2016.**

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman to approve Kimley-Horn & Associates to study the one-way pairing of 1st Street and 2nd Street in the Central Business District, as explained in the memo from Bill Mann dated January 22, 2016.

CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Karen Nelson, Deputy City Manager
DATE:	11/20/2023
SUBJECT:	Reclassification of the Construction Coordinator Position to full-time and Reclassification of One Mechanic Position to Lead Mechanic

BACKGROUND

A continuous goal of City Administration is to work with Department Directors to ensure that each department is appropriately staffed to meet the growing needs of the organization. Due to the increased demand for construction project oversight and plant supervision, Public Works staff recommends the following amendments to the budget for personal services in Administration and Utility Plant Operations.

Administration.

The Construction Coordinator position is a part-time, temporary position that works for the City's Construction Project Manager as a field person to supervise the construction work being completed on City and Community Redevelopment Agency (CRA) projects. The position is currently funded as follows: 78.7% Downtown TIF; 7.1% Southend TIF; 7.1% Water & Sewer; and 7.1% Stormwater. Due to the increasing demand for construction project oversight, staff recommends converting this position to a full-time position in the Public Works Department, with the City absorbing an increased percentage of the funding. The impact to the CRA will be cost-neutral.

Utility Plant Operations.

Currently, there is one Utility Plant Maintenance Supervisor that oversees nine maintenance mechanics. This often requires supplemental supervision. Public Works wishes to convert one Mechanic position to a Lead Mechanic Position to act as an additional assistant supervisor for the mechanics, and to provide needed assistance to the Utility Plant Maintenance Supervisor. In order to qualify for the Lead Mechanic position, an employee must have a minimum of two years experience as a Mechanic III, including Water Distribution Class 1 License, and Wastewater Collection Class B Certification or Stormwater Class B Certification. If approved, this action will provide a promotional opportunity for current employees with no increase in the total number of budgeted positions.

The City and the LIUNA Local 630 have executed a Memorandum of Understanding adding both new positions to the Collective Bargaining Agreement.

FINANCIAL IMPACT

The new funding allocation for the Construction Coordinator will be: 45% Downtown TIF; 5% Southend TIF; 45% Water & Sewer; and 5% Stormwater. There will be no budget impact to the TIF or Stormwater Funds. The changes to the Construction Coordinator and Lead Mechanic positions are estimated at \$50,473 for the fiscal year, and the Water/Sewer Fund budget will be adjusted as needed at year-end.



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

REQUESTED ACTION

Approve reclassification of the Construction Coordinator position to full-time and reclassification of one Mechanic position to Lead Mechanic

ATTACHMENTS

1. Signed MOU LIUNA December 2023

MEMORANDUM OF UNDERSTANDING

The City of Jacksonville Beach, Florida ("the City") and Northeast Florida Public Employees, Local 630, Laborers International Union of North America, AFL-CIO ("LIUNA") have entered into this Memorandum of Understanding ("MOU").

Based on the growing needs of the City's Public Works Department, the parties have agreed to amend the collective bargaining agreement between the City and LIUNA ("the CBA") to:

- 1) Add a Construction Coordinator in Pay Grade 320, to Appendix A, Section 1, Classifications and Pay Grades
- 2) Add a Lead Mechanic in Pay Grade 318 to Appendix A, Section 1, Classifications and Pay Grades

This MOU shall not be considered as a precedent for any similar situation which would give rise to a claim for or grievance requesting any other pay increase during the term of the CBA or any future agreement.

Agreed and dated this 30th day of November, 2023.

City of Jacksonville Beach



Karen Nelson, Deputy City Manager

Northeast Florida
Public Employees, Local 630



Ronnie Burris, Business Manager

Date: November 30, 2023

Date: November 30, 2023

CITY COUNCIL AGENDA ITEM	
TO:	Honorable Mayor and City Council
FROM:	Michael J. Staffopoulos, City Manager
DATE:	11/20/2023
SUBJECT:	Agreement with Deck the Chairs, Inc.

BACKGROUND

Deck the Chairs, Inc. (DTC), is a non-profit organization and commensurate event that provides art downtown during the holiday season. The DTC event covers approximately six weeks, from the weekend after Thanksgiving to just after New Year's Day, and includes the installation of decorated lifeguard chairs in Latham Plaza and Seawalk Pavillion areas, with scheduled special events and performances. The DTC event has taken place in the City of Jacksonville Beach for a decade, with the last Agreement between the City and DTC executed in June 2020.

DTC, through its founder, Kurtis Loftus, has requested an Agreement renewal. Subsequent to his request, there were recommendations made by the City Council at the October 9, 2023 briefing. Substantive changes to the current agreement are as follows:

- A three-year term, with the option to extend one additional three-year term; and
- The City shall be held harmless on future improvements to the facility rental areas, Latham Plaza and the Seawalk Pavilion Lawn, which may impact the DTC event including possible relocation or cancelation.

FINANCIAL IMPACT

The City will provide \$7,500 per year for specific DTC related expenses, subject to annual budget approval by Council. Additionally, the City will pay for all utilities for the event. Both financial commitments are consistent with the current agreement in effect between both parties.

REQUESTED ACTION

Approve/Disapprove an Agreement between the City of Jacksonville Beach and Deck the Chairs, Inc.

ATTACHMENTS

1. 2023 Deck the Chairs Agreement

**AGREEMENT BETWEEN
DECK THE CHAIRS, INC. AND THE CITY OF JACKSONVILLE BEACH**

This AGREEMENT dated October 31, 2023, is made by and between the City of Jacksonville Beach, Florida, a municipal corporation organized and existing under the laws of the State of Florida, hereinafter referred to as "CITY", and Deck The Chairs, Inc., hereinafter referred to as "DECK THE CHAIRS".

WHEREAS, DECK THE CHAIRS is the event producer and promoter of a decorated lifeguard chair art display and holiday music tree and light show; and

WHEREAS, DECK THE CHAIRS has previously produced a successful decorated lifeguard chair art display and holiday music tree and light show in the City; and

WHEREAS, the CITY desires that DECK THE CHAIRS continue to promote and produce an event known as DECK THE CHAIRS — Decorated Lifeguard Chair Art Display and Holiday Music Tree & Light Show, hereinafter referred to as "DTC EVENT."

NOW THEREFORE, for and in consideration of the covenants contained in this AGREEMENT and for other good and valuable consideration, the CITY and DECK THE CHAIRS agree as follows:

The term of this AGREEMENT shall be for three years, commencing on January 15, 2024, and expiring on January 14, 2027, unless earlier terminated by either party at any time by giving the other party 180 days advanced written notice. The City hereby grants the option to renew this Agreement for one additional 3-year terms, for a maximum Agreement period of 6 years. DECK THE CHAIRS shall exercise the option to renew by providing City written notice of such intent no sooner than one year and no later than 180 days prior to the expiration of the current term.

DECK THE CHAIRS AGREES AS FOLLOWS:

To promote, produce, supervise, and direct the DTC EVENT annually in the City of Jacksonville Beach.

1. DECK THE CHAIRS shall designate the DTC EVENT as a Jacksonville Beach sponsored event and agrees that the CITY shall be advertised as the primary sponsor and shall prominently display CITY logos in all media, including but not limited to digital, print, radio, and television; and on all promotional materials including but not limited to T-shirts, registration materials, etc.

2. DECK THE CHAIRS shall extend due diligence and its best efforts to obtain additional funds from other sources.

3. DECK THE CHAIRS agrees to work with other agencies, where possible, to promote and enhance the production of the DTC EVENT.

4. DECK THE CHAIRS shall seek and obtain additional sponsors for this event in order to provide additional financial support for the costs incurred for production and advertising. Additional sponsors shall be organizations whose image and objectives comply with and do not conflict with the CITY's image of a family-oriented community.

5. DECK THE CHAIRS shall work in cooperation with the CITY to ensure compliance with all CITY Ordinances.

6. DECK THE CHAIRS agrees to follow and comply at all times with the CITY's Special Events Policies and Guidelines.

7. DECK THE CHAIRS shall be responsible for and shall pay for goods and services associated with the DTC EVENT, specifically: design, development, build, and management costs of lifeguard chair art display and other themed displays and activities; additional storage of any non-CITY owned property; electrician costs; event signage; clean-up service for the event site; promotions; advertising; and any other items as specified in this contract.

8. Annually, on or before July 1, DECK THE CHAIRS shall submit the following documentation to the CITY:

- a. Articles of Incorporation and IRS Form 990, documenting non-profit status.
- b. Annual statement of Income and Expense.

9. DECK THE CHAIRS shall maintain all accounting records and documents pertinent or relating to the performance and obligations under this Agreement in accordance with generally accepted accounting principles consistently applied. Due to the previous and potential future financial contributions by the City, all accounting records and documents shall be open to inspection and subject to audit by the City, or a designated City agent, to conduct any verification or investigation of the records and documents within 10 days of such a request. All records and documents shall be kept and maintained for 10 years after termination of this Agreement.

10. DECK THE CHAIRS shall submit in advance to the City Manager, or his/her designee, all specific financial requests for this event. Financial requests shall be submitted by April 1 of each year. The CITY, at its sole discretion, may provide funds to DECK THE CHAIRS.

11. DECK THE CHAIRS shall provide the CITY annually with a complete expense report of CITY monies expended for the previous year's event with supporting documentation by July 1 of each year this contract is in effect.

12. DECK THE CHAIRS shall be solely responsible to secure any necessary permits and shall provide the CITY with a Special Event liability insurance policy in the amount of \$2,000,000 (two million dollars) naming the City of Jacksonville Beach as additional insured for

this event. Proof of insurance shall be produced and exhibited to the City Manager or his/her designee no later than 14 business days in advance of this event.

- a. DECK THE CHAIRS shall hold the CITY harmless against all claims for bodily injury, sickness, disease, death, or personal injury, or damage to property or loss of use resulting from the performance of this Agreement.
- b. DECK THE CHAIRS shall also hold the CITY harmless against all claims for financial loss with respect to the provision of or failure to provide professional or other services, resulting in professional, malpractice, or errors or omissions liability arising out of performance of this Agreement.
- c. DECK THE CHAIRS shall also hold the CITY harmless against all claims for financial loss with respect to the provision of, or access to, Facility Rental Areas as provided in Attachment 1. DECK THE CHAIRS understands that the CITY is planning improvements to the Facility Rental Areas, which may impact scheduled DECK THE CHAIRS events, including its relocation or cancellation. The CITY will make reasonable efforts to provide advanced notice to DECK THE CHAIRS of upcoming improvements.

13. Prior to their distribution, copies of any press releases and advertisements will be provided to the CITY.

14. Notices, press releases, advertisements, and other public information may be sent to:

City of Jacksonville Beach
Director of Parks & Recreation
2508 South Beach Parkway
Jacksonville Beach, FL 32250.

THE CITY AGREES AS FOLLOWS:

1. The CITY agrees to reserve Latham Plaza and the SeaWalk Pavilion stage and lawn area (areas A and B only, see Attachment 1 for map) on the dates identified below. The dates for the DTC EVENT may be changed for future events, if agreed upon by DECK THE CHAIRS and the CITY.

Year	Beginning	Ending
2024-2025	Wednesday November 27, 2024	Sunday January 5, 2025
2025-2026	Wednesday November 26, 2025	Sunday January 4, 2026
2026-2027	Wednesday November 25, 2026	Sunday January 3, 2027
Renewal Term (If Exercised)		
2027-2028	Wednesday November 25, 2027	Sunday January 2, 2028
2028-2029	Wednesday November 22, 2028	Sunday January 7, 2029
2029-2030	Wednesday November 21, 2029	Sunday January 6, 2030

2. The CITY agrees to reserve one week prior to the event for set up and one week following the event for tear down.

Year	Beginning	Ending
2024-2025	Wednesday November 20, 2024	Sunday January 12, 2025
2025-2026	Wednesday November 19, 2025	Sunday January 11, 2026
2026-2027	Wednesday November 18, 2026	Sunday January 10, 2027
Renewal Term (If Exercised)		
2027-2028	Wednesday November 17, 2027	Sunday January 9, 2028
2028-2029	Wednesday November 15, 2028	Sunday January 14, 2029
2029-2030	Wednesday November 14, 2029	Sunday January 13, 2030

3. The CITY agrees that as a CITY promoted event, no facility rental fees will be charged for this event.

4. The CITY agrees to pay for all utilities for the event.

5. The CITY agrees to provide storage for CITY-owned items used to produce the DTC EVENT.

6. The CITY agrees to work with DECK THE CHAIRS on providing a safe, secure, and welcoming experience for residents and visitors throughout the event by performing the following:

- a. Advertising for the event on the programmable message board at Beach Boulevard from one week prior to the first weekend and throughout the event.
- b. Performing regular Downtown CAPE patrols of the areas surrounding the event.
- c. Installing lights on City-managed Latham and Pavilion park space and City Hall and commensurate with opening weekend of the event.
 - i. CITY will review design recommendations with DECK THE CHAIRS and agree upon a mutual approach and standards for lighting and installation (see Exhibit 1 attached). This design will be established no later than one month prior to the beginning date of the event.
- d. Working with DECK THE CHAIRS on any other items or issues, as may be mutually agreed to by both parties.

7. The CITY agrees to annual funding of \$7,500.00 for each year of the Agreement to be used towards any or all of the following:

- a. Lighting and installation costs of Holiday Music Tree & Light Show.
- b. Audio/video equipment and lighting costs for stage programming (see Exhibit 2 attached):
 - i. Opening Night.
 - ii. Night of Music and Dance.

Any Pavilion stage programming responsibilities not incorporated into this Agreement, which may require additional funding as needed, will be reviewed and approved by the DECK THE CHAIRS and the CITY (including but not limited to Toys 4 Tots, Tuba Christmas, TaxSlayer Gator Bowl Pep Rally).

8. Depending on availability, the CITY may provide barricade fencing and access to up to 40 lifeguard chairs for the public art display.

9. CITY funding, as referenced in 7 above and as set forth below, is not guaranteed, but if awarded to DECK THE CHAIRS, will be used exclusively for the DTC EVENT. Purchases made with CITY funding will be subject to the following restrictions:

- a. Annual approval by the CITY at its sole discretion and budget availability.
- b. Annual approval and reimbursement conditioned upon the presentation of receipts and other appropriate supporting documentation as determined and approved by the CITY.
- c. The CITY's performance and obligation to provide funding under this Agreement is contingent upon an annual appropriation by the CITY Council.

THE CITY AND DECK THE CHAIRS AGREE AS FOLLOWS:

1. The CITY hereby delegates its Special Events Committee to serve as the CITY's representative, coordinator, and manager of this Agreement. At all times relevant to this Agreement, the Special Events Coordinator shall be designated as the point of contact for communications and actions between DECK THE CHAIRS and the Special Events Committee.

2. DECK THE CHAIRS and its employees shall be independent contractors and shall at no time be considered employees of the CITY. The CITY shall not withhold taxes, pay taxes, or provide any benefits on behalf of DECK THE CHAIRS.

SPECIAL EVENTS CONDITIONS:

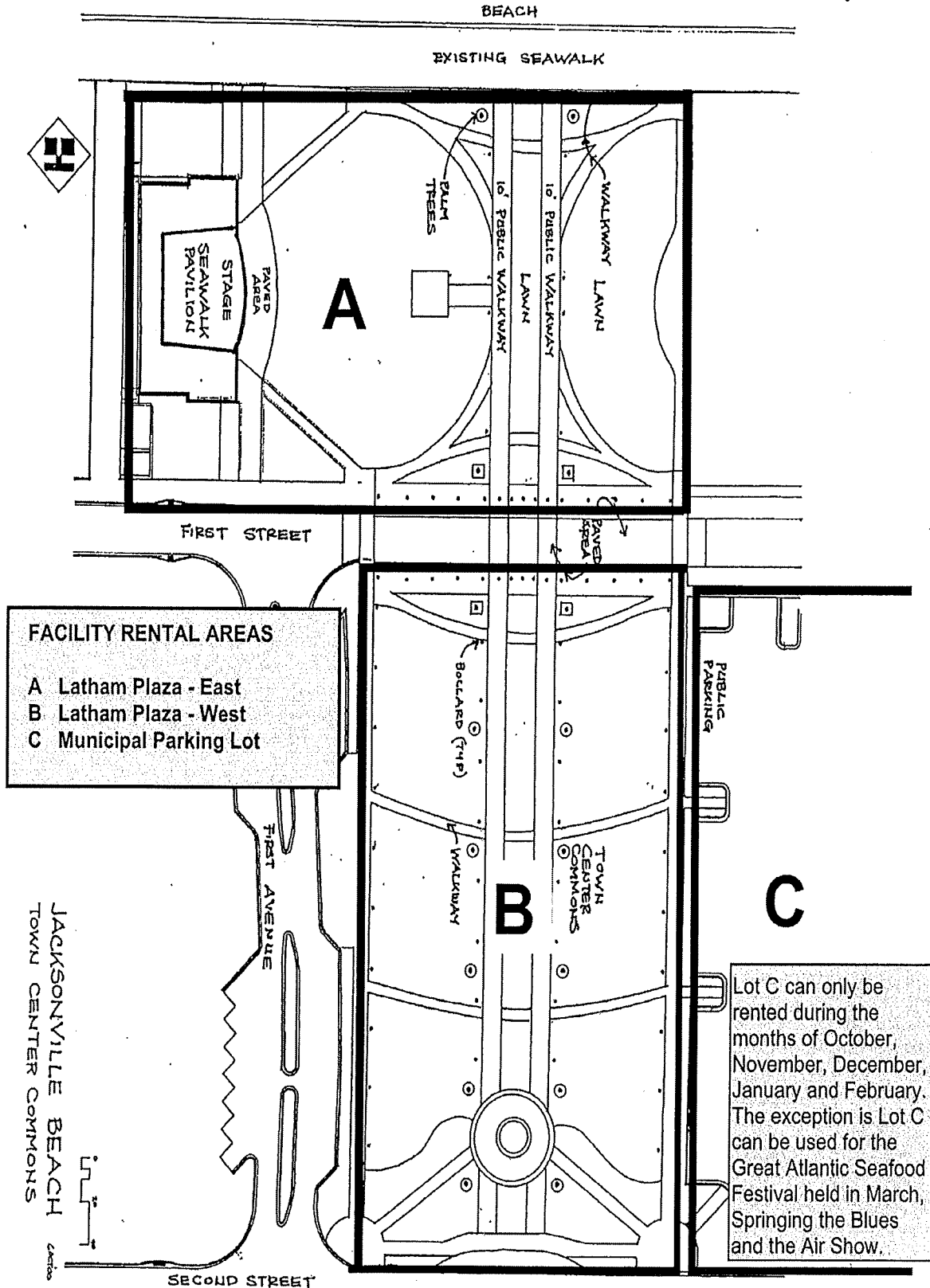
1. DECK THE CHAIRS will obtain a Special Event Permit annually by October 30 of each year this Agreement is in effect.

2. A minimum of 90 calendar days prior to the DTC EVENT, DECK THE CHAIRS shall prepare and submit a Special Events Application in sufficient detail to allow it to be considered for permit approval by the CITY.

3. The CITY must approve the DTC EVENT site plan. Use of municipal parking lots by DECK THE CHAIRS is not permitted.

4. The distribution and consumption of alcoholic beverages within the DTC EVENT boundaries will not be allowed.

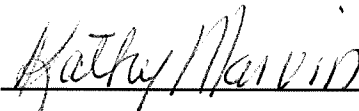
ATTACHMENT 1 FACILITY RENTAL AREAS



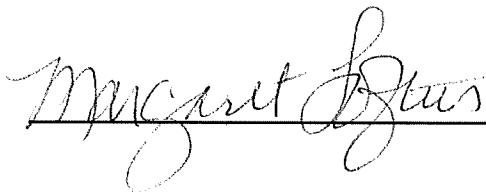
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

DECK THE CHAIRS, INC.

By:


Kathy Marvin, President
DECK THE CHAIRS

Witness:



CITY OF JACKSONVILLE BEACH, FLORIDA

By:

Christine Hoffman, Mayor

By:

Michael Staffopoulos, City Manager

Attest:

Sheri Gosselin, City Clerk

CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Dennis W. Barron, Jr., Director of Public Works
DATE:	10/05/2023
SUBJECT:	Bid Number 2223-11 Construction of 4th Street South Drainage Improvements and Construction Administration Services

BACKGROUND

Bid No. 2223-11 is for a drainage improvement project in the area of 4th Street South running from 1st Avenue South to 6th Avenue South. This project consists of removing and replacing approximately 3,500 feet of storm sewer piping, manholes, inlets, curbs and gutters, asphalt pavement, approximately 2,800 feet of water mains, and approximately 1,600 feet sewer mains in this area.

		Base Bid	Alternate	10% Contingency	TOTAL
MAER Construction	Construction	\$6,391,116	\$53,270	\$644,438	\$7,088,824
JB Pro, Inc.	Construction Administration Services	\$42,100	\$0.00	\$4,210	\$46,310
TOTAL					\$7,135,134

The City received three responses to Bid No. 2223-11, with the lowest being \$6,391,116 and the highest being \$9,158,331. There was an alternate bid item that is being included as part of this bid.

PW Staff recommends awarding Construction Admin Services to JB Pro for this project.

For original bid documents, click [HERE](#).

For Contractor submittal, click [HERE](#).

FINANCIAL IMPACT

This project was included in the FY2024 original budget at \$3,000,000. The lowest responsive bid plus contract administration and a 10% contingency exceeds the project budget by \$4,135,134, due largely to the high demand for construction workers and rising material costs. Monies are available in the following accounts and the budget will be adjusted at mid-year.

Fund	Bid Award Funding Amount	Original Budget	Mid-Year Budget Adjustment
Stormwater	\$ 2,000,935		\$2,000,935
Water/Sewer	2,200,884	\$1,000,000	1,200,884
General Capital Projects	978,373	2,000,000	(1,021,627)
Infrastructure Surtax	1,954,942		1,954,942
Total	\$ 7,135,134	\$3,000,000	\$4,135,134

REQUESTED ACTION

1. Award/Reject Bid No. 2223-11 to MAER Homes, LLC, d/b/a MAER Construction, for the construction of 4th Street South Drainage Improvements for an amount not to exceed \$7,088,824; and
2. Approve/Disapprove an Agreement with JB Pro, Inc., for Construction Administration Services for an amount not to exceed \$46,310

ATTACHMENTS

1. Bid 2223-11 Bid Tabulation
2. Bid 2223-11 Response Summary
3. Bid Award Letter
4. JBPro_4th Street S Construction Admin_Proposal
5. Engineer Consultant Approved Bid Tabulation

Bid Tabulaiton
City of Jacksonville Beach
Department of Public Works
Bid #2223-11 4th Street S. Drainage Improvements

				MAER Homes, LLC dba MAER Construction		Petticoat-Schmitt Civil Contractors, Inc.		United Brothers Development Corp.		
ITEM NO.	M&P NO.	DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	CONTRACT PRICE	UNIT PRICE	CONTRACT PRICE	UNIT PRICE	CONTRACT PRICE
ROADWAY ITEMS										
1	1	MOBILIZATION (MAX 8.5% OF BID ITEMS 2 – 91)	1	LS	\$485,000.00	\$485,000.00	\$710,000.00	\$710,000.00	\$0.00	\$0.00
2	2	EROSION CONTROL	1	LS	\$125,000.00	\$125,000.00	\$175,000.00	\$175,000.00	\$0.00	\$0.00
3	3	MAINTENANCE OF TRAFFIC	1	LS	\$104,640.00	\$104,640.00	\$250,000.00	\$250,000.00	\$0.00	\$0.00
4	4	DEMOLITION (CLEARING AND GRUBBING)	1	LS	\$202,090.00	\$202,090.00	\$1,650,000.00	\$1,650,000.00	\$0.00	\$0.00
5	5	MILL AND RESURFACE ASPHALT PAVEMENT (2 1/2" AVG DEPTH)	725	SY	\$85.00	\$61,625.00	\$40.00	\$29,000.00	\$0.00	\$0.00
6	6	ASPHALTIC CONC, 2" SP-9.5 PAVEMENT	7500	SY	\$46.00	\$345,000.00	\$28.00	\$210,000.00	\$0.00	\$0.00
7	7	6" CRUSHCRETE BASE GROUP 04	7500	SY	\$33.00	\$247,500.00	\$30.00	\$225,000.00	\$0.00	\$0.00
8	8	12" STABILIZED SUBGRADE	8900	SY	\$22.00	\$195,800.00	\$27.00	\$240,300.00	\$0.00	\$0.00
9	9	CONCRETE SIDEWALK, 6" THICK	1350	SY	\$80.00	\$108,000.00	\$150.00	\$202,500.00	\$0.00	\$0.00
10	9	CONCRETE DRIVEWAY, 6" THICK	325	SY	\$90.00	\$29,250.00	\$150.00	\$48,750.00	\$0.00	\$0.00
11	10	MIAMI CURB AND GUTTER	660	LF	\$32.00	\$21,120.00	\$57.00	\$37,620.00	\$0.00	\$0.00
12	10	TYPE F CURB AND GUTTER	2415	LF	\$35.00	\$84,525.00	\$64.00	\$154,560.00	\$0.00	\$0.00
13	10	18" RIBBON CURB	725	LF	\$33.00	\$23,925.00	\$57.00	\$41,325.00	\$0.00	\$0.00
14	11	ST. AUGUSTINE SOD	1320	SY	\$10.00	\$13,200.00	\$19.00	\$25,080.00	\$0.00	\$0.00
15	11	BERMUDA SOD	4800	SY	\$9.50	\$45,600.00	\$11.00	\$52,800.00	\$0.00	\$0.00
16	12	ADJUST EXISTING ELECTRIC BOXES TO GRADE	2	EA	\$550.00	\$1,100.00	\$6,000.00	\$12,000.00	\$0.00	\$0.00
17	13	ADJUST EXISTING FIBER OPTIC BOXES TO GRADE	4	EA	\$550.00	\$2,200.00	\$5,800.00	\$23,200.00	\$0.00	\$0.00
18	14	REMOVE OR RELOCATE EXISTING ELECTRIC POLES	5	EA	\$10,000.00	\$50,000.00	\$4,200.00	\$21,000.00	\$0.00	\$0.00
ROADWAY ITEMS 1 THRU 18 SUBTOTAL						\$2,145,575.00		\$4,108,135.00		\$0.00
SIGNING AND MARKING ITEMS										
19	15	PAINTED PVMT MARK, STD, WHITE, SOLID, 12"	428	LF	\$16.00	\$6,848.00	\$18.00	\$7,704.00	\$0.00	\$0.00
20	15	PAINTED PVMT MARK, STD, WHITE, SOLID, 24"	168	LF	\$16.00	\$2,688.00	\$20.00	\$3,360.00	\$0.00	\$0.00
21	15	DETECTABLE WARNING	212	SF	\$38.00	\$8,056.00	\$55.00	\$11,660.00	\$0.00	\$0.00
SIGNING AND MARKING ITEMS 19 THRU 21 SUBTOTAL						\$17,592.00		\$22,724.00		\$0.00
DRAINAGE ITEMS										
22	16	MANHOLE, J8	8	EA	\$13,250.00	\$106,000.00	\$24,000.00	\$192,000.00	\$0.00	\$0.00
23	16	MANHOLE, P8	1	EA	\$14,750.00	\$14,750.00	\$10,000.00	\$10,000.00	\$0.00	\$0.00
24	16	P BOTTOM INLET STRUCTURE, W/ CITY STANDARD CASTIRON GRATE	21	EA	\$12,750.00	\$267,750.00	\$10,000.00	\$210,000.00	\$0.00	\$0.00
25	16	J BOTTOM INLET STRUCTURE, W/ CITY STANDARD CASTIRON GRATE	7	EA	\$13,880.00	\$97,160.00	\$18,000.00	\$126,000.00	\$0.00	\$0.00
26	16	DITCH BOTTOM INLET STRUCTURE, TYPE C	1	EA	\$13,550.00	\$13,550.00	\$9,000.00	\$9,000.00	\$0.00	\$0.00
27	16	DITCH BOTTOM INLET STRUCTURE, TYPE E	1	EA	\$19,200.00	\$19,200.00	\$25,000.00	\$25,000.00	\$0.00	\$0.00
28	17	PIPE CULVERT, PVC, 6" (SDR 26)	50	LF	\$100.00	\$5,000.00	\$200.00	\$10,000.00	\$0.00	\$0.00
29	17	PIPE CULVERT, PVC, 8" (SDR 26)	50	LF	\$125.00	\$6,250.00	\$240.00	\$12,000.00	\$0.00	\$0.00
30	17	PIPE CULVERT, PVC, 12" (SDR 26)	50	LF	\$160.00	\$8,000.00	\$245.00	\$12,250.00	\$0.00	\$0.00
31	17	PIPE CULVERT, RCP, 15"	145	LF	\$230.00	\$33,350.00	\$260.00	\$37,700.00	\$0.00	\$0.00
32	17	PIPE CULVERT, RCP, 18"	290	LF	\$250.00	\$72,500.00	\$350.00	\$101,500.00	\$0.00	\$0.00
33	17	PIPE CULVERT, RCP, 24"	755	LF	\$260.00	\$196,300.00	\$400.00	\$302,000.00	\$0.00	\$0.00
34	17	PIPE CULVERT, RCP, 30"	165	LF	\$300.00	\$49,500.00	\$515.00	\$84,975.00	\$0.00	\$0.00
35	17	PIPE CULVERT, RCP, 36"	300	LF	\$340.00	\$102,000.00	\$550.00	\$165,000.00	\$0.00	\$0.00
36	17	PIPE CULVERT, RCP, 48"	342	LF	\$420.00	\$143,640.00	\$800.00	\$273,600.00	\$0.00	\$0.00
37	17	PIPE CULVERT, RCP, 54"	360	LF	\$995.00	\$358,200.00	\$840.00	\$302,400.00	\$0.00	\$0.00
38	17	PIPE CULVERT, RCP, 60"	990	LF	\$1,100.00	\$1,089,000.00	\$1,150.00	\$1,138,500.00	\$0.00	\$0.00
39	18	ADJUST EXISTING DRAINAGE MANHOLE TOP TO NEW GRADE	3	EA	\$2,500.00	\$7,500.00	\$1,000.00	\$3,000.00	\$0.00	\$0.00
40	19	MISC STORM CONNECTIONS (ROOF DRAINS, ETC.)	1	LS	\$5,850.00	\$5,850.00	\$4,000.00	\$4,000.00	\$0.00	\$0.00
DRAINAGE ITEMS 22 THRU 40 SUBTOTAL						\$2,595,500.00		\$3,018,925.00		\$0.00
WATER ITEMS										
41	20	REMOVE EXISTING WATER MAIN	2800	LF	\$15.00	\$42,000.00	\$45.00	\$126,000.00	\$0.00	\$0.00
42	21	REMOVE EXISTING RAW WATER MAIN	1360	LF	\$20.00	\$27,200.00	\$45.00	\$61,200.00	\$0.00	\$0.00
43	22	PVC DR 18 WM (2") (F&I)	55	LF	\$100.00	\$5,500.00	\$78.00	\$4,290.00	\$0.00	\$0.00
44	22	PVC DR 18 WM (4") (F&I)	225	LF	\$105.00	\$23,625.00	\$80.00	\$18,000.00	\$0.00	\$0.00
45	22	PVC DR 18 WM (6") (F&I)	75	LF	\$120.00	\$9,000.00	\$110.00	\$8,250.00	\$0.00	\$0.00
46	22	PVC DR 18 WM (8") (F&I)	150	LF	\$135.00	\$20,250.00	\$115.00	\$17,250.00	\$0.00	\$0.00
47	22	PVC DR 18 WM (10") (F&I)	65	LF	\$150.00	\$9,750.00	\$225.00	\$14,625.00	\$0.00	\$0.00
48	22	PVC DR 18 WM (12") (F&I)	2225	LF	\$165.00	\$367,125.00	\$240.00	\$534,000.00	\$0.00	\$0.00
49	23	POLYETHYLENE WATER SERVICE, SHORT (2") (F&I)	1	EA	\$2,300.00	\$2,300.00	\$3,200.00	\$3,200.00	\$0.00	\$0.00
50	23	POLYETHYLENE WATER SERVICE, SHORT (1") (F&I)	6	EA	\$2,100.00	\$12,600.00	\$1,700.00	\$10,200.00	\$0.00	\$0.00
51	23	POLYETHYLENE WATER SERVICE, LONG (2") (F&I)	1	EA	\$4,100.00	\$4,100.00	\$3,300.00	\$3,300.00	\$0.00	\$0.00
52	23	POLYETHYLENE WATER SERVICE, LONG (1") (F&I)	1	EA	\$2,350.00	\$2,350.00	\$1,800.00	\$1,800.00	\$0.00	\$0.00
53	24	2" D.I. MJ GATE VALVE RESTRAINED (F&I)	2	EA	\$2,210.00	\$4,420.00	\$1,800.00	\$3,600.00	\$0.00	\$0.00
54	24	6" D.I. MJ GATE VALVE RESTRAINED (F&I)	8	EA	\$3,200.00	\$25,600.00	\$2,000.00	\$16,000.00	\$0.00	\$0.00
55	24	8" D.I. MJ GATE VALVE RESTRAINED (F&I)	1	EA	\$4,450.00	\$4,450.00	\$3,000.00	\$3,000.00	\$0.00	\$0.00
56	24	10" D.I. MJ GATE VALVE RESTRAINED (F&I)	2	EA	\$7,400.00	\$14,800.00	\$4,500.00	\$9,000.00	\$0.00	\$0.00
57	24	12" D.I. MJ GATE VALVE RESTRAINED (F&I)	16	EA	\$8,250.00	\$132,000.00	\$6,000.00	\$96,000.00	\$0.00	\$0.00
58	24	6" D.I. MJ LINE STOP RESTRAINED (F&I)	2	EA	\$20,000.00	\$40,000.00	\$10,200.00	\$20,400.00	\$0.00	\$0.00
59	24	8" D.I. MJ LINE STOP RESTRAINED (F&I)	2	EA	\$25,000.00	\$50,000.00	\$14,200.00	\$28,400.00	\$0.00	\$0.00
60	24	2" D.I. MJ 45 DEGREE BEND RESTRAINED (F&I)	6	EA	\$350.00	\$2,100.00	\$70.00	\$420.00	\$0.00	\$0.00
61	24	6" D.I. MJ 45 DEGREE BEND RESTRAINED (F&I)	12	EA	\$725.00	\$8,700.00	\$300.00	\$3,600.00	\$0.00	\$0.00
62	24	8" D.I. MJ 45 DEGREE BEND RESTRAINED (F&I)	2	EA	\$925.00	\$1,850.00	\$520.00	\$1,040.00	\$0.00	\$0.00
63	24	10" D.I. MJ 45 DEGREE BEND RESTRAINED (F&I)	4	EA	\$1,700.00	\$6,800.00	\$810.00	\$3,240.00	\$0.00	\$0.00
64	24	12" D.I. MJ 45 DEGREE BEND RESTRAINED (F&I)	44	EA	\$1,850.00	\$81,400.00	\$1,050.00	\$46,200.00	\$0.00	\$0.00
65	24	12" D.I. MJ 90 DEGREE BEND RESTRAINED (F&I)	3	EA	\$2,100.00	\$6,300.00	\$1,100.00	\$3,300.00	\$0.00	\$0.00
66	24	2" CORPORATION STOP	7	EA	\$1,100.00	\$7,700.00	\$520.00	\$3,640.00	\$0.00	\$0.00
67	24	6" x 6" D.I. MJ TEE RESTRAINED (F&I)	1	EA	\$1,250.00	\$1,250.00	\$650.00	\$650.00	\$0.00	\$0.00
68	24	12" x 2" D.I. MJ TEE RESTRAINED (F&I)	11	EA	\$2,200.00	\$24,200.00	\$1,500.00	\$16,500.00	\$0.00	\$0.00
69	24	12" x 6" D.I. MJ TEE RESTRAINED (F&I)	8	EA	\$2,700.00	\$21,600.00	\$1,300.00	\$10,400.00	\$0.00	\$0.00
70	24	12" x 8" D.I. MJ TEE RESTRAINED (F&I)	1	EA	\$2,900.00	\$2,900.00	\$1,500.00	\$1,500.00	\$0.00	\$0.00
71	24	12" x 10" D.I. MJ TEE RESTRAINED (F&I)	2	EA	\$3,100.00	\$6,200.00	\$1,800.00	\$3,600.00	\$0.00	\$0.00
72	24	12" x 12" D.I. MJ TEE RESTRAINED (F&I)	5	EA	\$3,200.00	\$16,000.00	\$1,850.00	\$9,250.00	\$0.00	\$0.00
73	24	12" x 2" D.I. MJ CROSS RESTRAINED (F&I)	1	EA	\$3,100.00	\$3,100.00	\$2,600.00	\$2,600.00	\$0.00	\$0.00
74	24	12" x 12" D.I. MJ CROSS RESTRAINED (F&I)	1	EA	\$3,950.00	\$3,950.00	\$2,200.00	\$2,200.00	\$0.00	\$0.00
75	24	2" D.I. MJ SLEEVE RESTRAINED	3	EA	\$325.00	\$975.00	\$2,300.00	\$6,900.00	\$0	

CITY OF JACKSONVILLE BEACH BID TABULATION FORM

Public Works

Response Summary

Bid No. 2223-11 4th Street S. Drainage Improvements

Vendor	00300 Bid Proposal Form	Section 00301							Addendum					00410 Bid Bond	00480 Non- collusion Affidavit	Local Business Tax Receipt	W-9	Qualifications	Notes
		A	B	C	D	E	F	1	2	3	4	5							
MAER Homes, LLC dba MAER Construction	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Petticoat-Schmitt Civil Contractors, Inc.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	a	x	x	
United Brothers Development Corp.	b	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	

Legend:

a - Not provided

b - Did not use Addendum # 5 form



Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine

3530 NW 43rd Street
Gainesville, FL 32606

November 28, 2023

Mr. Kayle Moore, PE
Project Engineer
City of Jacksonville Beach
1460 Shetter Ave.
Jacksonville Beach, FL 32250

RE: 4th Street S. Roadway Improvements Letter of Recommendation of Award for Bid #2223-11

Mr. Moore,

This letter summarizes the construction contract bids received for Bid #223-11 – 4th Street S. Roadway Improvements.

Bid Summary:

Bids were received by the City of Jacksonville Beach and provided to JBPro on Wednesday November 22nd, 2023. There were three (3) contractors which submitted bids for this project. After evaluation for conformance, there were two (2) qualified bids with a base bid ranging from \$6,391,115.00 to \$9,158,331.00. The bids were submitted with alternate pricing for items #31-33 in the bid. This alternate pricing ranged from a total additional cost of \$47,600.00 to \$53,270.00.

Bid Check:

JBPro has reviewed the submitted bid package provided by MAER Homes, LLC dba MAER Construction and find the bid acceptable. All checklist items and addendums were acknowledged on the bid form. The contractor carried a 1.50% performance and payment bid bond which totaled to \$95,000.00

Based on performance on past projects, we find that MAER Homes, LLC dba MAER Construction is capable of performing the work associated with this project based on information received.



Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine

3530 NW 43rd Street
Gainesville, FL 32606

Recommendation of the Low Bidder:

Final determination regarding award of project shall be made by the City of Jacksonville Beach, however after review of the bids for the 4th Street S. Roadway Improvements project, JBPro recommends the awarding of Bid #2223-11 to MAER Homes, LLC dba MAER Construction for a total contract price of:

Total Base Bid Price:	\$6,391,115.00
Alternate Bid Price (Items 31-33):	\$53,720.00
Total Bid w/ Alternate (Items 31-33):	\$6,444,835.00

If you have any questions or concerns, please contact me at your convenience by phone (352) 375-8999 or by email at tim.boehlein@jbpro.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tim B.', with a stylized flourish at the end.

Timothy J. Boehlein, PE
Project Manager
JBPro

**Gainesville**

3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine

4420 US-1 S, Suite 1
St. Augustine, FL 32086



jbpro.com



(844) Go-JBPro



contact@jbpro.com

November 28, 2023

Mr. Kayle Moore, PE
Project Engineer
City of Jacksonville Beach
1460 Shetter Ave.
Jacksonville Beach, FL 32250

Re: **4th Street S. Roadway Improvements**
Civil Engineering Construction Services Proposal

Dear Kayle:

JBrown Professional Group Inc. (JBPro) is pleased to provide the following revised proposal for civil engineering construction services for the **4th Street S. Roadway Improvements** project. The project involves the reconstruction of the 4th Street S. roadway corridor to improve the roadway condition and stormwater collection facilities. The project will improve the 4th Street S. corridor from Beach Blvd. southward to S. 6th Ave. The scope of services and proposed fees are provided below.

I. Scope of Services: JBPro proposes to provide the following Scope of Services for the project.

- A. Engineering Construction Services:** JBPro proposes to provide general construction administration and inspection services throughout the construction of the project. The following work scope items are representative of the types of services that JBPro may provide during the construction phase of the project.
1. JBPro will attend the pre-construction meeting, JBPro will coordinate the meeting, prepare the agenda, develop a meeting summary and provide conformance construction drawings.
 2. Review all project shop drawings and submittals provided by the Contractor. JBPro will review all submittals and coordinate with the suppliers, vendors, Contractor, and City of Jacksonville Beach, as required to successfully process all submittals and shop drawings.
 3. Review and address all RFI's (Request for Information) submitted by the Contractor during construction. JBPro will coordinate with the Contractor and City and reply with required clarification or action items necessary to resolve any RFI's. JBPro shall modify the construction documents as necessary.
 4. JBPro will attend 9 virtual meetings with the Contractor and the City during the construction of the project. Construction is expected to be completed within 9 months.



Civil Engineering



Surveying



Land Planning



Construction Services

5. Provide general site inspections, on a monthly basis, of the construction project for a total of 9 site inspections. JBPro will provide the City and the Contractor with a written inspection report upon completion of each inspection provided. The inspection report will identify any concerns JBPro may have regarding the construction progress, and any deficiencies noted that need correction.
6. JBPro will review the record drawings or as-built drawings provided by the contractor and determine if the drawings are representative of completed work.
7. JBPro will schedule and perform an on-site inspection once the contractor has deemed the construction activities substantially completed. JBPro will provide a punch list with deficiency items if necessary. JBPro will perform a final inspection of the punch list items for final project closeout.

II. Fees:

- A. JBPro proposes to provide the above scope of services on a Not-to-Exceed fee basis utilizing the following fee schedule based on the proposed work scope items:

- | | |
|---------------------------|--------------------------|
| 1. Construction Services: | \$ 40,600.00 (Item I.A.) |
| 2. Reimbursable Items: | <u>\$ 1,500.00</u> |

Total Fee = \$ 42,100.00

- B. A summary of the fee proposal broken down by hourly work effort and fee, per task, is included in a spreadsheet included as **Attachment A**. The spreadsheet utilizes billing rates per the current JBPro annual services contract with the City.
- C. Civil engineering services will be invoiced monthly based on the completion percentage of each submittal phase.
- B. The owner is responsible for reimbursement of direct expenses in addition to the lump sum fee above, for an amount not to exceed \$ 1,500.00, unless mutually agreed by the City and JBPro. Reimbursable expenses include items such as printing charges, express mail fees, reports, CD's, permit fees paid by JBPro, and other incidental reimbursable charges, as required for this project. Reimbursable expenses will be described in detail on each invoice.

III. Additional Services:

Services in addition to the scope of work will be billed at standard hourly rate charges per the JBPro Hourly Rate Fee Schedule included in **Attachment B**. Additional services shall be performed only upon prior authorization by the owner. These services may include but are not limited to the following:

- A. Major project revisions requested by the owner after design approval has been provided. This does not apply to agency review requested changes, but rather addresses changes requested by the owner and our owner's representatives after the project design is substantially complete.
- B. JBPro work effort related to potential archaeological, environmental, geotechnical, legal, or other issues outside of the control of JBPro.
- C. Underground utility locates, soft digs or VVH's.

Please do not hesitate to contact me with any questions or comments regarding the attached proposal and thank you for the opportunity to work with the City of Jacksonville Beach on this project.

Sincerely,

A handwritten signature in blue ink that reads 'Christopher Potts'.

Christopher Potts, P.E.

Director of Engineering, JBrown Professional Group Inc.

Attachments



Attachment A

4th Street S. Improvements

Fee Proposal - Work Effort Summary

I. Civil Engineering - Construction Services

		Principal Civil Engineer	Director of Civil Engineering	Construction Manager	Project Manager	Design Engineer	Total Fees
Hourly Rate Fee:		\$175.00	\$150.00	\$125.00	\$125.00	\$125.00	
Item	Task						
A1	Pre-construction Meeting & Conformance Construction Drawings			5.5	8.5	4	\$2,250.00
A2	Shop Drawing Review		2	8			\$1,300.00
A3	RFIs	8	16	60	20	32	\$17,800.00
A4	Virtual Project Meetings (9)	3	7.5	13.5	13.5		\$5,025.00
A5	Monthly Site Inspections & Meetings (9)	6	12	54			\$9,600.00
A6	Record/As-built Drawing Review		2	6	3		\$1,425.00
A7	Final Inspection		8	8	8		\$3,200.00
17			37.5	135.5	33.5	32	
Surveying Subtotal:							\$40,600.00

IV. Reimbursable Expenses:

		Total Fees
	Reimbursable Fees, etc.	\$1,500.00
Reimbursable Subtotal:		\$1,500.00

Fee Total:	\$42,100.00
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Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086

 jbpro.com
 (844) Go-JBPro
 contact@jbpro.com

ATTACHMENT B

CITY OF JACKSONVILLE BEACH

Hourly Rate Fee Schedule

(Effective October 6, 2021)

Position	Hourly Rate
Civil Engineering	
Principal Civil Engineer	\$175.00
Director of Civil Engineering	\$150.00
Project Manager	\$125.00
Design Engineer	\$125.00
Project Engineer	\$95.00
Engineering CAD Technician	\$75.00
Construction Manager	\$125.00
Land Planner	\$100.00
Surveying	
Principal Surveyor	\$115.00
Director of Surveying	\$105.00
Project Manager	\$95.00
3-Person Field Crew	\$150.00
2-Person Field Crew	\$130.00
1-Person Field Crew	\$100.00
Field Crew Member (Office)	\$75.00
Surveying CAD Technician	\$75.00
Administrative	
Project Coordinator	\$70.00
Administrator	\$60.00
Intern	\$50.00



Civil Engineering



Surveying



Land Planning



Construction Services

Bid Tabulaiton
City of Jacksonville Beach
Department of Public Works
Bid #2223-11 4th Street S. Drainage Improvements

				MAER Homes, LLC dba MAER Construction		Petticoat-Schmitt Civil Contractors, Inc.		United Brothers Development Corp.		
ITEM NO.	M&P NO.	DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	CONTRACT PRICE	UNIT PRICE	CONTRACT PRICE	UNIT PRICE	CONTRACT PRICE
ROADWAY ITEMS										
1	1	MOBILIZATION (MAX 8.5% OF BID ITEMS 2 – 91)	1	LS	\$485,000.00	\$485,000.00	\$710,000.00	\$710,000.00	\$0.00	\$0.00
2	2	EROSION CONTROL	1	LS	\$125,000.00	\$125,000.00	\$175,000.00	\$175,000.00	\$0.00	\$0.00
3	3	MAINTENANCE OF TRAFFIC	1	LS	\$104,640.00	\$104,640.00	\$250,000.00	\$250,000.00	\$0.00	\$0.00
4	4	DEMOLITION (CLEARING AND GRUBBING)	1	LS	\$202,090.00	\$202,090.00	\$1,650,000.00	\$1,650,000.00	\$0.00	\$0.00
5	5	MILL AND RESURFACE ASPHALT PAVEMENT (2 1/2" AVG DEPTH)	725	SY	\$85.00	\$61,625.00	\$40.00	\$29,000.00	\$0.00	\$0.00
6	6	ASPHALTIC CONC, 2" SP-9.5 PAVEMENT	7500	SY	\$46.00	\$345,000.00	\$28.00	\$210,000.00	\$0.00	\$0.00
7	7	6" CRUSHCRETE BASE GROUP 04	7500	SY	\$33.00	\$247,500.00	\$30.00	\$225,000.00	\$0.00	\$0.00
8	8	12" STABILIZED SUBGRADE	8900	SY	\$22.00	\$195,800.00	\$27.00	\$240,300.00	\$0.00	\$0.00
9	9	CONCRETE SIDEWALK, 6" THICK	1350	SY	\$80.00	\$108,000.00	\$150.00	\$202,500.00	\$0.00	\$0.00
10	9	CONCRETE DRIVEWAY, 6" THICK	325	SY	\$90.00	\$29,250.00	\$150.00	\$48,750.00	\$0.00	\$0.00
11	10	MIAMI CURB AND GUTTER	660	LF	\$32.00	\$21,120.00	\$57.00	\$37,620.00	\$0.00	\$0.00
12	10	TYPE F CURB AND GUTTER	2415	LF	\$35.00	\$84,525.00	\$64.00	\$154,560.00	\$0.00	\$0.00
13	10	18" RIBBON CURB	725	LF	\$33.00	\$23,925.00	\$57.00	\$41,325.00	\$0.00	\$0.00
14	11	ST. AUGUSTINE SOD	1320	SY	\$10.00	\$13,200.00	\$19.00	\$25,080.00	\$0.00	\$0.00
15	11	BERMUDA SOD	4800	SY	\$9.50	\$45,600.00	\$11.00	\$52,800.00	\$0.00	\$0.00
16	12	ADJUST EXISTING ELECTRIC BOXES TO GRADE	2	EA	\$550.00	\$1,100.00	\$6,000.00	\$12,000.00	\$0.00	\$0.00
17	13	ADJUST EXISTING FIBER OPTIC BOXES TO GRADE	4	EA	\$550.00	\$2,200.00	\$5,800.00	\$23,200.00	\$0.00	\$0.00
18	14	REMOVE OR RELOCATE EXISTING ELECTRIC POLES	5	EA	\$10,000.00	\$50,000.00	\$4,200.00	\$21,000.00	\$0.00	\$0.00
ROADWAY ITEMS 1 THRU 18 SUBTOTAL						\$2,145,575.00		\$4,108,135.00		\$0.00
SIGNING AND MARKING ITEMS										
19	15	PAINTED PVMT MARK, STD, WHITE, SOLID, 12"	428	LF	\$16.00	\$6,848.00	\$18.00	\$7,704.00	\$0.00	\$0.00
20	15	PAINTED PVMT MARK, STD, WHITE, SOLID, 24"	168	LF	\$16.00	\$2,688.00	\$20.00	\$3,360.00	\$0.00	\$0.00
21	15	DETECTABLE WARNING	212	SF	\$38.00	\$8,056.00	\$55.00	\$11,660.00	\$0.00	\$0.00
SIGNING AND MARKING ITEMS 19 THRU 21 SUBTOTAL						\$17,592.00		\$22,724.00		\$0.00
DRAINAGE ITEMS										
22	16	MANHOLE, J8	8	EA	\$13,250.00	\$106,000.00	\$24,000.00	\$192,000.00	\$0.00	\$0.00
23	16	MANHOLE, P8	1	EA	\$14,750.00	\$14,750.00	\$10,000.00	\$10,000.00	\$0.00	\$0.00
24	16	P BOTTOM INLET STRUCTURE, W/ CITY STANDARD CASTIRON GRATE	21	EA	\$12,750.00	\$267,750.00	\$10,000.00	\$210,000.00	\$0.00	\$0.00
25	16	J BOTTOM INLET STRUCTURE, W/ CITY STANDARD CASTIRON GRATE	7	EA	\$13,880.00	\$97,160.00	\$18,000.00	\$126,000.00	\$0.00	\$0.00
26	16	DITCH BOTTOM INLET STRUCTURE, TYPE C	1	EA	\$13,550.00	\$13,550.00	\$9,000.00	\$9,000.00	\$0.00	\$0.00
27	16	DITCH BOTTOM INLET STRUCTURE, TYPE E	1	EA	\$19,200.00	\$19,200.00	\$25,000.00	\$25,000.00	\$0.00	\$0.00
28	17	PIPE CULVERT, PVC, 6" (SDR 26)	50	LF	\$100.00	\$5,000.00	\$200.00	\$10,000.00	\$0.00	\$0.00
29	17	PIPE CULVERT, PVC, 8" (SDR 26)	50	LF	\$125.00	\$6,250.00	\$240.00	\$12,000.00	\$0.00	\$0.00
30	17	PIPE CULVERT, PVC, 12" (SDR 26)	50	LF	\$160.00	\$8,000.00	\$245.00	\$12,250.00	\$0.00	\$0.00
31	17	PIPE CULVERT, RCP, 15"	145	LF	\$230.00	\$33,350.00	\$260.00	\$37,700.00	\$0.00	\$0.00
32	17	PIPE CULVERT, RCP, 18"	290	LF	\$250.00	\$72,500.00	\$350.00	\$101,500.00	\$0.00	\$0.00
33	17	PIPE CULVERT, RCP, 24"	755	LF	\$260.00	\$196,300.00	\$400.00	\$302,000.00	\$0.00	\$0.00
34	17	PIPE CULVERT, RCP, 30"	165	LF	\$300.00	\$49,500.00	\$515.00	\$84,975.00	\$0.00	\$0.00
35	17	PIPE CULVERT, RCP, 36"	300	LF	\$340.00	\$102,000.00	\$550.00	\$165,000.00	\$0.00	\$0.00
36	17	PIPE CULVERT, RCP, 48"	342	LF	\$420.00	\$143,640.00	\$800.00	\$273,600.00	\$0.00	\$0.00
37	17	PIPE CULVERT, RCP, 54"	360	LF	\$995.00	\$358,200.00	\$840.00	\$302,400.00	\$0.00	\$0.00
38	17	PIPE CULVERT, RCP, 60"	990	LF	\$1,100.00	\$1,089,000.00	\$1,150.00	\$1,138,500.00	\$0.00	\$0.00
39	18	ADJUST EXISTING DRAINAGE MANHOLE TOP TO NEW GRADE	3	EA	\$2,500.00	\$7,500.00	\$1,000.00	\$3,000.00	\$0.00	\$0.00
40	19	MISC STORM CONNECTIONS (ROOF DRAINS, ETC.)	1	LS	\$5,850.00	\$5,850.00	\$4,000.00	\$4,000.00	\$0.00	\$0.00
DRAINAGE ITEMS 22 THRU 40 SUBTOTAL						\$2,595,500.00		\$3,018,925.00		\$0.00
WATER ITEMS										
41	20	REMOVE EXISTING WATER MAIN	2800	LF	\$15.00	\$42,000.00	\$45.00	\$126,000.00	\$0.00	\$0.00
42	21	REMOVE EXISTING RAW WATER MAIN	1360	LF	\$20.00	\$27,200.00	\$45.00	\$61,200.00	\$0.00	\$0.00
43	22	PVC DR 18 WM (2") (F&I)	55	LF	\$100.00	\$5,500.00	\$78.00	\$4,290.00	\$0.00	\$0.00
44	22	PVC DR 18 WM (4") (F&I)	225	LF	\$105.00	\$23,625.00	\$80.00	\$18,000.00	\$0.00	\$0.00
45	22	PVC DR 18 WM (6") (F&I)	75	LF	\$120.00	\$9,000.00	\$110.00	\$8,250.00	\$0.00	\$0.00
46	22	PVC DR 18 WM (8") (F&I)	150	LF	\$135.00	\$20,250.00	\$115.00	\$17,250.00	\$0.00	\$0.00
47	22	PVC DR 18 WM (10") (F&I)	65	LF	\$150.00	\$9,750.00	\$225.00	\$14,625.00	\$0.00	\$0.00
48	22	PVC DR 18 WM (12") (F&I)	2225	LF	\$165.00	\$367,125.00	\$240.00	\$534,000.00	\$0.00	\$0.00
49	23	POLYETHYLENE WATER SERVICE, SHORT (2") (F&I)	1	EA	\$2,300.00	\$2,300.00	\$3,200.00	\$3,200.00	\$0.00	\$0.00
50	23	POLYETHYLENE WATER SERVICE, SHORT (1") (F&I)	6	EA	\$2,100.00	\$12,600.00	\$1,700.00	\$10,200.00	\$0.00	\$0.00
51	23	POLYETHYLENE WATER SERVICE, LONG (2") (F&I)	1	EA	\$4,100.00	\$4,100.00	\$3,300.00	\$3,300.00	\$0.00	\$0.00
52	23	POLYETHYLENE WATER SERVICE, LONG (1") (F&I)	1	EA	\$2,350.00	\$2,350.00	\$1,800.00	\$1,800.00	\$0.00	\$0.00
53	24	2" D.I. MJ GATE VALVE RESTRAINED (F&I)	2	EA	\$2,210.00	\$4,420.00	\$1,800.00	\$3,600.00	\$0.00	\$0.00
54	24	6" D.I. MJ GATE VALVE RESTRAINED (F&I)	8	EA	\$3,200.00	\$25,600.00	\$2,000.00	\$16,000.00	\$0.00	\$0.00
55	24	8" D.I. MJ GATE VALVE RESTRAINED (F&I)	1	EA	\$4,450.00	\$4,450.00	\$3,000.00	\$3,000.00	\$0.00	\$0.00
56	24	10" D.I. MJ GATE VALVE RESTRAINED (F&I)	2	EA	\$7,400.00	\$14,800.00	\$4,500.00	\$9,000.00	\$0.00	\$0.00
57	24	12" D.I. MJ GATE VALVE RESTRAINED (F&I)	16	EA	\$8,250.00	\$132,000.00	\$6,000.00	\$96,000.00	\$0.00	\$0.00
58	24	6" D.I. MJ LINE STOP RESTRAINED (F&I)	2	EA	\$20,000.00	\$40,000.00	\$10,200.00	\$20,400.00	\$0.00	\$0.00
59	24	8" D.I. MJ LINE STOP RESTRAINED (F&I)	2	EA	\$25,000.00	\$50,000.00	\$14,200.00	\$28,400.00	\$0.00	\$0.00
60	24	2" D.I. MJ 45 DEGREE BEND RESTRAINED (F&I)	6	EA	\$350.00	\$2,100.00	\$70.00	\$420.00	\$0.00	\$0.00
61	24	6" D.I. MJ 45 DEGREE BEND RESTRAINED (F&I)	12	EA	\$725.00	\$8,700.00	\$300.00	\$3,600.00	\$0.00	\$0.00
62	24	8" D.I. MJ 45 DEGREE BEND RESTRAINED (F&I)	2	EA	\$925.00	\$1,850.00	\$520.00	\$1,040.00	\$0.00	\$0.00
63	24	10" D.I. MJ 45 DEGREE BEND RESTRAINED (F&I)	4	EA	\$1,700.00	\$6,800.00	\$810.00	\$3,240.00	\$0.00	\$0.00
64	24	12" D.I. MJ 45 DEGREE BEND RESTRAINED (F&I)	44	EA	\$1,850.00	\$81,400.00	\$1,050.00	\$46,200.00	\$0.00	\$0.00
65	24	12" D.I. MJ 90 DEGREE BEND RESTRAINED (F&I)	3	EA	\$2,100.00	\$6,300.00	\$1,100.00	\$3,300.00	\$0.00	\$0.00
66	24	2" CORPORATION STOP	7	EA	\$1,100.00	\$7,700.00	\$520.00	\$3,640.00	\$0.00	\$0.00
67	24	6" x 6" D.I. MJ TEE RESTRAINED (F&I)	1	EA	\$1,250.00	\$1,250.00	\$650.00	\$650.00	\$0.00	\$0.00
68	24	12" x 2" D.I. MJ TEE RESTRAINED (F&I)	11	EA	\$2,200.00	\$24,200.00	\$1,500.00	\$16,500.00	\$0.00	\$0.00
69	24	12" x 6" D.I. MJ TEE RESTRAINED (F&I)	8	EA	\$2,700.00	\$21,600.00	\$1,300.00	\$10,400.00	\$0.00	\$0.00
70	24	12" x 8" D.I. MJ TEE RESTRAINED (F&I)	1	EA	\$2,900.00	\$2,900.00	\$1,500.00	\$1,500.00	\$0.00	\$0.00
71	24	12" x 10" D.I. MJ TEE RESTRAINED (F&I)	2	EA	\$3,100.00	\$6,200.00	\$1,800.00	\$3,600.00	\$0.00	\$0.00
72	24	12" x 12" D.I. MJ TEE RESTRAINED (F&I)	5	EA	\$3,200.00	\$16,000.00	\$1,850.00	\$9,250.00	\$0.00	\$0.00
73	24	12" x 2" D.I. MJ CROSS RESTRAINED (F&I)	1	EA	\$3,100.00	\$3,100.00	\$2,600.00	\$2,600.00	\$0.00	\$0.00
74	24	12" x 12" D.I. MJ CROSS RESTRAINED (F&I)	1	EA	\$3,950.00	\$3,950.00	\$2,200.00	\$2,200.00	\$0.00	\$0.00
75	24	2" D.I. MJ SLEEVE RESTRAINED	3	EA	\$325.00	\$975.00	\$2,300.00	\$6,900.00	\$0	



CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Dennis W. Barron, Jr., Director of Public Works
DATE:	12/01/2023
SUBJECT:	Purchase of Three Pumps for the Madrid Stormwater Station

BACKGROUND

The stormwater pumps at the Madrid Stormwater Station are deteriorating and need replacement. One of the three pumps is currently irreparable, and the expectation is the other two pumps are in a similar state of disrepair. These pumps were last replaced in 2000 as part of a project. These pumps have lasted 23 years, which is beyond their normal life expectancy of 20 years. The equivalent replacement pump is no longer available from any vendor. Custom Pump and Controls is the sole vendor in Florida accommodating Myers pumps. This was the vendor for the original installation. Due to the pump and motor flow curve configuration and the physical space limitations for replacement, the Public Works department has only been able to locate one replacement for the current pumps.

The total cost for each pump is \$52,712.00, which brings the purchase total to \$158,136.00.

FINANCIAL IMPACT

This project is budgeted for \$180,000 from the stormwater fund 423-07-0712-536-63-563000-.

REQUESTED ACTION

Approve/Dissapprove the purchase of three pumps for the Madrid Stormwater Station and declare Custom Pump and Controls a sole source provider for this replacement project

ATTACHMENTS

1. Sole Source - Custom Pump and Controls
2. Quote
3. CIP FY 2024-2028

Sole Source Request

Pursuant to Section VII and XII of the City of Jacksonville Beach Purchasing Manual, when requesting a sole source purchase from a vendor, please complete this form to justify your request and submit to the Property and Procurement Division with applicable attachments.

"Sole Source items are any materials, supplies, or services that can only be obtained from one vendor or manufacturer, eliminating any possibility of securing a second competitive quote.

When it is determined that certain materials, supplies, or services are only available from a sole source, every effort must be made by the Department to secure documentation of sole source availability from the supplier, vendor, or manufacturer."

Requesting agency (Department/Division): Public Works, Utility Plants

Name of Vendor or Supplier: Custom Pump and Controls

Amount of purchase/project (attach quote): \$158,136.00

Provide a summary (brief description) of the scope of goods/services to be provided and detailed justification as to why the requested goods/services can only be efficiently and effectively procured through the recommended sole source provider:

Item 12VLXP750M6-43 is a specific pump manufactured by Pentair Flow Technologies. It is a Myers
75 HP, 460V 3 PH, 1150 RPM, Explosion Proof, 14 1/8" IMP, 12" Discharge, 6" Solids Handling Pump
w/ 50' Power Cords. This pump is the modern replace pump for the pump located at stormwater site
Madrid. Each pump is \$ 52,462.00 plus \$250.00 for the Myers 7lb S/S lifting ball. Required three pumps.

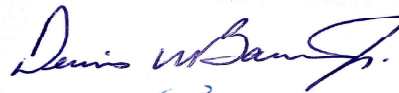
Assert that you have researched the availability of the requested goods/services from other sources in applicable markets and have discussed and evaluated the same with COJB's property and procurement division (attach sole source letter – signed, on company letterhead):

Performed on-line research for these pumps plus numerous hours contacting various vendors for alternate
pumps. Custom Pumps and Controls was the original contractor for the equipment when stormwater site Madrid
was constructed and these pumps are the only pumps that will fit and meet the pump curve requirements without
a major structural reconfiguration of the station.

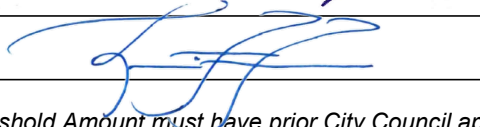
Submitted by: James D. Bovender Utility Plant Maintenance Supervisor
Name Title

Date: 14 November 2023

Requesting Agency Director's Signature: _____



Property and Procurement Approval: _____



Any purchase in excess of the \$25,000 Bid Threshold Amount must have prior City Council approval or must be approved and signed by the City Manager

City Manager: _____



12/1/2023
Date



James A. Miller
Engineered Account Manager

PENTAIR FLOW TECHNOLOGIES
Fairbanks Nijhuis
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+1-504-491-0320 cell
Jim.miller@pentair.com
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Suite 109K
Metairie, La 70002
United States
www.fairbanksnijhuis.com

November 13, 2023

City of Jacksonville Beach
11 North Third St.
Jacksonville Beach, Fl. 32250
Attn: Mr. James JD Bovender- Utility Plant Maintenance Supervisor

Subject: Myers Pumps
Authorized Municipal Distributor

Thank you for your recent inquiry regarding Myers pumps.
Vesta Sentinam LLC dba **Custom Pump & Controls** is the sole distributor serving the municipal market in the state of Florida (exclusive of the panhandle counties west of the Apalachicola River).

Custom Pump & Controls maintains a staff of factory trained individuals, inventory and shop facilities to support their exclusive geographical territory. They are the sole facility authorized to provide warranty and non-warranty service and repair for our products.

.
If I can be of further assistance, please contact me at 504-491-0320

Sincerely,

James A. Miller

James A. Miller
Engineered Account Manager



Date: 11/9/2023

Quotation Number: 11923-8 --WH

Reference:

[illegible]

Total Cost:	\$ 158,136.00
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Capital Improvement Plan: FY2024-2028

Project Title: Stormwater Collection & Treatment System Improvements Program

Department / Division: Public Works / Stormwater

Strategic Plan Priorities, Goals and Objectives: Identify infrastructure projects that meet high standards of service for health, connectivity, and a clean environment (P1.G1.O1.)

Project Description and Reason Necessary:

For over a decade, the City has been steadily improving its stormwater collection systems through a program of study, design, and construction under the auspices of Phases 1, 2 & 3 of its Stormwater Master Plan and staff field experiences and history. Project priorities and design approaches may be adjusted based on field-collected data, funding availability, and estimated project costs.

Projects are funded one at a time, as funds are available. Project costs have continually been increasing over the past several years. Fund cash balance is carefully monitored. The current stormwater funding for FY2024 is available, however future funding for FY2025 – 2028 is contingent on stormwater funding rate adjustments. Some projects are anticipated to be deferred or delayed due to funding constraints.

Stormwater Improvements at Various Locations:

4th Street South (1st Avenue South to 6th Avenue South): (FY2024) Project consists of removal and replacement of approximately 2,100 linear feet of 24 to 48-inch storm sewer piping, manholes, inlets, curb and gutter and asphalt pavement. Water and sewer mains may also have to be replaced in this area.

Dune Walkovers: (FY2024-28) There are forty-nine (49) dune walkovers within the City. There are twenty-one (21) dune walkovers outside the Downtown CRA District. The City's intent is to replace them with a composite decking material to minimize maintenance and prolong its life.

Beach Outfalls: (FY2024) There are twenty-nine (29) existing beach outfalls within the City. There are fourteen (14) existing beach outfalls located outside the Downtown CRA District. It is the City's intent to replace all of them with in-line check valves to minimize water from backing up into the system.

Stormwater Station Security & Lighting Upgrades: (FY2024-25) The security fencing at the Central Basin stormwater station warrants replacement for security and safety improvements. This site will also be near a proposed urban trail project. Improvements may include security lighting and structural improvements for safety. The second project will be replacing and improving security and lighting at other stormwater stations.

Stormwater Small Projects: (FY2023-26) This project is designed to include several small area stormwater projects that were identified in the FY2021 Stormwater Master Plan.

Intracoastal Waterway (ICW) Outfall Improvements (Beach to Seagate): (FY2024-25) This project will be installing check valves inline into the outfalls to prevent ICW from influencing the City drainage systems.

CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Sheri Gosselin, City Clerk
DATE:	10/31/2023
SUBJECT:	Appointment of Board Members to the Community Redevelopment Agency (CRA)

BACKGROUND

The City Council appoints the Community Redevelopment Agency (CRA) members. There are five members who serve four-year terms. There are three Regular Member terms expiring December 31, 2023.

Art Graham is the current CRA Chair. Mr. Graham is not seeking reappointment.

Christi Elflein was appointed as a Regular Member on August 21, 2023, to fill the unexpired term of Jeffrey Jones. Ms. Elflein would like to be considered for reappointment.

Gary Paetau was appointed as a Regular Member on November 18, 2019, to fill the unexpired term of Bill Spann. Mr. Paetau would like to be considered for reappointment.

Interviews of board applicants were held in November of 2022, and in August and October of 2023. There are 13 eligible board applicants who listed the CRA as their first or second board choice. The applicants are Jerry Beatty, Raymond Bragg, John Hanna, Jr., Andrew Hrycaj, Samuel Langham, Meghan Leslie, Ken Marsh, Thad Moseley, John O'Connor, Anthony Recco, David Smith, Peter Weigold, and Ron Whittington. Applications are attached.

FINANCIAL IMPACT

REQUESTED ACTION

1. Approve/Disapprove the reappointment of Christi Elflein to a new four-year Regular Member term on the Community Redevelopment Agency expiring December 31, 2027; and
2. Approve/Disapprove the reappointment of Gary Paetau to a new four-year Regular Member term on the Community Redevelopment Agency expiring December 31, 2027; and
3. Appoint a new Regular Member to a four-year Regular Member term on the Community Redevelopment Agency with a term expiring December 31, 2027

ATTACHMENTS

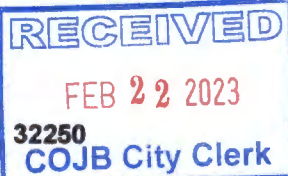
1. Christi Elflein application
2. Gary Paetau application
3. Jerry Beatty application
4. Raymond Bragg application



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

5. John Hanna Jr. application
6. Andrew Hrycaj application
7. Samuel Langham application
8. Meghan Leslie application
9. Ken Marsh application
10. Thad Moseley application
11. John O'Connor application
12. Anthony Recco application
13. David Smith application
14. Peter Weigold application
15. Ron Whittington application
16. Staff 's Board Applicant Spreadsheet

City of Jacksonville Beach
Office of the City Clerk
11 North 3rd Street
Jacksonville Beach, Florida 32250



Phone: (904) 247-6299
E-mail: cityclerk@jaxbchfl.net

Application for Appointment to City Boards

Personal Information (Please print or type)

Name: Christi Bowler Elflein Home Phone: 904-477-2207
Home Address: 3512 Bay Island Cir, Jacksonville Beach, FL 32250
E-Mail Address: elfleinchristi@gmail.com Cell Phone: 904-477-2207
Occupation: Urban Planner Business Phone: 904-707-9761
Business Name: Starr Sanford Design
Business Address: 370 4th Ave S., Jacksonville Beach, FL 32250

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>18 yrs + 14 yrs</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>3512 Bay Island Cir</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☒	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details:

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".)

3
1

Board of Adjustment

Community Redevelopment Agency

2
N

Planning Commission

Pension Trustee

Please list the type of City meetings you have attended: Variance hearings, rezoning hearings, community meetings, etc.

Education: Masters in City Planning, Georgia Institute of Technology (1997), Bachelors in Social Sciences, Florida State University (1995), Bishop Kenny HS (1991), St. Paul's Beach

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

1. I was born and raised in Jax Beach. I love this town and am ready to give back.
2. I am a city planner with both public and private experience.
3. Public: City of Atlanta - staffed boards and ran community meetings.
4. Private: Glatting Jackson, Orlando - worked mostly on large DRI projects.
5. Current: Starr Sanford Design - Planning Director for a Jax Beach boutique architecture firm.

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☒ Female
☐ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

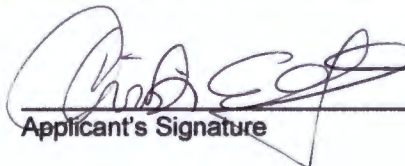
I understand that any false, incomplete, or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete, or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Council when vacancies occur and are effective for two years from date of completion.

By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

Feb 22, 2023
Date


Applicant's Signature



Application for Appointment to City Boards

Personal Information (Please print or type)

Name: Gerhard (Gary) Paetau Home Phone: N/A
Home Address: 725 Bonaire Circle, Jacksonville Beach, FL 32250
E-Mail Address: gpaetau@gmail.com Cell Phone: 404-317-0322
Occupation: Architect, Program Manager, Real Estate Dev. Business Phone: N/A
Business Name: Retired
Business Address: N/A

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>6.5 years</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>725 Bonaire Cir, Jax Beach, FL 32250</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☒	No ☐	If yes, Board Name: <u>Community Redevelopment Agency</u>
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☒	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details:

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".)

3 Board of Adjustment	2 Planning Commission
1 Community Redevelopment Agency	N/A Pension Trustee

Please list the type of City meetings you have attended: City Council mtgs, briefings and workshops. CRA meetings, workshops and presentations. Planning Commission. Board of Adjustment. Citizens Police & Information Academies

Education: Bachelor of Science in Architectural Studies, University of Illinois

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

50 years of professional experience as an architect, program manger and in real estate development. Completing major award winning and sustainable projects on time and on budget. Throughout my career I have served on city revelopment boards, county zoning boards, village planning boards, homeowner association boards and architectural/construction advisory boards. Please see the attached resume for a more detailed list of my qualifications.

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

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Applications are submitted to the City Council when vacancies occur and remain valid for two years from date of completion.

By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

Date

9.27.23

Applicant's Signature



GERHARD (GARY) PAETAU, AIA

725 Bonaire Circle, Jacksonville Beach, FL 32250

(404) 317-0322

gpaetau@gmail.com

EXECUTIVE SUMMARY

An energetic and focused decision-making leader with extensive civic, community and business strategic planning, development, project management and technical skills. One who has demonstrated effective communication skills, taking visionary concepts and transforming them into award winning sustainable projects. Along with an outstanding reputation for achieving budget, schedule, quality and delivery success, believed by others to be impossible.

CIVIC and PROFESSIONAL INVOLVEMENT

- City of Jacksonville Beach- Community Redevelopment Agency Board Member
- City of Jacksonville Beach- Citizen's Information Academy (Class 1)
- Jacksonville Beach Police- Citizen's Police Academy (Class 40)
- Jacksonville Beach Police- Member Citizen's Police Academy Alumni Association
- Jacksonville Beach Police- Past Citizen on Patrol Volunteer
- Past Vice President, Ocean Cay Homeowners Association, Jacksonville Beach, Florida
- Past Commissioner, Board of Zoning Appeals, Cobb County, Georgia
- Past Member, University System of Georgia Facilities Advisory Board
- Past President, Piedmont Chase Homeowners Association, Cobb County, Georgia
- Past Member, Planning & Zoning Board, Village of Hinsdale, Hinsdale, Illinois
- Emeritus Member, American Institute of Architects (AIA)
- Past Green Associate, United States Green Building Council (USGBC)

PROFESSIONAL ACHIEVEMENTS

OAC SOLUTIONS

As firm Principal, responsible for providing owners, architects and contractors personalized real estate, business development, project management, planning, design and construction consulting services. Extensive technical and leadership expertise allows me to offer clients quality and sustainable solutions where value is maximized and risks mitigated from project inception to completion.

EMORY UNIVERSITY- Atlanta, Georgia

Associate Vice President of Planning, Design and Construction, responsible for management of a team of 25 professionals in the planning, design and construction management for \$300M of Emory University capital and renovation projects. Collaborated with staff, administration, users, County and State entities to successfully deliver projects from early design through construction completion and project close-out.

CARTER - Atlanta, Georgia

Recruited and promoted to Senior Vice President/Development Partner for this national real estate firm. Founded and headed Carter's Program Management Practice Group of 15 professionals, providing owner representative/program management services. Responsible for and managed the Group's overall success and financial profitability. Developed new business opportunities generating over \$45M in revenue. Established long term client relationships evidenced by multi-project implementation on numerous campuses.

Created team environments and successfully delivered 10M square feet, \$2.5B in construction of various types of projects including academic, research, healthcare, recreation, housing and athletic facilities, resulting in award winning and LEED certified projects. Collaborated with presidents, governing boards,

foundations and administration on strategic planning, funding/financing goals, project programming and design objectives. Implemented new financing, contracting and fast-track project delivery options for large facility and capital programs. These concepts returned significant cost and schedule savings for the University System of Georgia's \$110M, 8 campus expansion program, Valdosta State University's \$160M, 7 building and Agnes Scott College's \$150M, 12 building renovation and expansion programs.

PROJECT MANAGEMENT CONSULTING - Marietta, Georgia

As Principal and founder, established Project Management Consulting to provide owners, consultants and contractors a broad scope of unique design, construction and project management consulting services. Services were provided from pre-development to project close-out including: project planning, site selection, contract negotiations, budget development, scheduling, consultant selection, design review and coordination, bidding, construction review and monitoring, close-out and move-in. Successfully managed and delivered projects totaling over \$30M in construction cost including retail, housing, corporate headquarters, institutional and municipal projects.

COOPER CARRY AND ASSOCIATES - Atlanta, Georgia

Recruited and promoted to Senior Associate Partner/Project Manager at this national architectural firm. Managed daily staffing requirements for this 170 person organization, including hiring and training and employee performance. Developed project financial plans, budgets and maintained profit goals. Implemented improvement strategies for technical and construction issues resulting in improved contract documents and construction coordination.

As Project Manager and primary client contact for AT&T's \$70M Regional Data Center and National Service Industries \$30M corporate headquarters, had total project responsibility from initial interview through construction completion. Contracted and coordinated project design, engineering and specialty consultants. Responsible for project's aesthetic, functional, technical, environmental and construction cost requirements resulting in award winning projects completed on time and in budget. Interfaced and coordinated contractors during construction to assure compliance with project schedules, contract documents and costs.

SKIDMORE, OWINGS & MERRILL - Chicago, Illinois

As a senior architect at this international architectural/engineering firm, was responsible for contract document completion for hospitals, historic renovations, airports, new towns, universities and mixed-use high-rise projects. Successfully transformed architectural concepts into construction documents. Utilized extensive knowledge of construction materials and techniques to complete complicated, mixed-use high-rise projects including Sears Tower, 63-story Olympia Center and 58-story Onterie Centre.

Promoted to Associate Partner/Technical Coordinator and managed a 200 person architectural and engineering team for the design and construction of major fast-track projects, including the \$7B New Jeddah International Airport. Directed and coordinated design, engineering and specialty consultants. Interfaced continuously with clients and contractors to assure project success.

EDUCATION

- Bachelor of Science in Architectural Studies, University of Illinois, Urbana, IL
-



Application for Appointment to City Boards

Personal Information (Please print or type)

Name: Jerry Beatty Home Phone: 404 861-3268
Home Address: 2272 2nd Street South
E-Mail Address: jerrybeatty35@gmail.com Cell Phone: 404 861-3268
Occupation: Retired / Consultant Business Phone: _____
Business Name: _____
Business Address: _____

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>8 yrs</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>2272 2nd Street So,</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☒	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".

4 Board of Adjustment	1 Planning Commission
2 Community Redevelopment Agency	3 Pension Trustee

Please list the type of City meetings you have attended: _____

Education: BA History / ED Mercer University

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

Was on the board of directors for the "Downtown Development" for the city of Lavonia Ga for 4 years. Was an owner and operated my own safety engineering company for over 25 years before selling in 2014.

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete, or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete, or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

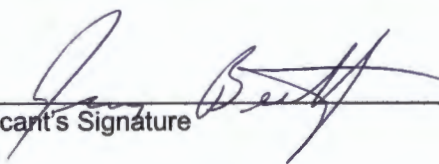
Applications are submitted to the City Council when vacancies occur and are effective for two years from date of completion.

By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

Date

11/5/23

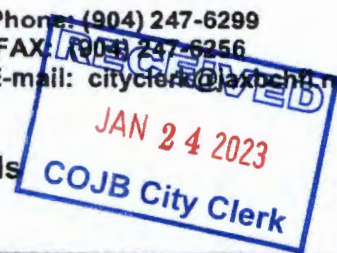
Applicant's Signature



City of Jacksonville Beach
Office of the City Clerk
11 North 3rd Street
Jacksonville Beach, Florida 32250



Phone: (904) 247-6299
FAX: (904) 247-6256
E-mail: cityclerk@jaxbeach.net



Application for Appointment to City Boards

Personal Information (Please print or type)

Name: <u>Raymond B. Bragg, Jr 'Buster'</u>	Home Phone: <u>904-247-3204</u>
Home Address: <u>2002 Ocean Front S.</u>	
E-Mail Address: <u>bbragg@comcast.net</u>	Cell Phone: <u>904-613-6177</u>
Occupation: <u>Sr. Tech. Architect</u>	Business Phone: <u>904-218-5368</u>
Business Name: <u>Merrill Lynch</u>	
Business Address: <u>4200 Deer Lake</u>	

Eligibility – Please Circle

Are you a resident of the City?	☒ Yes	☐ No	If yes, length of time: <u>20 yrs</u>
Are you a registered voter?	☒ Yes	☐ No	If yes, what County: <u>Duval</u>
Do you own property in the City?	☒ Yes	☐ No	If yes, address: <u>see above</u>
Do you hold a public office?	☒ Yes	☐ No	If yes, Office name: _____
Are you employed by the City?	☒ Yes	☐ No	If yes, position: _____
Are you currently serving on a Board?	☒ Yes	☐ No	If yes, Board Name: _____
Have you been convicted of a felony?	☒ Yes	☐ No	If yes, provide date: _____
Have your civil rights been restored?	☒ Yes	☐ No	If yes, provide date: _____
Have you filed bankruptcy?	☒ Yes	☐ No	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".)

<u>2</u> Board of Adjustment	<u>3</u> Planning Commission
<u>1</u> Community Redevelopment Agency	Pension Trustee

Please list the type of City meetings you have attended: _____

Qualifications (Briefly describe specific expertise, abilities, or qualifications) Beaches resident 30+ years, 40+ yrs in I.T. industry, executive mgt, small business owner, rental property owner, HOA president

Education: <u>B.A. Mathematics & Computer Science, Project Mgt.</u>

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please circle the appropriate responses.

Race

- ☐ African-American
☐ Asian/Pacific Islander
☐ American Indian/Alaskan

- ☒ Caucasian
☐ Hispanic
☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete, or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete, or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Clerk and are valid for two years from the date they are submitted. All applicants are interviewed following their application submittal. When vacancies occur, the City Council considers all eligible applicants and votes to make board appointments.

By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

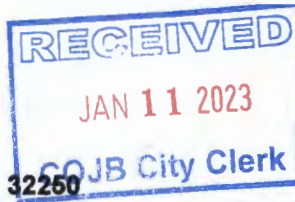
Date

1/25/2023

Applicant's Signature

R. B. Bragg, Jr.

City of Jacksonville Beach
Office of the City Clerk
11 North 3rd Street
Jacksonville Beach, Florida 32250



Phone: (904) 247-6299
E-mail: cityclerk@jaxbchfl.net

Application for Appointment to City Boards

Personal Information (Please print or type)

Name: John M. Hanna Jr. Home Phone: (904) 612-9903
Home Address: 3250 Isabella Blvd., Jax Bch, FL, 32250
E-Mail Address: johanhanna48@comcast.net Cell Phone: Same
Occupation: Contractor Business Phone: Same
Business Name: Belmar Contractors, Inc
Business Address: 934 Shetter Ave, Jax Bch, FL, 32250

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>Life</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>964, 934, 953 Shetter Ave.</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☐	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details:

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".)

NO
1 2

Board of Adjustment

Community Redevelopment Agency

1 1
NO

Planning Commission

Pension Trustee

Please list the type of City meetings you have attended: I've attended council meeting and board of adjustment, I also sat on the planning board and code enforcement years ago.

Education:

High School, 2 years College

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

As a life long Resident of Jax Bch I've seen the changes over the years. I believe it would give me a good perspective on the impact of future development. I'm also the owner of commercial properties in Jax bch which would help with knowing the ins and outs of running a business here. I've also been in the construction industry for over 35 years, so I'm familiar with construction practices and Land Development.

Application for Appointment to City Boards (cont.)

State Reporting Requirements

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Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete, or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete, or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Council when vacancies occur and are effective for two years from date of completion.

By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

January 11, 2023
Date


Applicant's Signature



Application for Appointment to City Boards

Personal Information (Please print or type)

Name: Andrew Hrycaj Home Phone: N/A
Home Address: 376 1st Street South, Jacksonville Beach FL 32250
E-Mail Address: hrycaj.hrycaj@gmail.com Cell Phone: 404-539-3275
Occupation: Technical Advisor (Construction Materials) Business Phone: 904-900-5260
Business Name: FG Building Products
Business Address: 13400 Sutton Park Drive South, Suite 1602, Jacksonville FL 32224

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>2-1/2 Years</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>376 1st St S, Jax Bch 32250</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☐	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details:

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".

3 Board of Adjustment	1 Planning Commission
2 Community Redevelopment Agency	4 Pension Trustee

Please list the type of City meetings you have attended: _____

Education: BS Architecture, Georgia Tech 2010

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

Registered Roofing Observer, IIBEC 2021. Technical Advisor for a rep firm of construction materials, 7 Years. Commercial Roofing Estimator & Project Manager, 5 Years. Architectural Intern, 2 Years. BS Architecture, Georgia Tech 2010.

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

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Date 1/9/2023

Date

Andrew Hrycaj
Applicant's Signature

ABOUT

Commercial roofing professional specializing in low-slope systems and sheet metal provisions who planted roots in the construction industry after earning a BS ARCH from Georgia Tech in 2010. Diverse experience spanning estimating, project management, technical solutions, complex detailing, field analysis, system installation, and code compliance as a manufacturers sales rep for nearly eight (8) years.

EXPERIENCE

FG Building Products (FGBP) - Jacksonville, FL

Chief Technical Advisor

Jan 2019 - Present

Relocation with HRG ownership to continue as independent sales representation for Firestone Building Products, now with a territory encompassing Florida and Southern Georgia to assist six (6) outside salespeople. Also, facilitating the technical needs of Rooftop Anchor fall protection solutions, BILCO roof scuttles + floor access doors, Elemex composite rainscreen panel systems, and HydroPaver fully permeable ground surface treatments.

Halls Rep Group (HRG) - Houston, TX

Inside Sales/ Technical Advisor

Apr 2016 - Dec 2018

Provide dedicated inside sales and technical support to four (4) outside salespeople with the independent sales rep firm for Firestone Building Products in South and Central Texas. Assist the network of authorized contractors, building owners, architects, and engineers in utilization of the Firestone NDL portal, Intent to Warranty letters, FM Global RoofNav listings, UL Exterior Fire performance validation, and manufacturer approved installation procedures.

Elias Commercial Roof Systems

Estimator

Apr 2015 - Apr 2016

Further development as a low-slope estimator for thermoplastic and asphaltic systems, also overseeing the requisite sheet metal fabrications for complete NDL system installations. Predominant focus on the re-roofing in the educational and governmental sector which honed skills in coordination, disposal, site management, material storage, and temporary dry-in packages. Complete as-built drawings, conduct roof cores, participate in pull tests, and oversee moisture scans to satisfy the contract requirements of district administration as well as their independent roofing consultants.

ANDREW HRYCAJ

HRYCAJ.HRYCAJ@GMAIL.COM
404-539-3275

JACKSONVILLE BEACH, FL

EXPERIENCE (CONT.)

Skyline Roofing Houston - Houston, TX

Estimator

Sept 2011 - Mar 2015

Conduct take-offs from architectural drawings and prepare detailed cost estimates for commercial, industrial, and institutional facilities. Upon award of the project as the Division 7 subcontractor: review and execute contract, dictate SOV, complete submittals, issue POs to vendors, schedule delivery, manage receipt at job site, oversee appropriate rooftop staging, and conduct meetings with the foreman + roofing crew to communicate the system specifics.

Joel Kelly Design Studio - Atlanta, GA

Architectural Intern

May 2008 - Sep 2010

Assisted the design process of two (2) luxury single family residences from design development through close-outs. Tasks included schematics, specifications, construction documents, digital renderings, interior finishes, and furniture selection. Direct contact with commissioning clients, general contractors, and specialty subcontractors during the bidding process and weekly in-progress meetings.

EDUCATION & CERTIFICATION

Georgia Institute of Technology

Bachelor of Science, Architecture, 2010

Registered Roof Observer (RRO)

IIBEC Registration # 2291, 2021

REFERENCES

Charles Allen - National Technical Manager of Thermoplastic Systems
Firestone Building Products

Kirk Trull - Regional Technical Manager of Mid-Atlantic Region
Firestone Building Products

Steve Mackiewicz - Senior Technical Roof Systems Advisor
Texas Lone Star Reps (LS Reps)

reference telephone & email available upon request



Application for Appointment to City Boards

Personal Information *(Please print or type)*

Name: Samuel A. Langham Home Phone: _____
Home Address: 138 32nd Ave S., Jax Bch., FL 32250
E-Mail Address: salangham@reabc.com Cell Phone: (904) 613-9122
Occupation: RE Appraisals, Brokerage & Consulting Business Phone: (904) 249-3403
Business Name: REABC, LLC / Langham Appraisals, Inc.
Business Address: 138 32nd Ave S., Jax Bch., FL 32250

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>35 years</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>Multiple</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☐	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards *(Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".*

N/A

Board of Adjustment

2

Planning Commission

1

Community Redevelopment Agency

N/A

Pension Trustee

Please list the type of City meetings you have attended: _____

Education: BSBA ECO UF 1984 / MBA FIN & INT BUS UF 1988

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

~~I have lived, worked and played in Jacksonville Beach since 1988. I am a State Certified General Real Estate Appraiser and am a Member of the Appraisal Institute (MAI). I own and manage properties in Jacksonville Beach.~~

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

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By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

10/16/2023

Date



Applicant's Signature



Received
3/29/2023
City Clerk's Office

Application for Appointment to City Boards

Personal Information (Please print or type)

Name: Meghan Leslie Home Phone: 386.235.4791
Home Address: 804 16th Avenue South, Jacksonville Beach, FL 32250
E-Mail Address: MEdwards@EdwardsEdwardsLaw.com Cell Phone: 386.235.4791
Occupation: Attorney Business Phone: 904.222.0829
Business Name: Edwards & Edwards, PA
Business Address: 6620 Southpoint Dr S, Suite 200, Jacksonville, FL 32216

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>7 years</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>See above Home Address</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☒	No ☐	If yes, Board Name: <u>Jax Area Real Estate Court</u>
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☒	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".

3
2

Board of Adjustment

Community Redevelopment Agency

1
4

Planning Commission

Pension Trustee

Please list the type of City meetings you have attended: Most recent attendance was before the Board of Adjustment for personal variance hearing. Would like to contribute to my city, if needed.

Education: Bachelors Degree from University of Florida; Juris Doctorate FCSL

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

~~Local attorney practicing for 10 years in the area of real estate transactions, development, and litigation. Member of the Jacksonville Area Real Estate Council (JAREC) for 7 years - currently sitting President. I own a boutique firm with my partner and sister Amanda Edwards for nearly 10 years. Familiar with real property, uses, development, code compliance, managing partner responsible for management of firm and staff multiple trust accounts etc.~~

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☒ Female
☐ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

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3/29/2023

Date



Applicant's Signature

Meghan Edwards, Esq.

REAL ESTATE ATTORNEY

OBJECTIVE

As a Jacksonville resident since 2009 and Jacksonville Beach resident since 2016, my experience as a Florida licensed attorney in the area of real estate litigation and transactions, with real estate developers and investors, participation in real estate councils, and as a local business owner, will aid the other members to bring value to both the CRA and the City as whole.

EXPERIENCE

EDWARDS & EDWARDS, PA ATTORNEY/SHAREHOLDER

October 2013 - Present

JACKSONVILLE AREA REAL ESTATE COUNCIL (JAREC)

President, 2022 – Present
Vice President – 2020 - 2022
Secretary, 2018 – 2020
Vice President – 2016 – 2018

The Attorney's Real Estate Councils of Florida or Florida ARECS is a coalition of 18 local real estate councils (RECS) across the state representing nearly 1,000 real estate attorneys. Serving on the board for six of the last eight years. Improve the real estate industry through education, networking, and partnerships with local realtors, brokers, and lenders.

CONTACT

Medwards@EdwardsEdwardsLaw.com

O: 904.222.0829

M: 386.235.4791

www.EdwardsEdwardsLaw.com

HIGHLIGHTS

- Results oriented
- 10+ years as real estate attorney
- Self-Starter
- Determined
- Organized
- Creative
- Understand importance to bring value versus just cost
- Computer Proficient

EDUCATION

University of Florida, 2006
BA Social Science

Florida Coastal School of Law,
2012
Juris Doctorate

AFFILIATIONS

- Jacksonville Womens Lawyer Association, Member
- Florida Bar, Member
- Jacksonville Area Legal Aid, Pro Bono Honors 2014 - 2023



Application for Appointment to City Boards

Received 5/22/23
City Clerk's Office

Personal Information (Please print or type)

Name:	Kenneth Marsh	Home Phone:	904-304-1906
Home Address:	2011 Gail Ave. Jacksonville Beach, FL 32250		
E-Mail Address:	kdcmarsh@gmail.com	Cell Phone:	904-304-1906
Occupation:	Retired- CSX Corporation	Business Phone:	
Business Name:			
Business Address:			

Eligibility – Please Circle

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: 2009
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: Duval
Do you own property in the City?	Yes ☒	No ☐	If yes, address: 2011 Gail (former since 1999) and 2011 GAIL AVE. (former since 2017)
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☒	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details:

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".)

N/A	Board of Adjustment	N/A	Planning Commission
1	Community Redevelopment Agency	N/A	Pension Trustee

Please list the type of City meetings you have attended: Have attended approx. 150 council meetings, briefings, and workshops in last 11 yrs.

Attended, or livestream reviewed, ALL CRA meetings in last 6 yrs. Periodic attendance of BOA and Planning Commission meets.

Education: Bachelor of Arts-Human Resource Mgmt. Hood College Frederick Md.
Master of Business Administration Jacksonville University Jacksonville Fl.

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

36 years of CSX corporate experience of which 25 years were in a variety of senior management and director positions. Experience includes managing 200+ employees in train and engine railroad operations, developing operation network schedules, and overseeing \$30-50 million in departmental budgets. Achieved Six Sigma Black Belt status in 2000 and tasked to implement process improvements that would successfully achieve stated annual

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please circle the appropriate responses.

Race

- ☐ African-American
☐ Asian/Pacific Islander
☐ American Indian/Alaskan

- ☒ Caucasian
☐ Hispanic
☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

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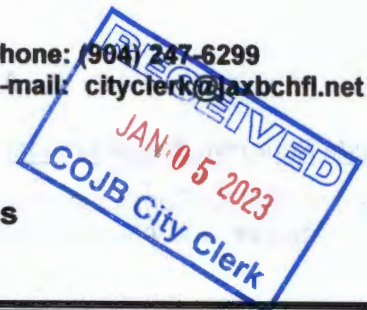
Applications are submitted to the City Clerk and are valid for two years from the date they are submitted. All applicants are interviewed following their application submittal. When vacancies occur, the City Council considers all eligible applicants and votes to make board appointments.

By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

Date

5/20/2023

Applicant's Signature



Application for Appointment to City Boards

Personal Information (Please print or type)

Name: Thaddeus M. Moseley Home Phone: -0-
Home Address: 3701 Duval Drive, Jax Beach
E-Mail Address: thaddeusmoseley@gmail.com Cell Phone: 904-945-7527
Occupation: Landlord/Owner Business Phone: -0-
Business Name: Wave Crest Apartments
Business Address: 120-122 Fourth Avenue North, Jax Beach

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>28 years</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>3701 Duval Drive, 120-122 4th Ave.. North</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☒	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details:

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".

☐ N/A	Board of Adjustment	☐ N/A	Planning Commission
☐ 1	Community Redevelopment Agency	☐ N/A	Pension Trustee

Please list the type of City meetings you have attended: City Council, Board of Adjustment,
Planning Commission, various Task Force meetings

Education: Attended Bolles School, Jacksonville. Graduated Phillips Academy, Andover, MA, and
Vanderbilt University, Nashville, TN

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

Have constructed, owned, operated four apartment buildings in Jax Beach during the last 28
years - currently own an eight unit building in the downtown CRA. Previously employed for 20
years by the Charter Oil Company in management positions at refineries in the Bahamas and
Texas and by various oil companies in commercial trading positions.

Application for Appointment to City Boards (cont.)

State Reporting Requirements

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Race

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☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

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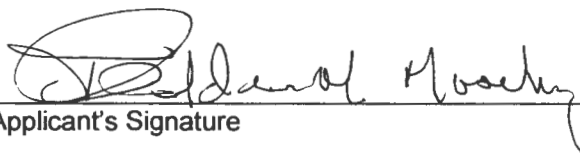
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Date

JANUARY 5, 2023

Applicant's Signature



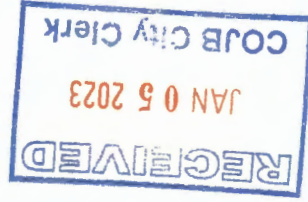
THADDEUS MAURY MOSELEY

DEAR MS. BYRD,

I AM INTERESTED IN SERVING ON THE
COMMUNITY REDEVELOPMENT AGENCY AND
AM ENCLOSE MY APPLICATION. I UNDERSTAND
A POSITION IS OPENING IN MARLIT.

IF REFERENCES WOULD BE HELPFUL,
I AM SURE THAT ART GRAHAM, CHAIR CRA
→

AND CAYLOR CANDLER, CLARE, ARE FIGHTING
PENSION BOARD, WOULD VOUCH FOR ME.
I APPRECIATE YOUR CONSIDERATION.
Sincerely, TRAD MOSLEY





Received
01/05/23
City Clerk's Office

Application for Appointment to City Boards

Personal Information *(Please print or type)*

Name: John C. O'Connor Home Phone: _____
Home Address: 95 Jardin de Mer Place Jacksonville Beach, FL 32250
E-Mail Address: John@oconEco.com Cell Phone: 941-875-2968
Occupation: Retired economist Business Phone: _____
Business Name: OconEco
Business Address: _____

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: Since 2017_ _____
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>95 Jardin de Mer Place</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☒	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☐	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards *(Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".*

3
2

Board of Adjustment

Community Redevelopment Agency

1
4

Planning Commission

Pension Trustee

Please list the type of City meetings you have attended: _____

Education: Master's in Economics, George Washington University, 1969

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

I spent 21 years at the International Monetary Fund and 10 at the World Bank, mostly in senior staff positions for systems to support decisions about allocation of resources. I was manager and main author, as Senior Advisor on the Bank's Vice Presidency on Environmentally Sustainable Development, of a report that made most major newspapers in 1995 on Wealth of Nations; work routinely updated by the Bank, I then spent decades as a consultant specializing

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

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I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete, or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete, or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Council when vacancies occur and are effective for two years from date of completion.

By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

John C. O'Connor

January 5, 2023

Applicant's Signature

City of Jacksonville Beach
Office of the City Clerk
11 North 3rd Street
Jacksonville Beach, Florida 32250



Phone: (904) 247-6299
E-mail: cityclerk@jaxbchfl.net

RECEIVED
01/05/2023
City Clerk's Office

Application for Appointment to City Boards

Personal Information (Please print or type)

Name: Anthony M Recco Home Phone: 315-559-6450
Home Address: 508 9th Ave N Jacksonville Beach
E-Mail Address: anthony.recco@ml.com Cell Phone: 315-559-6450
Occupation: Financial Advisor First Vice President Business Phone: 904-634-6174
Business Name: Merrill Bank of America
Business Address: 50 N Laura Street Suite 3700 Jacksonville FL 32202

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>4 Yrs</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>508 9th Ave N Jax Bch</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☐	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☐	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".)

1 Board of Adjustment	3 Planning Commission
2 Community Redevelopment Agency	2 Pension Trustee

Please list the type of City meetings you have attended: Property variance meetings

Education: High School, some College

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

20+ yrs of asset management career. I currently serve as President of the Senior Citizens council of Rome NY, President of the Michelle Adey Memorial Fund, Past President of Rotary Club, President of Teugega Point Homeowners Association(Until 02/01). I have a genuine interest in Community involvement coupled with a desire to help shape policy and development.

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

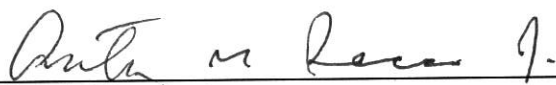
I understand that any false, incomplete, or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete, or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

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01/05/2023
Date


Applicant's Signature

City of Jacksonville Beach
Office of the City Clerk
11 North 3rd Street
Jacksonville Beach, Florida 32250



Phone: (904) 247-6299
E-mail: cityclerk@jaxbchfl.net

Received
05/18/2022
City Clerk Office

Application for Appointment to City Boards

Personal Information *(Please print or type)*

Name:	David Smith	Home Phone:	303-817-8999
Home Address:	130 5th Ave N Jacksonville Beach, FL 32250		
E-Mail Address:	groundwater@mac.com	Cell Phone:	303-817-8999
Occupation:	Environmental Consultant	Business Phone:	
Business Name:	Water Research Group		
Business Address:	130 5th Ave N Jacksonville Beach, FL 32250		

Eligibility – Please Circle

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: 20 years
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: Duval
Do you own property in the City?	Yes ☒	No ☐	If yes, address: 124 5th Ave N & 528 N 1st St
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☐	If yes, provide date: Never been removed
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details:

City Boards *(Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".)*

N/A
1

Board of Adjustment

Community Redevelopment Agency

N/A
N/A

Planning Commission

Pension Trustee

Please list the type of City meetings you have attended: Commission, Planning, Adjustment, Redevelopment Agency, Workshops

Education: Bachelors In Geology, University of South Florida
Masters in Environmental Science, University of Idaho

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

Resident actively participated in Redevelopment since 1989 with purchase of closed former restaurant at 528 N 1st St (now V-Pizza). Developed adjacent vacant lots without variances by moving in and bringing up to code four historic structures: IB Sam's house, former Jax Beach Mayor (1925); Gertrude Cronk House (1925); Harold Tresize House (1938); and Williams House (1950). Well versed in Florida Statutes and understand role of agency is to implement

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please circle the appropriate responses.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

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May 18, 2022

Date



Applicant's Signature

SUBMIT APPLICATION

Please do not write below – Staff use

Date application received: 05/18/2022

Interviewed on: _____

Eligible for appointment **Yes** **No**

If not eligible for appointment
Explanation: _____

Appointed to: _____

Date: _____

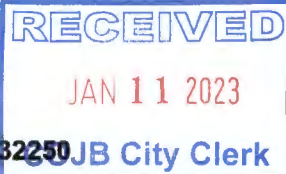
Appointed to: _____

Date: _____

Appointed to: _____

Date: _____

City of Jacksonville Beach
Office of the City Clerk
11 North 3rd Street
Jacksonville Beach, Florida 32250



Phone: (904) 247-6299
E-mail: cityclerk@jaxbchfl.net

Application for Appointment to City Boards

Personal Information (Please print or type)

Name: peter weigold Home Phone: 904-662-6515
Home Address: 111 15th Avenue S
E-Mail Address: pww65@aol.com Cell Phone: 904-662-6515
Occupation: Mortgage Banking Business Phone: _____
Business Name: _____
Business Address: _____

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>28yrs</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>See Above</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☒	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".

3
1

Board of Adjustment

Community Redevelopment Agency

2
4

Planning Commission

Pension Trustee

Please list the type of City meetings you have attended: Board of Adjustment

Education: BA

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

Long time resident who is very interested in the responsible development of Jax Beach.
Insuring architecture, parking, traffic, safety etc are well thought
out.

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

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Date

11/11/23

Applicant's Signature





Received
1/11/2023
City Clerk's Office

Application for Appointment to City Boards

Personal Information *(Please print or type)*

Name: Ron Whittington Home Phone: 9045630402
Home Address: 3 Millie Dr.
E-Mail Address: ron@whittingtonpr.com Cell Phone: 9045630402
Occupation: public relations consultant Business Phone: 9045630402
Business Name: Whittington PR
Business Address: 3 Millie Dr, Jacksonville Beach, 32250

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>20 years</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>3 Millie Dr., Jax Beach 32250</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☒	No ☐	If yes, Board Name: <u>Jacksonville Arboretum</u>
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☒	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards *(Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".*

Board of Adjustment

Planning Commission

Community Redevelopment Agency

Pension Trustee

Please list the type of City meetings you have attended: Only council meetings from time to time dependent

Education: BA from Georgia State University

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

Worked in municipal government with Dallas Area Rapid Transit during construction of a multi-modal transportation system throughout 16 counties in the Dallas area - with a 25-member board of directors and various planning committees, along with community affairs work with MARTA in Atlanta during the Olympic Games and involved in several infrastructure projects while serving as media spokesman with JEA. Currently working on the board level to

Application for Appointment to City Boards (cont.)

State Reporting Requirements

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Race

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☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

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Date

Applicant's Signature

Application for Appointment to City Boards (cont.)

State Reporting Requirements

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Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

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Date

1-11-2023

Applicant's Signature

RP

Active Board Applications

Applicant Name	Address	Phone	Email	Residency requirements	Registered voter	Board interest	Application date	Interview date
Ken Marsh	2011 Gail Ave	904/304-1906	kdcmarsh@gmail.com	Yes	Yes	1 - CRA	5/22/2023	10/12/2023
Samuel Langham	138 32nd Avenue S.	904/249-3403	salangham@reabc.com	Yes	Yes	1 - CRA 2 - PC	10/16/2023	10/18/2023
David Smith	130 5th Avenue N.	303/817-8999	groundwater@mac.com	Yes	Yes	1 - CRA	5/18/2022	11/16/2022
Anthony Recco	508 9th Ave N.	315/559-6450	anthony.recco@ml.com	Yes	Yes	1 - BOA 2 - CRA	1/5/2023	8/9/2023
John O'Connor	95 Jardin de Mer Pl	941/875-2968	john@oconeco.com	Yes	Yes	1 - PC 2 - CRA	1/5/2023	8/9/2023
Thad Moseley	3701 Duval Dr.	904/945-7527	thaddeusmoseley@gmail.com	Yes	Yes	1 - CRA	1/5/2023	8/9/2023
Greg Kleffner	1601 Ocean Dr. S. #606	904/537-3080	gkleffner@gmail.com	Yes	Yes	1 - PC 2 - BOA	1/5/2023	10/12/2023
Andrew Hrycaj	376 1st Street S.	404/539-3275	hrycaj.hrycaj@gmail.com	Yes	Yes	1 - PC 2 - CRA	1/9/2023	8/9/2023
Jerry Beatty	2272 2nd Street S.	404/861-3268	jerrybeatty35@gmail.com	Yes	Yes	1 - PC 2 - CRA	1/9/2023	8/4/2023
John Hanna Jr.	3250 Isabella Blvd	904/612-9903	johnhanna48@comcast.net	Yes	Yes	1 - PC 2 - CRA	1/11/2023	8/9/2023
Ron Whittington	3 Millie Dr.	904/563-0402	ron@whittingtonpr.com	Yes	Yes	1 - CRA 2 - PC	1/11/2023	8/4/2023
Peter Weigold	111 15th Ave. S.	904/662-6515	pww65@aol.com	Yes	Yes	1 - CRA 2 - PC	1/11/2023	10/12/2023
Raymond Bragg	2002 Oceanfront S.	904/613-6177	bbragg@comcast.net	Yes	Yes	1 - CRA 2 - BOA	1/24/2023	8/9/2023
Richard Landes	736 2nd St. N.	904/343-4556	rjlandes@gmail.com	Yes	Yes	1 - PC	1/30/2023	10/12/2023
Laura Tierney	2060 Kings Rd.	904/229-9286	laura.tierney@fnf.com	Yes	Yes	1 - Pension 2 - PC	1/31/2023	10/13/2023
Meghan Leslie	804 16th Ave S.	386/235-4791	medwards@edwardsedwardslaw.com	Yes	Yes	1 - PC 2 - CRA	3/29/2023	8/4/2023
John Patrich Jr.	707 1st Street S. #304	904/923-8080	johnpatrich@gmail.com	Yes	Yes	1 - Pension	9/28/2023	10/12/2023

CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Sheri Gosselin, City Clerk
DATE:	11/07/2023
SUBJECT:	Appointment of Community Redevelopment Agency Alternates

BACKGROUND

The City Council appoints the Community Redevelopment Agency (CRA) members. The CRA approved the creation of two alternate board positions at their October 30, 2023, meeting. The City Council adopted Ordinance No. 2023-8206 on December 4, 2023, amending the CRA bylaws to allow for the appointment of two alternates. The initial terms for the alternates will be three (3) and four (4) years respectively, beginning January 1, 2024. The terms will expire on December 31st at the end of their first term.

Interviews of board applicants were held in November of 2022, and in August and October of 2023. There are 13 eligible board applicants who listed the CRA as their first or second board choice. The applicants are Jerry Beatty, Raymond Bragg, John Hanna, Jr., Andrew Hrycaj, Samuel Langham, Meghan Leslie, Ken Marsh, Thad Moseley, John O'Connor, Anthony Recco, David Smith, Peter Weigold, and Ron Whittington. Applications are attached.

FINANCIAL IMPACT

REQUESTED ACTION

1. Appoint one new Alternate Member to the Community Redevelopment Agency to serve a four-year term beginning January 1, 2024, and term expiring December 31, 2027; and
2. Appoint one new Alternate Member to the Community Redevelopment Agency to serve an initial three-year term beginning January 1, 2024, and term expiring December 31, 2026

ATTACHMENTS

1. Jerry Beatty application
2. Raymond Bragg application
3. John Hanna Jr. application
4. Andrew Hrycaj application
5. Samuel Langham application
6. Meghan Leslie application
7. Ken Marsh application
8. Thad Moseley application
9. John O'Connor application
10. Anthony Recco application
11. David Smith application
12. Peter Weigold application
13. Ron Whittington application



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

14. Staff's Board Applicant Tracking Spreadsheet



Application for Appointment to City Boards

Personal Information (Please print or type)

Name: Jerry Beatty Home Phone: 404 861-3268
Home Address: 2272 2nd Street South
E-Mail Address: jerrybeatty35@gmail.com Cell Phone: 404 861-3268
Occupation: Retired / Consultant Business Phone: _____
Business Name: _____
Business Address: _____

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>8 yrs</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>2272 2nd Street So,</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☒	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".

4 Board of Adjustment	1 Planning Commission
2 Community Redevelopment Agency	3 Pension Trustee

Please list the type of City meetings you have attended: _____

Education: BA History / ED Mercer University

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

Was on the board of directors for the "Downtown Development" for the city of Lavonia Ga for 4 years. Was an owner and operated my own safety engineering company for over 25 years before selling in 2014.

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete, or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete, or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Council when vacancies occur and are effective for two years from date of completion.

By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

Date

11/5/23

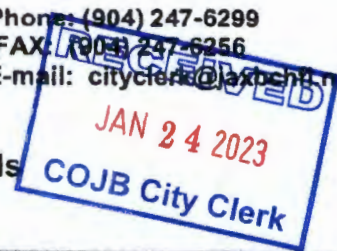
Applicant's Signature



City of Jacksonville Beach
Office of the City Clerk
11 North 3rd Street
Jacksonville Beach, Florida 32250



Phone: (904) 247-6299
FAX: (904) 247-6256
E-mail: cityclerk@jacksonbeach.net



Application for Appointment to City Boards

Personal Information (Please print or type)

Name: <u>Raymond B. Bragg, Jr 'Buster'</u>	Home Phone: <u>904-247-3204</u>
Home Address: <u>2002 Ocean Front S.</u>	
E-Mail Address: <u>bbragg@comcast.net</u>	Cell Phone: <u>904-613-6177</u>
Occupation: <u>Sr. Tech. Architect</u>	Business Phone: <u>904-218-5368</u>
Business Name: <u>Merrill Lynch</u>	
Business Address: <u>4200 Deer Lake</u>	

Eligibility – Please Circle

Are you a resident of the City?	☒ Yes	☐ No	If yes, length of time: <u>20 yrs</u>
Are you a registered voter?	☒ Yes	☐ No	If yes, what County: <u>Duval</u>
Do you own property in the City?	☒ Yes	☐ No	If yes, address: <u>see above</u>
Do you hold a public office?	☒ Yes	☐ No	If yes, Office name: _____
Are you employed by the City?	☒ Yes	☐ No	If yes, position: _____
Are you currently serving on a Board?	☒ Yes	☐ No	If yes, Board Name: _____
Have you been convicted of a felony?	☒ Yes	☐ No	If yes, provide date: _____
Have your civil rights been restored?	☒ Yes	☐ No	If yes, provide date: _____
Have you filed bankruptcy?	☒ Yes	☐ No	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".)

<u>2</u> Board of Adjustment	<u>3</u> Planning Commission
<u>1</u> Community Redevelopment Agency	Pension Trustee

Please list the type of City meetings you have attended: _____

Qualifications (Briefly describe specific expertise, abilities, or qualifications) Beaches resident 30+ years, 40+ yrs in I.T. industry, executive mgt, small business owner, rental property owner, HOA president

Education: <u>B.A. Mathematics & Computer Science, Project Mgt.</u>

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please circle the appropriate responses.

Race

- ☐ African-American
☐ Asian/Pacific Islander
☐ American Indian/Alaskan

- ☒ Caucasian
☐ Hispanic
☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

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I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Clerk and are valid for two years from the date they are submitted. All applicants are interviewed following their application submittal. When vacancies occur, the City Council considers all eligible applicants and votes to make board appointments.

By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

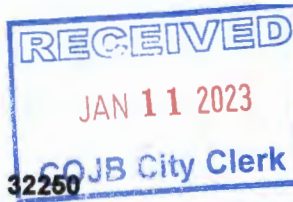
Date

1/25/2023

Applicant's Signature

R. B. Bragg, Jr.

City of Jacksonville Beach
Office of the City Clerk
11 North 3rd Street
Jacksonville Beach, Florida 32250



Phone: (904) 247-6299
E-mail: cityclerk@jaxbchfl.net

Application for Appointment to City Boards

Personal Information (Please print or type)

Name: John M. Hanna Jr. Home Phone: (904) 612-9903
Home Address: 3250 Isabella Blvd., Jax Bch, FL, 32250
E-Mail Address: johanhanna48@comcast.net Cell Phone: Same
Occupation: Contractor Business Phone: Same
Business Name: Belmar Contractors, Inc
Business Address: 934 Shetter Ave, Jax Bch, FL, 32250

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>Life</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>964, 934, 953 Shetter Ave.</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☐	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details:

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".)

NO
1 2

Board of Adjustment

Community Redevelopment Agency

1 1
NO

Planning Commission

Pension Trustee

Please list the type of City meetings you have attended: I've Attended Council meeting and board of adjustment, I also sat on the planning board and code enforcement years ago.

Education:

High School, 2 years College

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

As a life long Resident of Jax Bch I've seen the changes over the years. I believe it would give me a good perspective on the impact of future development. I'm also the owner of commercial properties in Jax bch which would help with knowing the ins and outs of running a business here. I've also been in the construction industry for over 35 years, so I'm familiar with construction practices and Land Development.

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

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January 11, 2023
Date


Applicant's Signature



Application for Appointment to City Boards

Personal Information (Please print or type)

Name: Andrew Hrycaj Home Phone: N/A
Home Address: 376 1st Street South, Jacksonville Beach FL 32250
E-Mail Address: hrycaj.hrycaj@gmail.com Cell Phone: 404-539-3275
Occupation: Technical Advisor (Construction Materials) Business Phone: 904-900-5260
Business Name: FG Building Products
Business Address: 13400 Sutton Park Drive South, Suite 1602, Jacksonville FL 32224

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>2-1/2 Years</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>376 1st St S, Jax Bch 32250</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☐	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".

3 Board of Adjustment	1 Planning Commission
2 Community Redevelopment Agency	4 Pension Trustee

Please list the type of City meetings you have attended: _____

Education: BS Architecture, Georgia Tech 2010

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

Registered Roofing Observer, IIBEC 2021. Technical Advisor for a rep firm of construction materials, 7 Years. Commercial Roofing Estimator & Project Manager, 5 Years. Architectural Intern, 2 Years. BS Architecture, Georgia Tech 2010.

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

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Date 1/9/2023

Date

Andrew Hrycaj
Applicant's Signature

ABOUT

Commercial roofing professional specializing in low-slope systems and sheet metal provisions who planted roots in the construction industry after earning a BS ARCH from Georgia Tech in 2010. Diverse experience spanning estimating, project management, technical solutions, complex detailing, field analysis, system installation, and code compliance as a manufacturers sales rep for nearly eight (8) years.

EXPERIENCE

FG Building Products (FGBP) - Jacksonville, FL

Chief Technical Advisor

Jan 2019 - Present

Relocation with HRG ownership to continue as independent sales representation for Firestone Building Products, now with a territory encompassing Florida and Southern Georgia to assist six (6) outside salespeople. Also, facilitating the technical needs of Rooftop Anchor fall protection solutions, BILCO roof scuttles + floor access doors, Elemex composite rainscreen panel systems, and HydroPaver fully permeable ground surface treatments.

Halls Rep Group (HRG) - Houston, TX

Inside Sales/ Technical Advisor

Apr 2016 - Dec 2018

Provide dedicated inside sales and technical support to four (4) outside salespeople with the independent sales rep firm for Firestone Building Products in South and Central Texas. Assist the network of authorized contractors, building owners, architects, and engineers in utilization of the Firestone NDL portal, Intent to Warranty letters, FM Global RoofNav listings, UL Exterior Fire performance validation, and manufacturer approved installation procedures.

Elias Commercial Roof Systems

Estimator

Apr 2015 - Apr 2016

Further development as a low-slope estimator for thermoplastic and asphaltic systems, also overseeing the requisite sheet metal fabrications for complete NDL system installations. Predominant focus on the re-roofing in the educational and governmental sector which honed skills in coordination, disposal, site management, material storage, and temporary dry-in packages. Complete as-built drawings, conduct roof cores, participate in pull tests, and oversee moisture scans to satisfy the contract requirements of district administration as well as their independent roofing consultants.

ANDREW HRYCAJ

HRYCAJ.HRYCAJ@GMAIL.COM
404-539-3275

JACKSONVILLE BEACH, FL

EXPERIENCE (CONT.)

Skyline Roofing Houston - Houston, TX

Estimator

Sept 2011 - Mar 2015

Conduct take-offs from architectural drawings and prepare detailed cost estimates for commercial, industrial, and institutional facilities. Upon award of the project as the Division 7 subcontractor: review and execute contract, dictate SOV, complete submittals, issue POs to vendors, schedule delivery, manage receipt at job site, oversee appropriate rooftop staging, and conduct meetings with the foreman + roofing crew to communicate the system specifics.

Joel Kelly Design Studio - Atlanta, GA

Architectural Intern

May 2008 - Sep 2010

Assisted the design process of two (2) luxury single family residences from design development through close-outs. Tasks included schematics, specifications, construction documents, digital renderings, interior finishes, and furniture selection. Direct contact with commissioning clients, general contractors, and specialty subcontractors during the bidding process and weekly in-progress meetings.

EDUCATION & CERTIFICATION

Georgia Institute of Technology

Bachelor of Science, Architecture, 2010

Registered Roof Observer (RRO)

IIBEC Registration # 2291, 2021

REFERENCES

Charles Allen - National Technical Manager of Thermoplastic Systems
Firestone Building Products

Kirk Trull - Regional Technical Manager of Mid-Atlantic Region
Firestone Building Products

Steve Mackiewicz - Senior Technical Roof Systems Advisor
Texas Lone Star Reps (LS Reps)

reference telephone & email available upon request



Application for Appointment to City Boards

Personal Information *(Please print or type)*

Name: Samuel A. Langham Home Phone: _____
Home Address: 138 32nd Ave S., Jax Bch., FL 32250
E-Mail Address: salangham@reabc.com Cell Phone: (904) 613-9122
Occupation: RE Appraisals, Brokerage & Consulting Business Phone: (904) 249-3403
Business Name: REABC, LLC / Langham Appraisals, Inc.
Business Address: 138 32nd Ave S., Jax Bch., FL 32250

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>35 years</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>Multiple</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☐	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards *(Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".*

N/A

Board of Adjustment

2

Planning Commission

1

Community Redevelopment Agency

N/A

Pension Trustee

Please list the type of City meetings you have attended: _____

Education: BSBA ECO UF 1984 / MBA FIN & INT BUS UF 1988

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

~~I have lived, worked and played in Jacksonville Beach since 1988. I am a State Certified General Real Estate Appraiser and am a Member of the Appraisal Institute (MAI). I own and manage properties in Jacksonville Beach.~~

Application for Appointment to City Boards (cont.)

State Reporting Requirements

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Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

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By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

10/16/2023

Date



Applicant's Signature



Received
3/29/2023
City Clerk's Office

Application for Appointment to City Boards

Personal Information (Please print or type)

Name: Meghan Leslie Home Phone: 386.235.4791
Home Address: 804 16th Avenue South, Jacksonville Beach, FL 32250
E-Mail Address: MEdwards@EdwardsEdwardsLaw.com Cell Phone: 386.235.4791
Occupation: Attorney Business Phone: 904.222.0829
Business Name: Edwards & Edwards, PA
Business Address: 6620 Southpoint Dr S, Suite 200, Jacksonville, FL 32216

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>7 years</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>See above Home Address</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☒	No ☐	If yes, Board Name: <u>Jax Area Real Estate Court</u>
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☒	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".

3
2

Board of Adjustment

Community Redevelopment Agency

1
4

Planning Commission

Pension Trustee

Please list the type of City meetings you have attended: Most recent attendance was before the Board of Adjustment for personal variance hearing. Would like to contribute to my city, if needed.

Education: Bachelors Degree from University of Florida; Juris Doctorate FCSL

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

~~Local attorney practicing for 10 years in the area of real estate transactions, development, and litigation. Member of the Jacksonville Area Real Estate Council (JAREC) for 7 years - currently sitting President. I own a boutique firm with my partner and sister Amanda Edwards for nearly 10 years. Familiar with real property, uses, development, code compliance, managing partner responsible for management of firm and staff multiple trust accounts etc.~~

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☒ Female
☐ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

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3/29/2023

Date



Applicant's Signature

Meghan Edwards, Esq.

REAL ESTATE ATTORNEY

OBJECTIVE

As a Jacksonville resident since 2009 and Jacksonville Beach resident since 2016, my experience as a Florida licensed attorney in the area of real estate litigation and transactions, with real estate developers and investors, participation in real estate councils, and as a local business owner, will aid the other members to bring value to both the CRA and the City as whole.

EXPERIENCE

EDWARDS & EDWARDS, PA ATTORNEY/SHAREHOLDER

October 2013 - Present

JACKSONVILLE AREA REAL ESTATE COUNCIL (JAREC)

President, 2022 – Present
Vice President – 2020 - 2022
Secretary, 2018 – 2020
Vice President – 2016 – 2018

The Attorney's Real Estate Councils of Florida or Florida ARECS is a coalition of 18 local real estate councils (RECS) across the state representing nearly 1,000 real estate attorneys. Serving on the board for six of the last eight years. Improve the real estate industry through education, networking, and partnerships with local realtors, brokers, and lenders.

CONTACT

Medwards@EdwardsEdwardsLaw.com

O: 904.222.0829

M: 386.235.4791

www.EdwardsEdwardsLaw.com

HIGHLIGHTS

- Results oriented
- 10+ years as real estate attorney
- Self-Starter
- Determined
- Organized
- Creative
- Understand importance to bring value versus just cost
- Computer Proficient

EDUCATION

University of Florida, 2006
BA Social Science

Florida Coastal School of Law,
2012
Juris Doctorate

AFFILIATIONS

- Jacksonville Womens Lawyer Association, Member
- Florida Bar, Member
- Jacksonville Area Legal Aid, Pro Bono Honors 2014 - 2023



Application for Appointment to City Boards

Received 5/22/23
City Clerk's Office

Personal Information (Please print or type)

Name:	Kenneth Marsh	Home Phone:	904-304-1906
Home Address:	2011 Gail Ave. Jacksonville Beach, FL 32250		
E-Mail Address:	kdcmarsh@gmail.com	Cell Phone:	904-304-1906
Occupation:	Retired- CSX Corporation	Business Phone:	
Business Name:			
Business Address:			

Eligibility – Please Circle

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: 2009
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: Duval
Do you own property in the City?	Yes ☒	No ☐	If yes, address: 2011 Gail (owner since 1969) and 2011 GAIL AVE. (owner since 2017)
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☒	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details:

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".)

N/A	Board of Adjustment	N/A	Planning Commission
1	Community Redevelopment Agency	N/A	Pension Trustee

Please list the type of City meetings you have attended: Have attended approx. 150 council meetings, briefings, and workshops in last 11 yrs.

Attended, or livestream reviewed, ALL CRA meetings in last 6 yrs. Periodic attendance of BOA and Planning Commission meets.

Education: Bachelor of Arts-Human Resource Mgmt. Hood College Frederick Md.
Master of Business Administration Jacksonville University Jacksonville FL.

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

36 years of CSX corporate experience of which 25 years were in a variety of senior management and director positions. Experience includes managing 200+ employees in train and engine railroad operations, developing operation network schedules, and overseeing \$30-50 million in departmental budgets. Achieved Six Sigma Black Belt status in 2000 and tasked to implement process improvements that would successfully achieve stated annual

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please circle the appropriate responses.

Race

- ☐ African-American
☐ Asian/Pacific Islander
☐ American Indian/Alaskan

- ☒ Caucasian
☐ Hispanic
☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete, or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete, or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

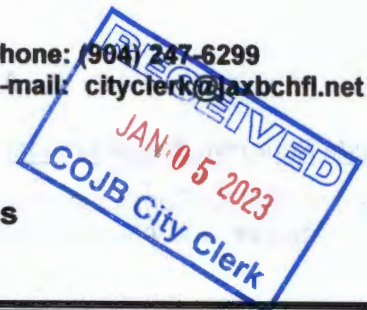
Applications are submitted to the City Clerk and are valid for two years from the date they are submitted. All applicants are interviewed following their application submittal. When vacancies occur, the City Council considers all eligible applicants and votes to make board appointments.

By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

Date

5/20/2023

Applicant's Signature



Application for Appointment to City Boards

Personal Information (Please print or type)

Name: Thaddeus M. Moseley Home Phone: -0-
Home Address: 3701 Duval Drive, Jax Beach
E-Mail Address: thaddeusmoseley@gmail.com Cell Phone: 904-945-7527
Occupation: Landlord/Owner Business Phone: -0-
Business Name: Wave Crest Apartments
Business Address: 120-122 Fourth Avenue North, Jax Beach

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>28 years</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>3701 Duval Drive, 120-122 4th Ave.. North</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☒	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details:

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".

☐ N/A	Board of Adjustment	☐ N/A	Planning Commission
☐ 1	Community Redevelopment Agency	☐ N/A	Pension Trustee

Please list the type of City meetings you have attended: City Council, Board of Adjustment,
Planning Commission, various Task Force meetings

Education: Attended Bolles School, Jacksonville. Graduated Phillips Academy, Andover, MA, and
Vanderbilt University, Nashville, TN

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

Have constructed, owned, operated four apartment buildings in Jax Beach during the last 28
years - currently own an eight unit building in the downtown CRA. Previously employed for 20
years by the Charter Oil Company in management positions at refineries in the Bahamas and
Texas and by various oil companies in commercial trading positions.

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

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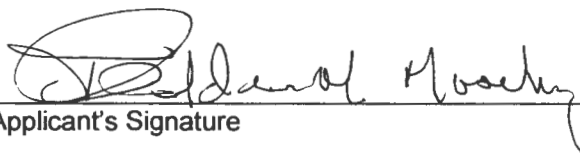
Applications are submitted to the City Council when vacancies occur and are effective for two years from date of completion.

By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

Date

JANUARY 5, 2023

Applicant's Signature



THADDEUS MAURY MOSELEY

DEAR MS. BYRD,

I AM INTERESTED IN SERVING ON THE
COMMUNITY REDEVELOPMENT AGENCY AND
AM ENCLOSE MY APPLICATION. I UNDERSTAND
A POSITION IS OPENING IN MARLIT.

IF REFERENCES WOULD BE HELPFUL,
I AM SURE THAT ART GRAHAM, CHAIR CRA
→

AND ANYLORD CANDLER, CLARE, ARE FIGHTERS
PENSION BOARD, WOULD VOOCII FOR ME.
I APPRECIATE YOUR CONSIDERATION.

Sincerely, TRAD MOSSELEY





Received
01/05/23
City Clerk's Office

Application for Appointment to City Boards

Personal Information *(Please print or type)*

Name: John C. O'Connor Home Phone: _____
Home Address: 95 Jardin de Mer Place Jacksonville Beach, FL 32250
E-Mail Address: John@oconEco.com Cell Phone: 941-875-2968
Occupation: Retired economist Business Phone: _____
Business Name: OconEco
Business Address: _____

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: Since 2017_ _____
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>95 Jardin de Mer Place</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☒	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☐	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards *(Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".*

3
2

Board of Adjustment

Community Redevelopment Agency

1
4

Planning Commission

Pension Trustee

Please list the type of City meetings you have attended: _____

Education: Master's in Economics, George Washington University, 1969

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

I spent 21 years at the International Monetary Fund and 10 at the World Bank, mostly in senior staff positions for systems to support decisions about allocation of resources. I was manager and main author, as Senior Advisor on the Bank's Vice Presidency on Environmentally Sustainable Development, of a report that made most major newspapers in 1995 on Wealth of Nations; work routinely updated by the Bank, I then spent decades as a consultant specializing

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

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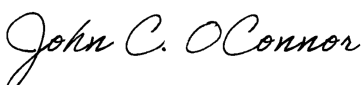
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Applications are submitted to the City Council when vacancies occur and are effective for two years from date of completion.

By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

January 5, 2023


Applicant's Signature

City of Jacksonville Beach
Office of the City Clerk
11 North 3rd Street
Jacksonville Beach, Florida 32250



Phone: (904) 247-6299
E-mail: cityclerk@jaxbchfl.net

RECEIVED
01/05/2023
City Clerk's Office

Application for Appointment to City Boards

Personal Information (Please print or type)

Name: Anthony M Recco Home Phone: 315-559-6450
Home Address: 508 9th Ave N Jacksonville Beach
E-Mail Address: anthony.recco@ml.com Cell Phone: 315-559-6450
Occupation: Financial Advisor First Vice President Business Phone: 904-634-6174
Business Name: Merrill Bank of America
Business Address: 50 N Laura Street Suite 3700 Jacksonville FL 32202

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>4 Yrs</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>508 9th Ave N Jax Bch</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☐	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☐	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards (Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".)

1	Board of Adjustment	3	Planning Commission
2	Community Redevelopment Agency	2	Pension Trustee

Please list the type of City meetings you have attended: Property variance meetings

Education: High School, some College

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

20+ yrs of asset management career. I currently serve as President of the Senior Citizens council of Rome NY, President of the Michelle Adey Memorial Fund, Past President of Rotary Club, President of Teugega Point Homeowners Association(Until 02/01). I have a genuine interest in Community involvement coupled with a desire to help shape policy and development.

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

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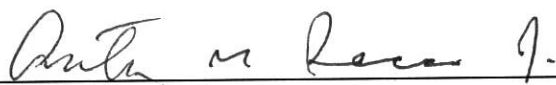
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01/05/2023
Date


Applicant's Signature

City of Jacksonville Beach
Office of the City Clerk
11 North 3rd Street
Jacksonville Beach, Florida 32250



Phone: (904) 247-6299
E-mail: cityclerk@jaxbchfl.net

Received
05/18/2022
City Clerk Office

Application for Appointment to City Boards

Personal Information *(Please print or type)*

Name:	David Smith	Home Phone:	303-817-8999
Home Address:	130 5th Ave N Jacksonville Beach, FL 32250		
E-Mail Address:	groundwater@mac.com	Cell Phone:	303-817-8999
Occupation:	Environmental Consultant	Business Phone:	
Business Name:	Water Research Group		
Business Address:	130 5th Ave N Jacksonville Beach, FL 32250		

Eligibility – Please Circle

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: 20 years
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: Duval
Do you own property in the City?	Yes ☒	No ☐	If yes, address: 124 5th Ave N & 528 N 1st St
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☐	If yes, provide date: Never been removed
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details:

City Boards *(Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".)*

N/A
1

Board of Adjustment

Community Redevelopment Agency

N/A
N/A

Planning Commission

Pension Trustee

Please list the type of City meetings you have attended: Commission, Planning, Adjustment, Redevelopment Agency, Workshops

Education: Bachelors In Geology, University of South Florida
Masters in Environmental Science, University of Idaho

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

Resident actively participated in Redevelopment since 1989 with purchase of closed former restaurant at 528 N 1st St (now V-Pizza). Developed adjacent vacant lots without variances by moving in and bringing up to code four historic structures: IB Sam's house, former Jax Beach Mayor (1925); Gertrude Cronk House (1925); Harold Tresize House (1938); and Williams House (1950). Well versed in Florida Statutes and understand role of agency is to implement

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please circle the appropriate responses.

Race

- | | |
|--|---|
| ☐ African-American | ☒ Caucasian |
| ☐ Asian/Pacific Islander | ☐ Hispanic |
| ☐ American Indian/Alaskan | ☐ Not Known |

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

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May 18, 2022

Date



Applicant's Signature

SUBMIT APPLICATION

Please do not write below – Staff use

Date application received: 05/18/2022

Interviewed on: _____

Eligible for appointment **Yes** **No**

If not eligible for appointment
Explanation: _____

Appointed to: _____

Date: _____

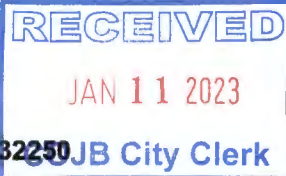
Appointed to: _____

Date: _____

Appointed to: _____

Date: _____

City of Jacksonville Beach
Office of the City Clerk
11 North 3rd Street
Jacksonville Beach, Florida 32250



Phone: (904) 247-6299
E-mail: cityclerk@jaxbchfl.net

Application for Appointment to City Boards

Personal Information *(Please print or type)*

Name: peter weigold Home Phone: 904-662-6515
Home Address: 111 15th Avenue S
E-Mail Address: pww65@aol.com Cell Phone: 904-662-6515
Occupation: Mortgage Banking Business Phone: _____
Business Name: _____
Business Address: _____

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>28yrs</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>See Above</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☐	No ☒	If yes, Board Name: _____
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☒	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards *(Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".*

3 ☐
1 ☐

Board of Adjustment

Community Redevelopment Agency

2 ☐
4 ☐

Planning Commission

Pension Trustee

Please list the type of City meetings you have attended: Board of Adjustment

Education: BA

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

Long time resident who is very interested in the responsible development of Jax Beach.
Insuring architecture, parking, traffic, safety etc are well thought
out.

Application for Appointment to City Boards (cont.)

State Reporting Requirements

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Race

- ☐ African-American ☒ Caucasian
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Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

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Date

11/11/23

Applicant's Signature





Received
1/11/2023
City Clerk's Office

Application for Appointment to City Boards

Personal Information *(Please print or type)*

Name: Ron Whittington Home Phone: 9045630402
Home Address: 3 Millie Dr.
E-Mail Address: ron@whittingtonpr.com Cell Phone: 9045630402
Occupation: public relations consultant Business Phone: 9045630402
Business Name: Whittington PR
Business Address: 3 Millie Dr, Jacksonville Beach, 32250

Eligibility

Are you a resident of the City?	Yes ☒	No ☐	If yes, length of time: <u>20 years</u>
Are you a registered voter?	Yes ☒	No ☐	If yes, what County: <u>Duval</u>
Do you own property in the City?	Yes ☒	No ☐	If yes, address: <u>3 Millie Dr., Jax Beach 32250</u>
Do you hold a public office?	Yes ☐	No ☒	If yes, Office name: _____
Are you employed by the City?	Yes ☐	No ☒	If yes, position: _____
Are you currently serving on a Board?	Yes ☒	No ☐	If yes, Board Name: <u>Jacksonville Arboretum</u>
Have you been convicted of a felony?	Yes ☐	No ☒	If yes, provide date: _____
Have your civil rights been restored?	Yes ☐	No ☒	If yes, provide date: _____
Have you filed bankruptcy?	Yes ☐	No ☒	If yes, provide date: _____

Potential Conflict of Interest: Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes ☐ No ☒

If yes, please provide details: _____

City Boards *(Please indicate your preferences by ranking - denote your Primary choice with a "1", Secondary choice with a "2".*

Board of Adjustment

Planning Commission

Community Redevelopment Agency

Pension Trustee

Please list the type of City meetings you have attended: Only council meetings from time to time dependent

Education: BA from Georgia State University

Qualifications (Briefly describe specific expertise, abilities, or qualifications):

Worked in municipal government with Dallas Area Rapid Transit during construction of a multi-modal transportation system throughout 16 counties in the Dallas area - with a 25-member board of directors and various planning committees, along with community affairs work with MARTA in Atlanta during the Olympic Games and involved in several infrastructure projects while serving as media spokesman with JEA. Currently working on the board level to

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

Race

- ☐ African-American ☒ Caucasian
☐ Asian/Pacific Islander ☐ Hispanic
☐ American Indian/Alaskan Native ☐ Not Known

Gender

- ☐ Female
☒ Male

Physically Disabled

- ☐ Yes
☒ No

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete, or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete, or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Council when vacancies occur and are effective for two years from date of completion.

By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

Date

Applicant's Signature

Application for Appointment to City Boards (cont.)

State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please check the appropriate boxes.

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☒ Male

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☒ No

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By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

Date

1-11-2023

Applicant's Signature

RP

Active Board Applications

Applicant Name	Address	Phone	Email	Residency requirements	Registered voter	Board interest	Application date	Interview date
Ken Marsh	2011 Gail Ave	904/304-1906	kdcmarsh@gmail.com	Yes	Yes	1 - CRA	5/22/2023	10/12/2023
Samuel Langham	138 32nd Avenue S.	904/249-3403	salangham@reabc.com	Yes	Yes	1 - CRA 2 - PC	10/16/2023	10/18/2023
David Smith	130 5th Avenue N.	303/817-8999	groundwater@mac.com	Yes	Yes	1 - CRA	5/18/2022	11/16/2022
Anthony Recco	508 9th Ave N.	315/559-6450	anthony.recco@ml.com	Yes	Yes	1 - BOA 2 - CRA	1/5/2023	8/9/2023
John O'Connor	95 Jardin de Mer Pl	941/875-2968	john@oconeco.com	Yes	Yes	1 - PC 2 - CRA	1/5/2023	8/9/2023
Thad Moseley	3701 Duval Dr.	904/945-7527	thaddeusmoseley@gmail.com	Yes	Yes	1 - CRA	1/5/2023	8/9/2023
Greg Kleffner	1601 Ocean Dr. S. #606	904/537-3080	gkleffner@gmail.com	Yes	Yes	1 - PC 2 - BOA	1/5/2023	10/12/2023
Andrew Hrycaj	376 1st Street S.	404/539-3275	hrycaj.hrycaj@gmail.com	Yes	Yes	1 - PC 2 - CRA	1/9/2023	8/9/2023
Jerry Beatty	2272 2nd Street S.	404/861-3268	jerrybeatty35@gmail.com	Yes	Yes	1 - PC 2 - CRA	1/9/2023	8/4/2023
John Hanna Jr.	3250 Isabella Blvd	904/612-9903	johnhanna48@comcast.net	Yes	Yes	1 - PC 2 - CRA	1/11/2023	8/9/2023
Ron Whittington	3 Millie Dr.	904/563-0402	ron@whittingtonpr.com	Yes	Yes	1 - CRA 2 - PC	1/11/2023	8/4/2023
Peter Weigold	111 15th Ave. S.	904/662-6515	pww65@aol.com	Yes	Yes	1 - CRA 2 - PC	1/11/2023	10/12/2023
Raymond Bragg	2002 Oceanfront S.	904/613-6177	bbragg@comcast.net	Yes	Yes	1 - CRA 2 - BOA	1/24/2023	8/9/2023
Richard Landes	736 2nd St. N.	904/343-4556	rjlandes@gmail.com	Yes	Yes	1 - PC	1/30/2023	10/12/2023
Laura Tierney	2060 Kings Rd.	904/229-9286	laura.tierney@fnf.com	Yes	Yes	1 - Pension 2 - PC	1/31/2023	10/13/2023
Meghan Leslie	804 16th Ave S.	386/235-4791	medwards@edwardsedwardslaw.com	Yes	Yes	1 - PC 2 - CRA	3/29/2023	8/4/2023
John Patrich Jr.	707 1st Street S. #304	904/923-8080	johnpatrich@gmail.com	Yes	Yes	1 - Pension	9/28/2023	10/12/2023

CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Sheri Gosselin, City Clerk
DATE:	11/07/2023
SUBJECT:	Appointment of a CRA Chair and Vice-Chair

BACKGROUND

The Community Redevelopment Agency (CRA) is composed of five regular members and two alternate members.

Per Section 163.356(3)(c), Florida Statutes, the City Council appoints the CRA Chair and Vice-Chair. The term of the current Chair, Art Graham, will end December 31, 2023. The current Vice-Chair is Frances Povloski. Ms. Povloski, and two other CRA Members, David McGraw and Gary Paetau, would like to be considered for appointment to either Chair or Vice-Chair.

CRA Board Member	Years on Board
Frances Povloski	10
Gary Paetau	4
David McGraw	3
Christi Elflein	< 1

Member meeting attendance information is attached.

FINANCIAL IMPACT

None.

REQUESTED ACTION

Appoint a Chair and Vice-Chair for the Community Redevelopment Agency

ATTACHMENTS

1. CRA Meeting Attendance Information

**CRA Meeting Attendance
Previous Six Months (June – November 2023)**

12 Meetings/Workshops Held

Name	Meetings/Workshops Attended	Absent
Christi Elflein* (3 meetings/1 Workshop)	4	0
David McGraw	10	2
Gary Paetau	12	0
Frances Povloski	9	3

*New member

CITY COUNCIL AGENDA ITEM	
TO:	Honorable Mayor and City Council
FROM:	Michael J. Staffopoulos, City Manager
DATE:	12/01/2023
SUBJECT:	Mayor and City Council Authorization for Travel and Training

BACKGROUND

The intent of this item is to authorize the elected officials to fund travel and training opportunities and determine at this time which officials will be in attendance.

The Florida League of Cities (FLC) will be hosting its Legislative Action Days in Tallahassee on January 29th through 31st. The purpose of this event is for local elected officials to meet with their State representatives to discuss issues that affect their constituents, as well as to promote and support FLC priorities. This is a valuable opportunity for members to get to know their legislators and to view the legislature at work first-hand.

The FLC University is offering a new opportunity through the inaugural FLC Leadership Class. The class will provide valuable insight and practical tools to empower elected officials to excel in their position. The program is open only to those who have graduated from IEMO II and those who attended Leadership Academies I and II.

FINANCIAL IMPACT

The Legislative Action Days is a \$50 registration fee and \$289 per night for two nights each. The FLC Leadership class is \$250 per attendee. The FY24 Travel and Training budget for City Council has sufficient funds to cover the cost of these opportunities.

REQUESTED ACTION

1. Authorize the following elected officials to attend the Florida League of Cities' Legislative Action Days on January 29-31 in Tallahassee: _____;
2. Authorize the Mayor to attend the Florida League of Mayors additional events within the Legislative Action Days; and
3. Authorize the following elected officials to attend the Florida League of Cities Inaugural Leadership Class on February 9th in Orlando: _____

ATTACHMENTS



CITY COUNCIL AGENDA ITEM	
TO:	Mike Staffopoulos, City Manager
FROM:	Gene Paul N. Smith, Chief of Police Thomas W. Bingam, Services Commander
DATE:	12/12/2023
SUBJECT:	Purchase of a Replacement Animal Control Vehicle

BACKGROUND

As discussed at the December 11, 2023 briefing, due to severe structural deficiencies, a vehicle assigned to the Animal Control Section must be replaced in advance of its scheduled replacement. The City has faced difficulties with increased lead times through the contract order process, which has resulted in unknown production or delivery dates from the manufacturer and distributor. For this reason, we looked to procure a suitable vehicle from local or regional vendors.

An available government fleet vehicle was identified through a vendor in Sebring, FL. This vehicle was initially ordered by another municipality utilizing Sourcewell contract award #2024 091521-NAF; however, that municipality did not take possession of the vehicle. The total price for the vehicle, including delivery, is \$50,470.

FINANCIAL IMPACT

Funding is available in the General Capital Projects Fund, Police Vehicle Replacement Reserve and the budget in account 315-00-0000-521-64-564001 will be adjusted at mid-year.

REQUESTED ACTION

Approve/Disapprove the purchase of a replacement Animal Control vehicle for an amount not to exceed \$50,470

ATTACHMENTS



CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Heather Ireland, Director of Planning and Development
DATE:	12/11/2023
SUBJECT:	Ordinance No. 2023-8028 Amending City Code of Ordinances Chapter 28, Section 28-12(m)

BACKGROUND

On January 17, 2023, the City adopted Ordinance No. 2022-8188, which established a Sidewalk Dining Pilot Program along the Civic Corridor as identified in the Downtown Action Plan, which includes 1st Avenue North, to promote the public interest by contributing to a viable and attractive commercial and pedestrian environment.

Ordinance No. 2022-8188 contains an error regarding the expiration date of the pilot program (it reads January 17, 2024, rather than January 17, 2025). It was always the intent to run the pilot program for a full two years of operation before considering whether to establish the outdoor dining program as a permanent program. Because Ordinance No. 2022-8188 was silent as to scrivener's errors, an ordinance amending Section 28-12(m) is necessary to allow the pilot program to continue into 2025 as intended.

Section 28-12(m) is being amended to state the following; This section shall expire on January 17, 2025, unless the City Council of the City of Jacksonville Beach amends this Section by extending the expiration or repealing this paragraph in its entirety.

Ordinance No. 2023-8208 has been reviewed and approved by outside legal counsel as to form and legal sufficiency.

FINANCIAL IMPACT

None.

REQUESTED ACTION

Approve/Disapprove Ordinance No. 2023-8208 on the first reading amending City Code of Ordinances Chapter 28 - Streets, Sidewalks, and Other Public Places, Section 28-12(m) Expiration, and schedule a second reading for January 16, 2024

ATTACHMENTS

1. Ordinance No. 2022-8188
2. Ordinance No. 2023-8208

Introduced by: Council Member Cory Nichols
1st Reading: December 19, 2022
2nd Reading: January 17, 2023

ORDINANCE NO. 2022-8188

AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AMENDING CHAPTER 28 - STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES, BY ADDING SECTION 28-12 ESTABLISHING A SIDEWALK DINING PROGRAM IN THE DOWNTOWN INCENTIVE ZONE WITHIN THE DOWNTOWN REDEVELOPMENT DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville Beach ("City") has the authority to adopt this ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 166, Florida Statutes; and

WHEREAS, the City desires to encourage the development and redevelopment of restaurant establishments in the Downtown Incentive Zone; and

WHEREAS, the Downtown Incentive Zone exists within the same boundaries as the Central Business District: CBD Zoning District boundaries; and

WHEREAS, the City Council has expressed interest in providing a Sidewalk Dining Pilot Program along the Civic Corridor as identified in the Downtown Action Plan, which includes 1st Avenue North; and

WHEREAS, the Sidewalk Dining Pilot Program serves to promote the public interest by contributing to a viable and attractive commercial and pedestrian environment; and

WHEREAS, the regulation of sidewalk dining is necessary to protect the public health, safety, and welfare, the interest of the City, and the primary use of the public streets and sidewalks by vehicular and pedestrian traffic; and

WHEREAS, the City Council hereby finds that this ordinance serves a legitimate government purpose, it is a permissible exercise of the City's powers and authority, and benefits the public health, safety, and welfare of the citizens, residents, and guests of the City of Jacksonville Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. RECITALS. The above recitals are ratified, correct, and made part of this ordinance.

SECTION 2. THAT CHAPTER 28, SECTION 28-12, OF THE CODE OF ORDINANCES OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, IS HEREBY AMENDED AS FOLLOWS¹:

¹ ~~Strikethrough~~ text indicates deletions, underline text indicates additions.

This ordinance shall be known as the "Sidewalk Dining Ordinance."

Section 28-12. – Sidewalk Dining

(a) Purpose. The purpose of this section is to provide for regulation of sidewalk dining, as operated by qualified restaurants on public sidewalks within the Downtown Incentive Zone, and to more fully promote the public interest by contributing to a viable and attractive commercial and pedestrian environment. In recognition thereof, reasonable regulation of sidewalk cafes is necessary to protect the public health, safety, and welfare, the interest of the City, and the primary use of the public streets and sidewalks by vehicular and pedestrian traffic.

(b) Definitions. The following words, terms, and phrases, when used in this section, shall have the following meanings ascribed to them:

City Manager means the chief administrative officer for the execution of the executive and administrative functions of the City Council under the direction and supervision of the City Council.

Operator or Permittee means the person operating a sidewalk dining area. The term shall also include owner, lessor, renter, or manager.

Person means any person, person's firm, association, co-partnership, joint venture, corporation, or any entity public or private in nature.

Restaurant means an establishment whose principal business is the selling of unpackaged food to the customer in a ready-to-consume state, in individual servings, or in non-disposable containers, and where the customer consumes these foods while seated at tables or counters.

Sidewalk means a paved walkway for pedestrians at the side of a street.

Sidewalk dining means a location on the public sidewalk where the use of furnishings such as temporary portable landscaping, dividers, seating, tables, and umbrellas are permitted as part of operation of an extension of a licensed restaurant establishment and which sidewalk dining is an incidental activity of the establishment.

(c) Permits Required. A "Sidewalk Dining Permit" and "Revocable Right-of-Way Permit" are required in order to operate restaurant dining on a sidewalk within the City of Jacksonville Beach in designated areas. Designated areas include the north side of First Avenue North between First Street and Second Street. The term of each permit is one full year from the date the permit is issued. Sidewalk dining permits are non-transferable. Permits will expire upon the earlier of transfer of ownership, change in use of the establishment, or each year.

(1) Permit Application. Application for a Sidewalk Dining Permit shall be made to the City's Planning and Development Department on a form prescribed by the City Manager's Office with the following information or documents attached:

- i. Copy of a valid restaurant food service permit from State of Florida Department of Business and Professional Regulation.

- ii. Copy of a valid alcoholic beverage license issued from the State of Florida, if the applicant desires/intends to serve alcoholic beverages in the sidewalk dining area.
 - iii. Copy of a valid local business tax receipt issued by the City of Jacksonville Beach.
 - iv. An executed indemnification agreement.
 - v. Proof of insurance coverage in the amount and type as required by this ordinance.
 - vi. A layout which accurately depicts the dimensions of the existing sidewalk area or other public property and adjacent private property, the proposed location of the sidewalk dining area, the size and number of tables, seating, steps, planters, location of doorways, trees, sign posts, hydrants, sidewalk benches, trash receptacles, heaters, traffic signal poles, light poles, and any other obstructions, either existing or proposed.
 - vii. Photographs, drawings, or manufacturer's brochures fully describing the appearance and dimensions of all proposed tables, seating, umbrellas, barriers, or other objects related to the sidewalk dining area.
- (2) Permit approval. Upon review of the application, in consultation with other City departments as necessary, the City Manager or designee may approve, approve with conditions, or deny the sidewalk dining permit application.
- (3) Permit Renewal. Applicant shall submit a Sidewalk Dining Permit Renewal before January 1 of each calendar year. The permit renewal shall be made on a form prescribed by the City Manager with the following information or documents attached:
- i. Copy of a valid restaurant food service permit from State of Florida Department of Business and Professional Regulation.
 - ii. Copy of a valid alcoholic beverage license issued from the State of Florida, if the applicant desires/intends to serve alcoholic beverages in the sidewalk dining area.
 - iii. Proof of insurance coverage in the amount and type as required by this ordinance.
 - iv. If applicant wishes to change the layout, an updated layout which accurately depicts the dimensions of the existing sidewalk area or other public property and adjacent private property, the proposed location of the sidewalk dining area, the size and number of tables, seating, steps, planters, location of doorways, trees, sign posts, hydrants, sidewalk benches, trash receptacles, heaters, traffic signal poles, light poles, and any other obstructions, either existing or proposed.
 - v. If applicant wishes to change the previously approved appearance, photographs, drawings, or manufacturer's brochures fully describing the

appearance and dimensions of any and all newly proposed tables, seating, umbrellas, barriers, or other objects related to the sidewalk dining area.

(4) Permit Fee. The fee charged for the Sidewalk Dining Permit shall be established by the City Council and amended from time to time. Sidewalk dining permits not renewed by January 1 of each year are void, and all table, seating, and other items relating to the sidewalk dining area must be removed, and subsequent applications to operate sidewalk dining shall be treated as a new permit.

(5) Revocable Encroachment Permit. A Revocable Encroachment Permit is required to operate a sidewalk dining area within the City's right-of-way on a public sidewalk. A Revocable Encroachment Permit application shall be made to the City's Public Works Department on a form prescribed by the City's Public Works Director with the following information attached:

i. A Survey of the property showing the right-of-way to be utilized.

ii. A copy of the approved Sidewalk Dining Permit.

(d) Sidewalk Dining Area Standards. A Sidewalk Dining Permit allows the permittee to utilize a portion of the public sidewalk as approved by the City Manager, or designee. The following conditions are required for the operation of a sidewalk dining area:

(1) The permittee may utilize the width of the sidewalk adjacent to the permanently established restaurant, less a pathway equal to the average of the entire block's pathway width, compliant with ADA requirements, which must remain open for the movement of pedestrians at all times.

(2) Nothing may be placed within five (5) feet of a fire hydrant, pedestrian crosswalk, or curb cut.

(3) Sidewalk dining area operators shall maintain the sidewalk and the curb and gutter immediately adjacent to it in a clean and safe condition. Full daily cleaning is required. Refuse shall not be disposed of in the City's sidewalk trash receptacles. The area shall be kept clear of all debris. The operator shall also be responsible for cleaning the ground or floor surface on which the sidewalk cafe is located and the gutter area immediately adjacent to the sidewalk cafe. Such cleaning shall include pressure cleaning.

(4) Tables, seating, fencing, and other furniture or fixtures may not be attached, chained, or in any other manner affixed to any tree, post, sign, sidewalk, curb, or other fixture.

(5) Only the area in front of a restaurant, as defined by projecting its interior width outward perpendicular to the street to a point at which it intersects the roadway (or within the sidewalk frontage of the building where the validly licensed restaurant is located provided that written approval is supplied by the building owner), can be used by the restaurant. The City Manager, or designee, may vary from this requirement where it is in the best interest of the public to allow a variance.

(6) The area permitted for a sidewalk dining area shall be surrounded on three sides by a system of connected rigid rails and posts, or other fixed physical features (which are not attached to the sidewalk) separating it from the street that would serve to contain

crowds and maintain the boundaries of the sidewalk dining area. The sidewalk dining area may be open to the remaining sidewalk area. The system shall be designed and constructed such that it resists movement and can be disassembled and removed if necessary. Such divider shall not be less than forty-two inches in height. All tables and seating shall be located totally within the limits of the divider. It shall be the responsibility of the permittee to maintain the divider in its approved location at all times and to ensure that all furnishings remain within the area permitted.

- (7) All tables, seating, and other removable furniture must be of a design, material, and specification suitable for outside dining. Prohibited items include folding tables and seating and wooden picnic tables. All tables, seating, and removable furniture must be approved as part of the Sidewalk Dining Permit.
- (e) Americans with Disabilities Access. Any person receiving a sidewalk dining permit hereunder agrees to fully comply with all requirements of the Americans with Disabilities Act as currently existing or as may be hereafter amended.
- (f) Sale and Distribution of Alcoholic Beverages. A sidewalk dining operator who holds an alcoholic beverage license from the State of Florida, and approved by the City of Jacksonville Beach is allowed to serve alcoholic beverages within the sidewalk dining area under the following conditions:
- (1) The principal establishment to which the sidewalk dining area is associated must be properly permitted by all applicable government agencies to dispense alcoholic beverages for consumption on premises. All government permits that authorize the dispensation of alcoholic beverages must reflect the sidewalk dining area as part of the licensed premises. Once such permits reflect the sidewalk dining area as part of the licensed premises, the sidewalk dining area is hereby made exempt from the prohibition on the sales and consumption of alcoholic beverages outside of a licensed building as provided in Section 4-3 of the City's Code of Ordinances.
- (2) During all business hours of operation of the sidewalk dining area, a conspicuous sign must be posted within the sidewalk dining area that effectively notifies patrons that Section 4-3 of the City's Code of Ordinances prohibits removing open containers of alcoholic beverages from the licensed premises. The location, dimensions, and design of this notice is subject to review and approval by the City. This sign may be no larger than two (2) square feet.
- (3) Tables, seating, and other customer gathering areas must be separated from the remaining sidewalk path by stanchions, railings, or other approved barrier at least forty-two inches (42") in height on three sides.
- (4) Alcohol may only be possessed in the sidewalk dining area between the hours of 11:00 AM and 12:00 AM except on Sundays where the hours shall be between 11:00 AM and 10:00 PM.
- (5) Patrons must be seated at all times while consuming an alcoholic beverage.
- (6) Patrons may not remove any alcohol from the premises of the restaurant where the alcoholic beverage was purchased.

- (7) This section shall be interpreted to be an express exception from the City's alcoholic beverage ordinance as it pertains to open areas and the open container ban on City property. Any restaurant that sells alcoholic beverages pursuant to this ordinance shall be responsible for ensuring that it fully complies with all federal and state laws and regulations. The City of Jacksonville Beach does not intend and does not have legal authority to alter or waive any requirements or restrictions that may be imposed under federal or state law. Further, no representations are made by the City of Jacksonville Beach regarding the legality of any alcohol sales under state or federal law.
- (g) Privilege to Restrict Access. Within the designated sidewalk dining area, the permittee shall have the right to limit access and occupancy to only bona fide paying customers of that operator's restaurant who are behaving in a lawful manner.
- (h) Emergency Closure. In the event that a weather emergency or state of emergency has been issued for the City of Jacksonville Beach, the permittee shall close the sidewalk dining area and store all furniture used for the sidewalk dining area so that it is not a danger to the public. The City Manager, Chief of Police, Fire Marshal, or Building Official may order the closure of the sidewalk dining area where a condition that threatens the safety of the public exists.
- (i) Indemnification. The operator of a sidewalk dining area agrees to, and does by its operation of a sidewalk dining area, indemnify, defend, save, and hold harmless the City, its officers and employees from any and all claims, liability, lawsuits, damages and causes of action which may arise out of operator's activity on the occupied premises. The operator shall provide indemnification to the City in writing on a form provided by the City Attorney.
- (j) Insurance Required. It shall be unlawful to operate a sidewalk dining area unless the applicant furnishes in a form acceptable to the City Attorney evidence of commercial general liability insurance, and alcohol license liability insurance if serving alcohol, naming the City as an additionally insured party and insuring the City against any liability resulting from the uses permitted pursuant to this section. The coverage shall not be less than two million dollars (\$2,000,000.00) per occurrence. It shall not be lawful to operate a sidewalk dining area at any time the insurance required by this section is not maintained and evidence of its continuance filed with the City.
- (k) Liabilities Assumed. The issuance of a Sidewalk Dining Permit shall not be construed or interpreted to convey any vested property rights or any leasehold rights or interests to any person or business. Permittee's use of the sidewalk dining area is subject to the rights of utility companies pursuant to franchise or easement. Prior to acceptance of a permit, a permittee shall acknowledge that permittee has inspected the sidewalk area and has determined that the area is suitable for its purposes and that it assumes all risks associated with its use of such area.
- (l) Violations and Penalties. Violation of any section of this ordinance shall result in the revocation of the Sidewalk Dining Permit. Violators may have their permit revoked by order of the City Manager.
- (m) Expiration. This section shall expire on January 17, 2024, unless the City Council of the City of Jacksonville Beach amends this Section by extending the expiration or repealing this paragraph in its entirety.

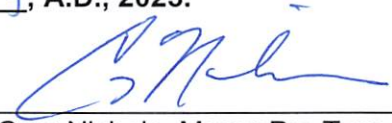
SECTION 3. CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. SEVERABILITY. It is the intention of the City Council that if any section, subsection, clause or provision of this Ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this Ordinance.

SECTION 5. CODIFICATION. The City Council intends that this Ordinance will be made a part of the City of Jacksonville Beach Code of Ordinances.

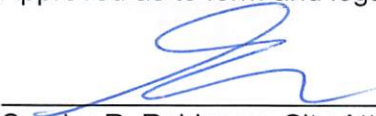
SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect upon final reading and approval by the City Council for the City of Jacksonville Beach.

AUTHENTICATED THIS 17th DAY OF January, A.D., 2023.


Cory Nichols, Mayor Pro Tem


Sherri Gosselin, City Clerk

Approved as to form and legal sufficiency:


Sandra R. Robinson, City Attorney

Introduced by: _____
1st Reading: _____
2nd Reading: _____

ORDINANCE NO. 2023-8208

**AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA,
AMENDING CITY CODE OF ORDINANCES CHAPTER 28 - STREETS,
SIDEWALKS, AND OTHER PUBLIC PLACES, SECTION 28-12(m)
EXPIRATION; PROVIDING FOR REPEAL OF CONFLICTING
ORDINANCES, SEVERABILITY, SCRIVENER'S ERRORS,
CODIFICATION, AND AN EFFECTIVE DATE.**

WHEREAS, the Florida Constitution, Article VIII, Section 2(b), and Florida Statutes, Section 166.021(1), establish the home rule powers of Florida municipalities and enable municipalities to conduct municipal government, perform municipal functions, render municipal services, and exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS, on January 17, 2023, the City adopted Ordinance No. 2022-8188, which established a Sidewalk Dining Pilot Program along the Civic Corridor as identified in the Downtown Action Plan, which includes 1st Avenue North (the "Pilot Program") to promote the public interest by contributing to a viable and attractive commercial and pedestrian environment; and

WHEREAS, as discussed during the final adoption hearing, it was the intent of the City to establish the Pilot Program for a two-year term; however, pursuant to Section 28-12(m), the Pilot Program is set to expire on January 17, 2024; and

WHEREAS, it is necessary for the City to adopt an Ordinance amending Section 28-12(m) in order to extend the expiration date; and

WHEREAS, this Ordinance implements and is enacted under such home rule powers vested in the City of Jacksonville Beach by the Florida Constitution and the Florida Statutes; and

WHEREAS, the City hereby finds that this Ordinance serves a legitimate government purpose, it is a permissible exercise of the City's powers and authority, and it benefits the health, safety, and welfare of the citizens, residents, and guests of the City of Jacksonville Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. RECITALS. The above recitals are ratified, correct, and made part of this Ordinance.

SECTION 2. THAT CHAPTER 28, SECTION 28-12(m) EXPIRATION, OF THE CODE OF ORDINANCES OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, IS HEREBY AMENDED AS FOLLOWS:

NOTE: ~~Strikethrough~~ text indicates deletions from existing text, underline text indicates additions to existing text and (***) indicate omitted parts which are intended to remain unchanged.

Section 28-12. – Sidewalk Dining

(m) Expiration. This section shall expire on January 17, 2024 2025, unless the City Council of the City of Jacksonville Beach amends this section by extending the expiration or repealing this paragraph in its entirety.

SECTION 3. CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. SEVERABILITY. It is the intention of the City Council that if any section, subsection, clause or provision of this Ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this Ordinance.

SECTION 5. SCRIVENER'S ERRORS. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager without the need for a public hearing or further action by the City Council.

SECTION 6. CODIFICATION. The City Council intends that this Ordinance will be made a part of the City of Jacksonville Beach Code of Ordinances.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect upon final reading and approval by the City Council for the City of Jacksonville Beach.

AUTHENTICATED THIS ___ DAY OF _____, A.D., 2024.

Christine H. Hoffman, Mayor

Sherri Gosselin, City Clerk



CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Heather Ireland, Director of Planning and Development
DATE:	12/11/2023
SUBJECT:	Ordinance No. 2023-8203 Small Scale Future Land Use Amendment

BACKGROUND

The City of Jacksonville Beach received a Comprehensive Plan Amendment application from Windward Jacksonville Beach Owner, LLC, the owner of the Windward Marina, located between Beach Boulevard and Second Avenue North. Property ownership at the marina is held primarily by Windward Jacksonville Beach Owner, LLC, with the City of Jacksonville owning a parking area and one boat ramp, and the City of Jacksonville Beach owning a park, the restaurant building and associated parking, and the second boat ramp.

In 2022, Windward Jacksonville Beach Owner, LLC, the City of Jacksonville, and the City of Jacksonville Beach entered into a Development Agreement to facilitate reconstruction and realignment to the north of Second Avenue North, a project that is being funded and undertaken by the City of Jacksonville. The design of the reconstructed roadway is being funded by the owner of the marina and construction funding has been appropriated by the City of Jacksonville as a future Capital Improvement Plan project.

The marina, which is publicly accessible, provides water access for residents and visitors to Jacksonville Beach and the beaches via two boat ramps and a kayak launch with associated parking. The owners of the marina property have plans to expand development at the marina by adding additional commercial buildings and commercial uses and multiple-family residential dwelling units. The marina also plans to provide additional trailer parking. The road reconstruction and re-alignment to the north is a part of the long-term development plans of the new marina owner. When completed, this will change property boundaries and the marina will gain additional property that is currently the right-of-way for the existing alignment of Second Avenue North while providing right-of-way to the City of Jacksonville for the new roadway.

As part of the final Development Agreement, Windward is expected to apply for a Comprehensive Plan Amendment to change the land use of the property to the newly created future land use category of Marina Mixed-Use (MMU), as created by the City and approved by the State (pending). The applicant has also submitted a companion rezoning application. Windward is proposing additional future land use amendments to their property, as is detailed in the application package and shown graphically in Exhibit "A".

The majority of the marina property will change from another future land use to Marina Mixed-Use, however, some property will be changed from Low Density Residential to Conservation and from Conservation to Recreation/Open Space. The end result is an overall increase in property identified as Recreation/Open Space and Conservation and a decrease in land identified for Low Density Residential Use. This reduces the overall allowable residential density of the entirety of the property.

Pursuant to Section 34-182, the Planning Commission and City Council shall consider one or more of the following factors in Section 34-182(b) of the Land Development Code:

(1) Changed projections in the comprehensive plan that affect the boundaries of the future land use map;

Staff's analysis is that, based on available data, the population of Jacksonville Beach has increased and continues to increase at a rate exceeding what was projected in the adopted 2030 Comprehensive Plan (2011). This information is available from both the U.S. Census Bureau and the University of Florida Bureau of Economic and Business Research (BEBR). BEBR has estimated that the City's population has grown by approximately 345 people as of 2023 since the completion of the 2020 census or at a rate of 1.4 percent since 2020. Expanding the commercial services available at the marina property and providing additional residential units will serve the projected population demand in the city and provide infill commercial development to support the residents and visitors.

(2) Changed assumptions in the comprehensive plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the proposed amendment is now reasonable and consistent with the land use characteristics;

Staff's analysis is that the proposed future land use amendments serve to decrease overall residential land use, increase conservation land use, allow for the reconstruction and improvements to Second Avenue North, and consolidate future development at the marina property near existing commercial uses and away from environmentally sensitive conservation lands. Vacant land is minimal in the city, as it is over 90% built out, and infill development is supported by the Comprehensive Plan.

(3) Data errors, including errors in mapping, vegetative types and natural features in the comprehensive plan;

Staff have not identified any data errors in the Comprehensive Plan, including errors with mapping, identification of natural features, or development patterns.

(4) New issues that have risen since adoption of the comprehensive plan;

Staff have not identified any new issues that have risen since the adoption of the 2030 Comprehensive Plan that are related to this future land use map amendment.

(5) Recognition of a need for additional detail or comprehensiveness in the comprehensive plan; or

Staff's analysis is that the City and the beaches as a whole only have one publicly accessible marina, and vacant land in the City is not available for new marinas. New marinas are specifically discouraged by the Comprehensive Plan. During discussions with the applicant and legal counsel over the course of the last two years, staff proposed creating a new future land use category to better support the marina, which would then allow the property classifications to be changed.

Staff feels that this is a logical and efficient approach to support future infill development at the marina.

(6) Data updates.

Staff has identified the need for data updates in the Comprehensive Plan. However, none of the updates are related directly to the proposed future land use amendment that is the subject of this application and data and related analysis is being updated as part of the overall project to update the city's land development regulations.

The proposed future land use changes support and are consistent with the following Comprehensive Plan Goals, Objectives and Policies:

Goal LU.1

Provide for a continued high quality of life in Jacksonville Beach by planning for population growth, public and private development and redevelopment, energy conservation; and the proper distribution, location, and extent of land uses by type, density, and intensity consistent with efficient and adequate levels of services and facilities, and the protection of natural and environmental resources.

The proposed land use amendments decrease the amount of land designated for residential use, and increase the amount of land designated for conservation and recreation/open space while providing for concentrated infill commercial development at the marina and the designation of a new county recreation facility to the north of the new roadway alignment. It will also decrease the overall allowable density of the property.

Policy LU.1.2.2

An adequate amount of land exists in developed areas or areas being developed for neighborhood and general commercial, office and service, lodging, and industrial use in the City, or is planned for assembly and redevelopment to meet the needs of the projected resident, seasonal and day visitor populations through the planning period. Future commercial space needs of this type shall be met through in-fill development adjacent to similar uses or through redevelopment in designated areas.

This land use amendment supports and assumes the future development of vacant property at the marina, clustering development on developable uplands.

Policy LU.1.4.8

Adequate recreation and open space facilities shall be developed over the planning period to provide the adopted level of service for existing and projected population in accordance with the goals, objectives, and policies set forth in the Recreation and Open Space Element.

The proposed amendments add to the amount of property designated as recreation/open space. Part of the approved development agreement is for over 100 acres of land north of the new Second Avenue North alignment to be deeded from the marina owner to the City of Jacksonville for a passive recreation area.

Policy TE 1.2.1

The City shall continue to work with the City of Jacksonville on the maintenance of local roads and any necessary traffic engineering improvements.

The Development Agreement between the City of Jacksonville, the City of Jacksonville Beach and the marina, serves to provide a roadmap for the necessary traffic engineering improvements to Second Avenue North. The proposed future land use amendments are being requested in conjunction with the roadway improvements and realignment.

Policy CM.2.1.2

Expanded or new water-dependent and water-related uses should be located in areas that are least sensitive to environmental alteration and impacts on the natural habitat and wildlife. The location of any future marinas proposed within the city shall be consistent with the Duval County Marina Siting Plan, upon its completion.

The proposed land use amendments allow future development on the existing marina site, clustered in existing upland areas that can support development, while maintaining sensitive environmental property.

Policy CM.2.3.1

The City shall not encourage the development of additional marina sites prior to full utilization of existing sites (partial policy).

The proposed land use amendments serve to support the one publicly accessible marina at the beaches, while encouraging commercial infill and mixed-use development at the existing marina site.

Policy CM. 2.3.2

The City shall support efforts of Duval County towards the acquisition, and development for passive recreation, of the salt marsh wetlands lying along the east side of Pablo Creek, south of the City's Bird and Wildlife Sanctuary and north of Second Avenue North.

The approved Development Agreement assumes that over 100 acres of environmentally sensitive property north of Second Avenue North and south of the Jacksonville Beach Bird and Wildlife Sanctuary (over 85 contiguous acres) will be deeded to the City of Jacksonville for a passive County park for the residents and visitors to the beach to utilize.

Policy RO.1.2.3

The City shall consider the potential for providing additional outdoor passive recreational and educational opportunities when purchasing environmentally sensitive lands for use as a public preserve. Such opportunities could include nature trails or boardwalks, waterway trails, interpretive displays, educational programs, wildlife observation areas, or picnic areas.

The approved Development Agreement assumes that over 100 acres of environmentally sensitive property north of Second Avenue North and south of the Jacksonville Beach Bird and Wildlife Sanctuary (over 85 contiguous acres) will be deeded to the City of Jacksonville for a passive County park for the residents and visitors to the beach to utilize. Such features could

include trails, boardwalks, additional kayak launches, educational information, and wildlife observation areas.

Policy RO.1.4.1

The City of Jacksonville Beach shall not allow the conversion of park and recreational open space areas into other public or private uses, except where the public interest overrides the conservation of these lands; and then only after a public hearing and demonstration by the City that the converted area will be replaced within one year by recreation or open space land of a similar size, location, and type of uses.

The applicant is requesting to change some recreation/open space and conservation land use to marina mixed-use, but also change over 10 acres of low density residential land use to conservation, thus offsetting the conversion.

Staff has reviewed the small-scale land use amendment request against the adopted Comprehensive Plan and Land Development Code, and finds that it is consistent with both. The proposed land use change would decrease the allowable residential density of the overall property and facilitate the future development of vacant portions of the marina. Staff recommended **approval** of the request. The Planning Commission reviewed and considered the application at their regular November 13, 2023 meeting and also recommended **approval**.

Ordinance No. 2023-8203 and the proposed policy have been reviewed by outside legal counsel and approved as to form and legal sufficiency.

FINANCIAL IMPACT

None.

REQUESTED ACTION

Approve/Disapprove Ordinance No. 2023-8203 on the first reading for a Small Scale Future Land Use Amendment for properties owned by Windward Marina, and schedule a second reading on a date to be determined

ATTACHMENTS

1. Ordinance No. 2023-8203 Small Scale Land Use Amendment
2. Windward Marina Application for Comprehensive Plan Small Scale Land Use Amendment

Introduced by: _____
1st Reading: _____
2nd Reading: _____

ORDINANCE NO. 2023-8203

AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AMENDING THE 2030 COMPREHENSIVE PLAN FUTURE LAND USE MAP, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATIONS ON APPROXIMATELY 31.78 ACRES OF LAND LOCATED NORTH OF BEACH BOULEVARD BETWEEN NINETEENTH STREET NORTH AND THE INTRACOASTAL WATERWAY, FROM COMMUNITY COMMERCIAL (CC), RECREATION OPEN SPACE (ROS), CONSERVATION (CON) AND LOW DENSITY RESIDENTIAL (LDR) TO MARINA MIXED-USE (MMU), RECREATION OPEN SPACE (ROS) AND CONSERVATION (CON); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the owner of that property, more particularly described in “**Exhibit A**” attached hereto (“Property”), has voluntarily petitioned the City of Jacksonville Beach, Florida, to change the future land use designation on the Property and the future land use map of the City of Jacksonville Beach Comprehensive Plan, from Community Commercial (CC), Low Density Residential (LDR), Conservation (CON) and Recreation Open Space (ROS), to Marina Mixed-Use (MMU), Recreation Open Space (ROS), and Conservation (CON); and

WHEREAS, the Property consists of less than fifty (50) acres and is considered a small-scale future land use amendment in accordance with Florida law; and

WHEREAS, the City of Jacksonville Beach has advertised as required by law and held two (2) public hearings prior to adopting this Ordinance; and

WHEREAS, Marina Mixed-Use, Recreation Open Space and Conservation Future Land Use designations are compatible with surrounding existing land uses and such designations are compatible with surrounding future land use designations; and

WHEREAS, the City of Jacksonville Beach Planning Commission, serving as the City’s Local Planning Agency, and City Council held duly noticed public hearings providing the opportunity for individuals to hear and be heard regarding the proposed future land use designation changes and map amendments; and

WHEREAS, the City Council has reviewed and considered all relevant evidence, information and testimony presented by expert witnesses, the public, and City staff; and

WHEREAS, the City Council finds this future land use change and map amendment in compliance with Chapter 163, Florida Statutes, and the City of Jacksonville Beach Comprehensive Plan; and

WHEREAS, the adoption of this Ordinance is in the best interest of the health, safety, and general welfare of the citizens of the City of Jacksonville Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. Future Land Use Amendment

The future land use designation on the Property and the future land use map of the City of Jacksonville Beach Comprehensive Plan are hereby amended to reflect a re-designation from Community Commercial (CC), Low Density Residential (LDR), Conservation (CON) and Recreation Open Space (ROS), to Marina Mixed-Use (MMU), Recreation Open Space (ROS), and Conservation (CON).

SECTION 2. Severability and Conflicts

A. It is the intention of the City Council of the City of Jacksonville Beach that if any section, subsection, clause, or provision of this Ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this Ordinance.

B. All ordinances or parts of ordinances in conflict herewith be and the same are, to the extent the same may be in conflict, hereby repealed.

SECTION 3. Transmittal

The City Council of the City of Jacksonville Beach hereby authorizes and directs the Planning and Development Department by and through the City Manager to transmit the Comprehensive Plan amendments adopted herein to the Florida Bureau of Comprehensive Planning, the Northeast Florida Regional Council, the St. Johns River Water Management District, the Department of Environmental Protection, the Florida Department of Transportation, and any other governmental agency in the State of Florida that has filed a written request with the City Council for a copy of the same within ten (10) working days of the adoption of this Ordinance as specified in the State Land Planning Agency's procedural rules.

SECTION 4. Effective Date

This Ordinance shall be effective immediately upon adoption; however, pursuant to Florida Statutes, Section 163.3187, the subject small-scale Future Land Use Map amendment shall become effective 31 days after adoption of this Ordinance by the City, unless otherwise

challenged within 30 days after said adoption. In the event of a timely challenge, the subject small-scale Future Land Use Map amendment shall become effective once the Florida Bureau of Comprehensive Planning or the Administration Commission issues a final order determining that the adopted small-scale Future Land Use Map amendment is in compliance with the Plan. No development orders, development permits, or zoning dependent on this amendment may be issued or commence before this Ordinance becomes effective.

AUTHENTICATED this ____ day of _____, 2024.

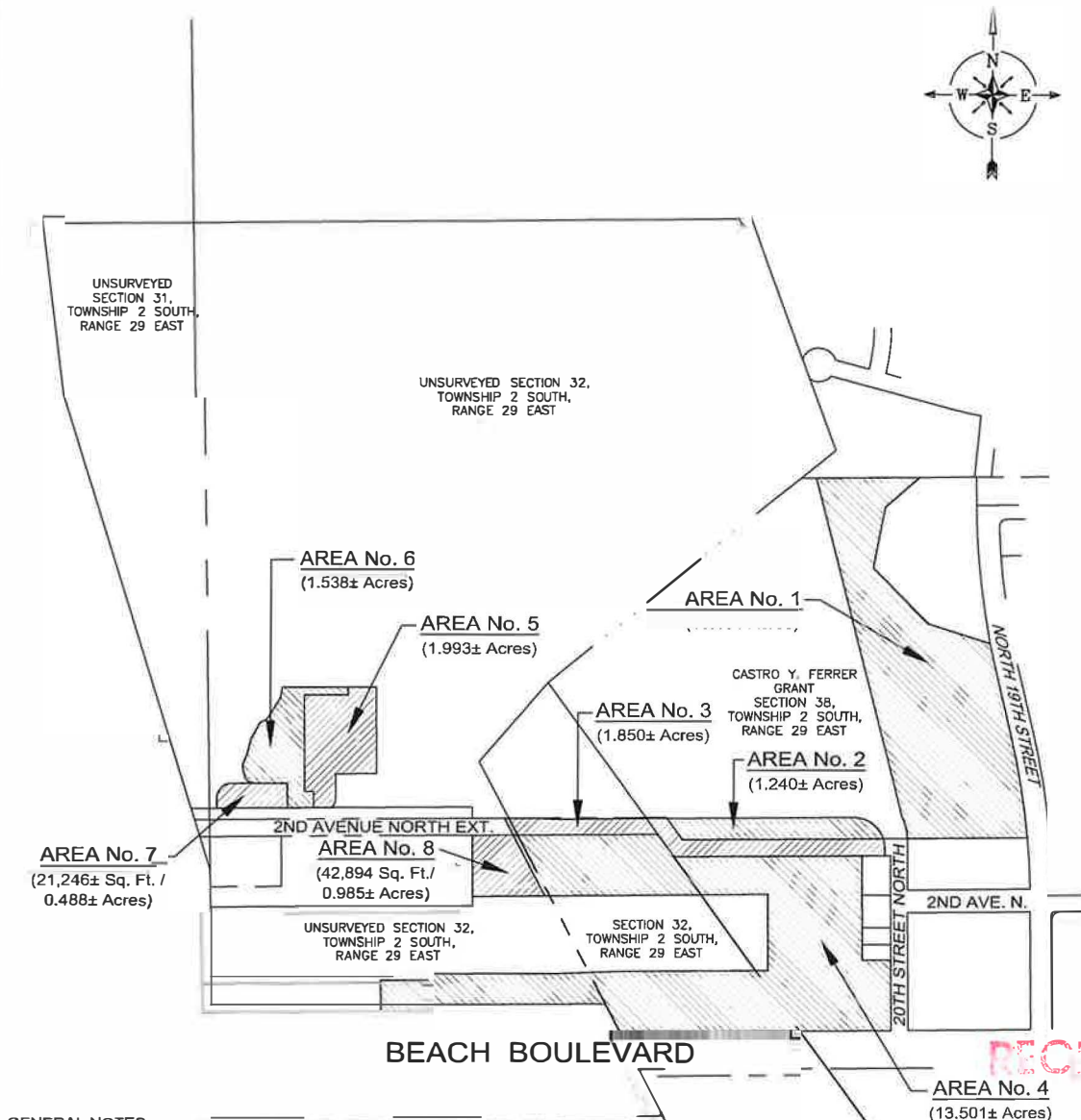
Christine H. Hoffman, Mayor

Sheri Gosselin, City Clerk

MAP SHOWING

A PORTION OF SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER
GRANT SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.

PREPARED FOR: GAI CONSULTANTS

**GENERAL NOTES:**

1. THIS MAP IS A SKETCH (KEY MAP) OF SEPARATELY PREPARED DESCRIPTIONS ONLY AND DOES NOT PURPORT TO BE A SURVEY.
2. THIS SURVEY MAP DOES NOT REFLECT OR DETERMINE OWNERSHIP.
3. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
4. THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL SEAL.

AUG 9 2023

PLANNING & DEVELOPMENT

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS SKETCH

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES)

SIGNED May 26, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

BEARING DATUM BASED ON

N/A

FIELD BOOK NO.: PAGE:

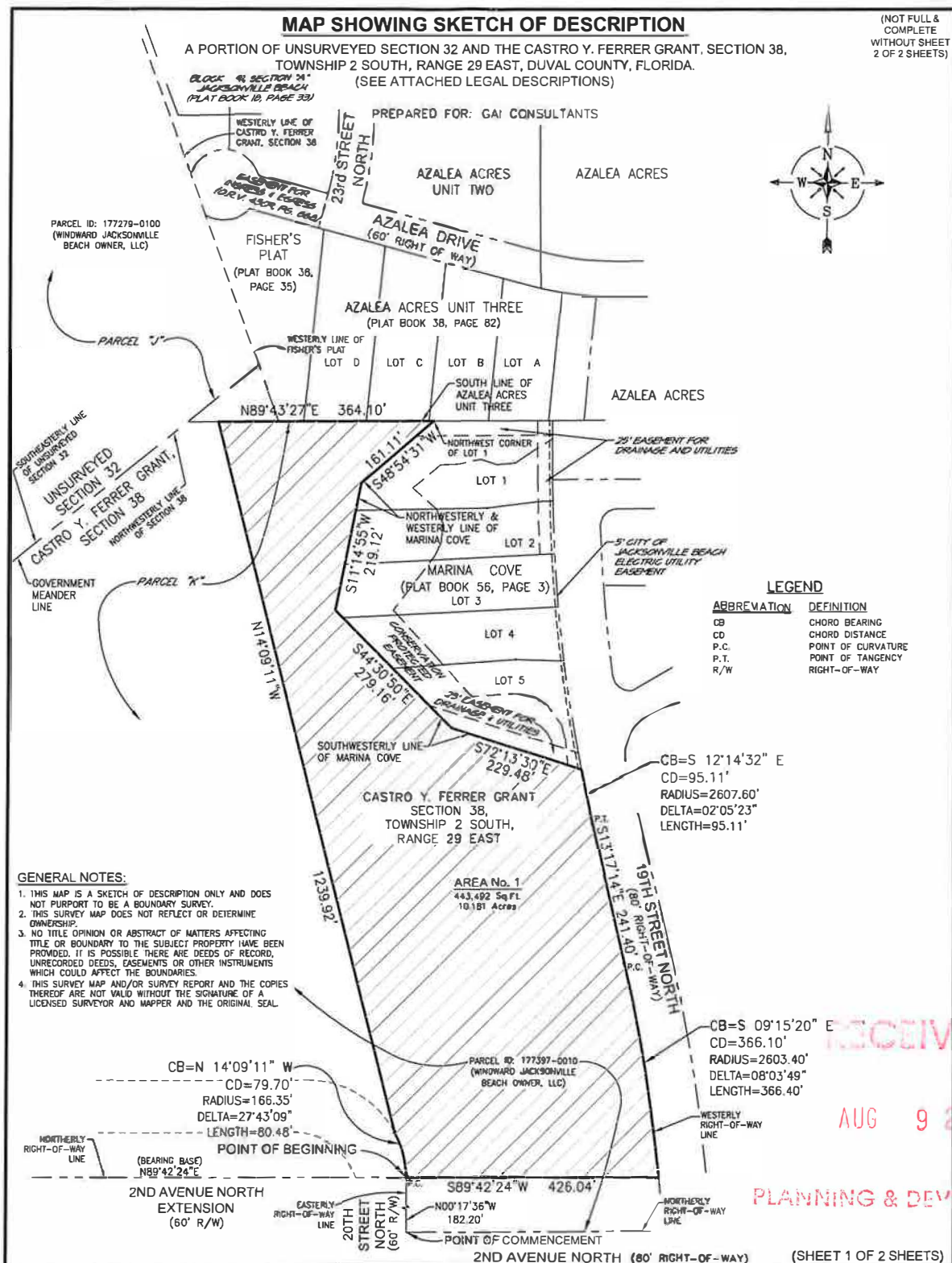
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SCALE: 1"=500'

FILE NO.: S-6134-ZKEY



MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38,
TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTIONS)

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH (AN 80 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN NORTH 01°17'36" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 182.20 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND THE POINT OF BEGINNING; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 166.35 FEET, THROUGH A CENTRAL ANGLE OF 27°43'09", AN ARC DISTANCE OF 80.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°09'11" WEST, 79.70 FEET; THENCE NORTH 14°09'11" WEST, 1239.92 TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF AZALEA ACRES UNIT THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGE 82 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG SAID WESTERLY PROLONGATION AND ALONG SAID SOUTHERLY LINE OF AZALEA ACRES UNIT THREE NORTH 89°43'27" EAST, A DISTANCE OF 364.10 FEET TO THE NORTHWEST CORNER OF LOT 1, MARINA COVE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 3 OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY LINES OF SAID MARINA COVE; SOUTH 48°54'31" WEST, 161.11; THENCE SOUTH 11°14'55" WEST, 219.12 FEET; THENCE SOUTH 44°30'50" EAST, 279.16 FEET; THENCE SOUTH 72°13'30" EAST, 229.48 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF 19th STREET NORTH (AN 80 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED), SAID WESTERLY RIGHT-OF-WAY BEING A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2607.60, THROUGH A CENTRAL ANGLE OF 02°05'23", AN ARC DISTANCE OF 95.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°14'32" EAST, 95.11 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 13°17'14" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 241.40 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 2603.40 FEET; THROUGH A CENTRAL ANGLE OF 08°03'49", AN ARC DISTANCE OF 366.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°15'20" EAST, 366.10 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 89°42'24" WEST, A DISTANCE OF 426.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.181 ACRES, MORE OR LESS, IN AREA.

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

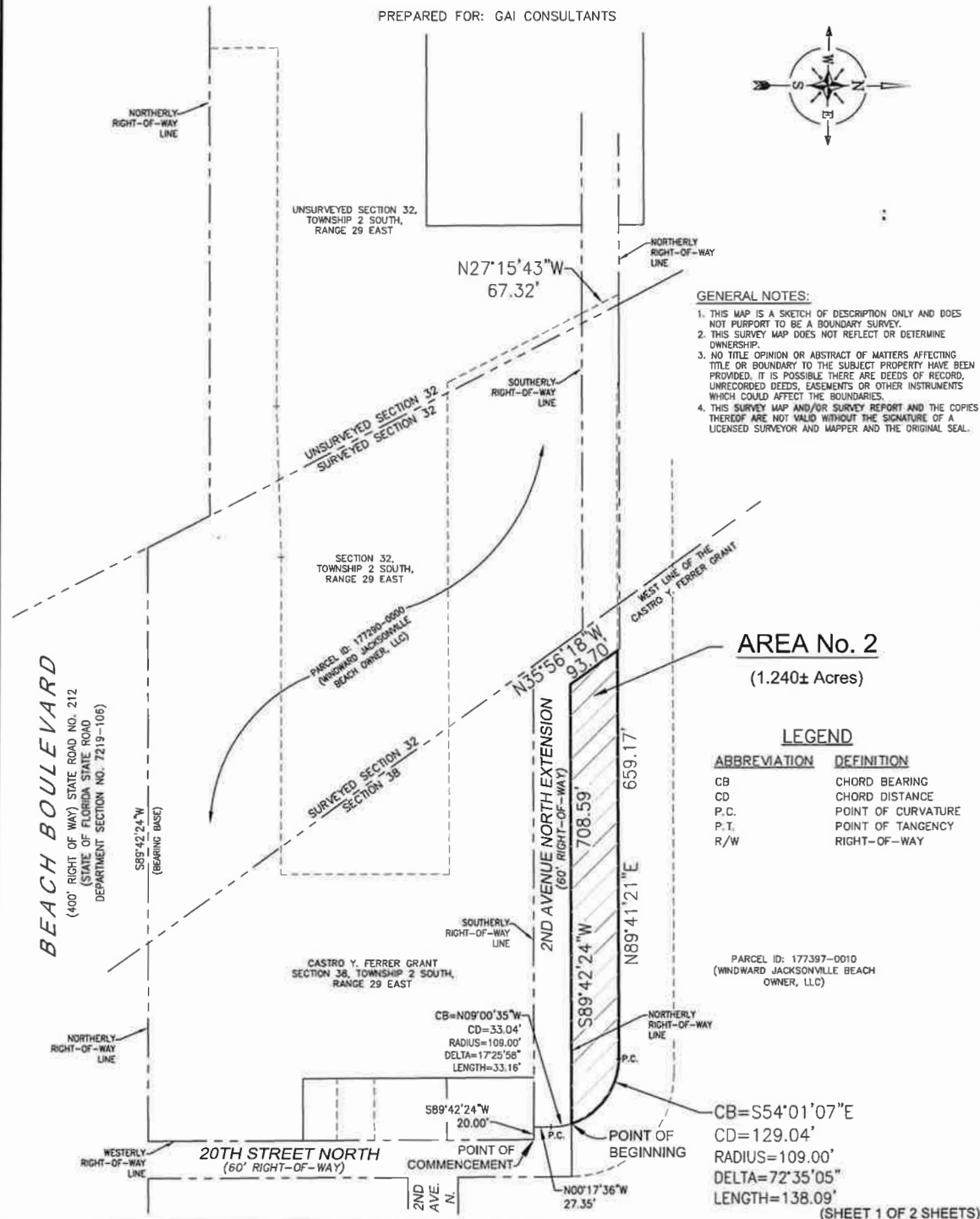
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MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTION)

PREPARED FOR: GAI CONSULTANTS

(NOT FULL &
COMPLETE
WITHOUT SHEET
2 OF 2 SHEETS)

**CHARLES BASSETT & ASSOC., INC.****SURVEYORS - MAPPERS - LAND PLANNERS**

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SIGNED May 26, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

BEARING DATUM BASED ON NORTH R/W OF BEACH BLVD (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: -

LEGAL: N/A

ORDER NO.: 10-03-04

COMPUTER FILE: MAP AREA 2.dwg

SCALE: 1"=200'

FILE NO.: S-6134-Z2

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29
EAST, DUVAL COUNTY, FLORIDA.

(NOT FULL &
COMPLETE
WITHOUT SHEET
1 OF 2 SHEETS)

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 00°17'36" WEST, 27.35 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 109.00 FEET, THROUGH A CENTRAL ANGLE OF 17°25'58", AN ARC DISTANCE OF 33.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°00'35" WEST, 33.04 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 2nd AVENUE NORTH EXTENSION AND THE POINT OF BEGINNING; THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 708.59 FEET; THENCE NORTH 35°56'18" WEST, 93.70 FEET; THENCE NORTH 89°41'21" EAST, 659.17 TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 109.00 FEET, THROUGH A CENTRAL ANGLE OF 72°35'05", AN ARC DISTANCE OF 138.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°01'07" EAST, 129.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.240 ACRES, MORE OR LESS, IN AREA.

(SHEET 2 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.**SURVEYORS - MAPPERS - LAND PLANNERS**

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

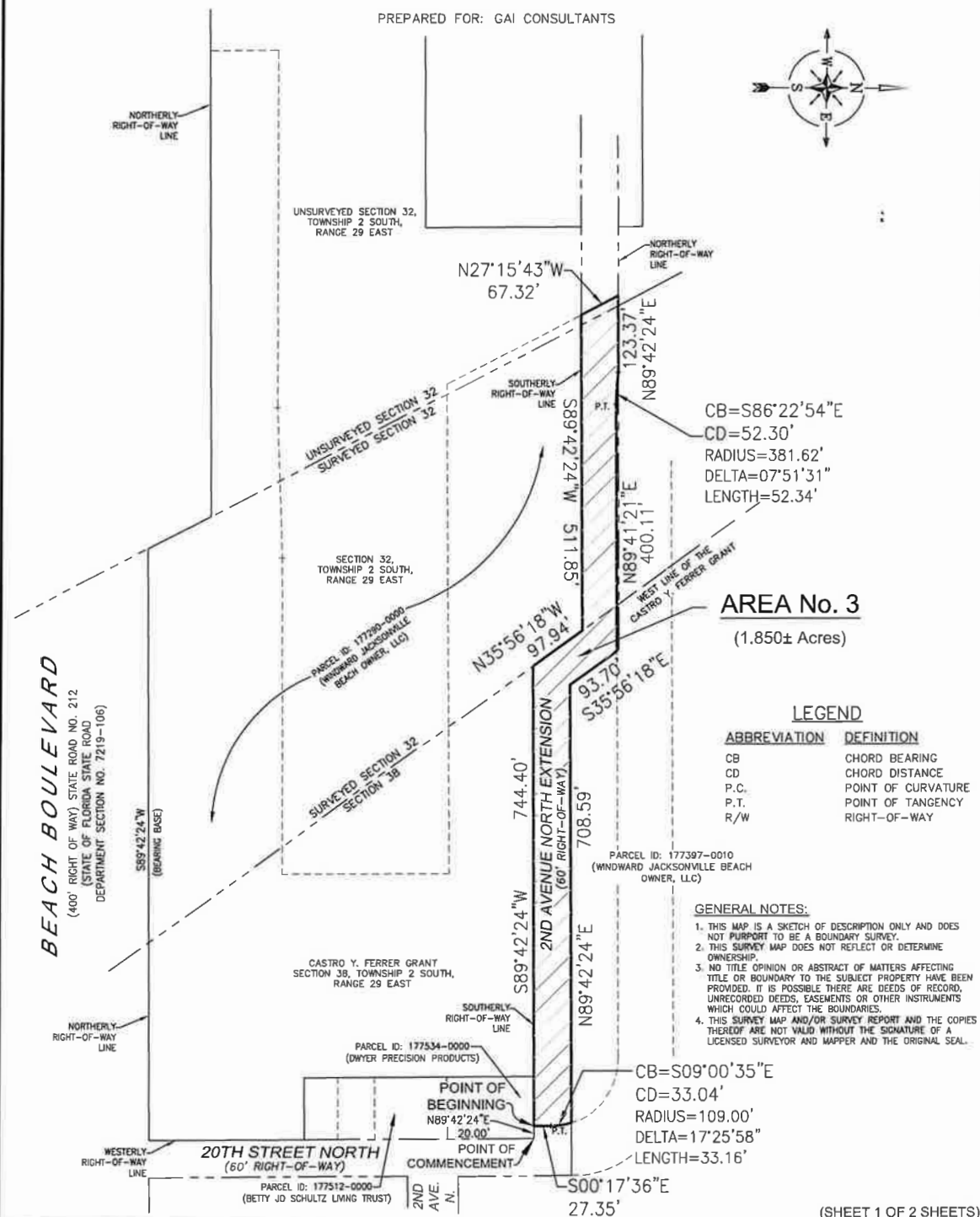
FIELD BOOK NO.: _____	PAGE: _____	LEGAL: _____ PG. 2	ORDER NO.: 10-03-04
COMPUTER FILE: _____	MAP AREA 2	SCALE: 1" = N/A	FILE NO.: S-6134-Z2

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT
SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTION)

(NOT FULL &
COMPLETE
WITHOUT SHEET
2 OF 2 SHEETS)

PREPARED FOR: GAI CONSULTANTS

**CHARLES BASSETT & ASSOC., INC.****SURVEYORS - MAPPERS - LAND PLANNERS**

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SIGNED May 26, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

BEARING DATUM BASED ON NORTH R/W OF BEACH BLVD (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: -

LEGAL: N/A

ORDER NO.: 10-03-04

COMPUTER FILE: MAP AREA 3.dwg

SCALE: 1"=200'

FILE NO.: S-6134-Z3

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT
SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTION)

(NOT FULL &
COMPLETE
WITHOUT SHEET
1 OF 2 SHEETS)

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SURVEYED SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 744.40 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.85 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 27°15'43" WEST, 67.32 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.37 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE NORTHERLY; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 381.62 FEET, THROUGH A CENTRAL ANGLE OF 07°51'31", AN ARC DISTANCE OF 52.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°22'54" EAST, 52.30 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°41'21" EAST, 400.11 FEET TO AN INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE EXTENSION; THENCE SOUTH 35°56'18" EAST, 93.70 FEET; THENCE NORTH 89°42'24" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 708.59 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 109.00 FEET, THROUGH A CENTRAL ANGLE OF 17°25'58", AN ARC DISTANCE OF 33.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°00'35" EAST, 33.04 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°17'36" EAST, 27.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.850 ACRES, MORE OR LESS, IN AREA.

(SHEET 2 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.

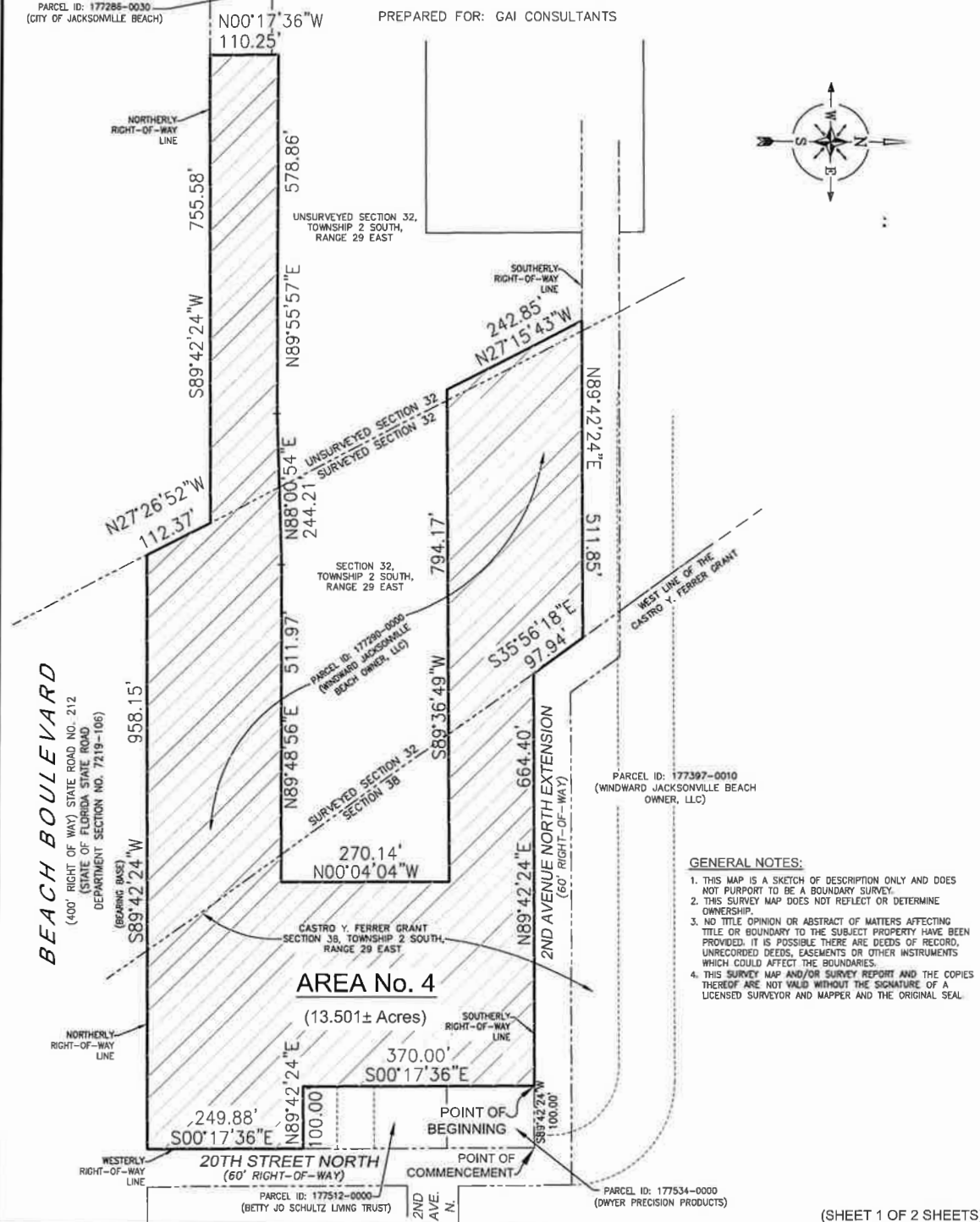
SURVEYORS - MAPPERS - LAND PLANNERS

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FIELD BOOK NO.: _____	PAGE: _____	LEGAL: _____	PG. 2	ORDER NO.: 10-03-04
COMPUTER FILE: _____	MAP AREA 3	SCALE: 1" = N/A		FILE NO.: S-6134-Z3

A PORTION OF SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y, FERRER GRANT
SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTION)

PREPARED FOR: GAI CONSULTANTS



GENERAL NOTES:

1. THIS MAP IS A SKETCH OF DESCRIPTION ONLY AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
2. THIS SURVEY MAP DOES NOT REFLECT OR DETERMINE OWNERSHIP.
3. TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
4. THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL SEAL.

(SHEET 1 OF 2 SHEETS)

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES)

SIGNED _____ May 26, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettsurveyors.com

BEARING DATUM BASED ON NORTH R/W OF BEACH BLVD (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: PAGE:

LEGAL: N/A

ORDER NO.: 10-03-04

COMPUTER FILE: MAP AREA 4.dwg

SCALE: 1"=200'

FILE NO.: S-6134-Z4

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT
SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTION)

(NOT FULL &
COMPLETE
WITHOUT SHEET
1 OF 2 SHEETS)

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SURVEYED SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 00°17'36" EAST, 370.00 FEET; THENCE NORTH 89°42'24" EAST, 100.00 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH; THENCE SOUTH 00°17'36" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 249.88 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (STATE ROAD No. 212, A VARIABLE WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 958.15 FEET; THENCE NORTH 27°26'52" WEST, 112.37 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 755.58 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 00°17'36" WEST, 110.25 FEET; THENCE NORTH 89°55'57" EAST, 578.86 FEET; THENCE NORTH 88°00'54" EAST, 244.21 FEET; THENCE NORTH 89°48'56" EAST, 511.97 FEET; THENCE NORTH 00°04'04" WEST, 270.14 FEET; THENCE SOUTH 89°36'49" WEST, 794.17 FEET; THENCE NORTH 27°15'43" WEST, 242.85 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.85 FEET; THENCE SOUTH 35°56'18" EAST, 97.94 FEET; THENCE NORTH 89°42'24" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 664.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.501 ACRES, MORE OR LESS, IN AREA.

(SHEET 2 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.

SURVEYORS — MAPPERS — LAND PLANNERS

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FIELD BOOK NO.: —	PAGE: —	LEGAL: PG. 2	ORDER NO.: 10-03-04
COMPUTER FILE: MAP AREA 4	SCALE: 1" = N/A	FILE NO.: S-6134-Z4	

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST,
DUVAL COUNTY, FLORIDA.

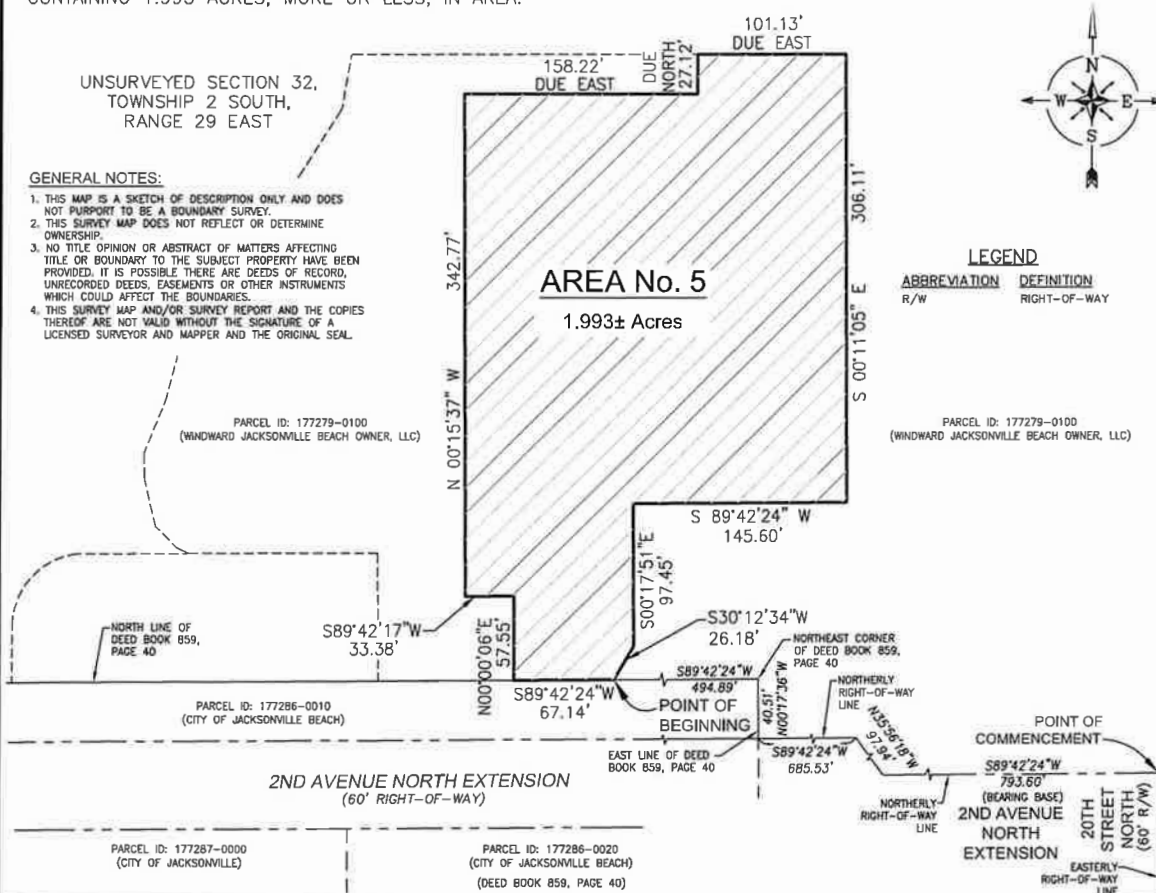
PREPARED FOR: GAI CONSULTANTS

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, 494.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 67.14 FEET; THENCE NORTH 00°00'06" EAST, 57.55 FEET; THENCE SOUTH 89°42'17" WEST, 33.38 FEET; THENCE NORTH 00°15'37" WEST, 342.77 FEET; THENCE DUE EAST, 158.22' DUE EAST, 101.13' DUE EAST, 306.11' S 00°11'05" E 145.60' S 89°42'24" W 145.60' S 00°17'51" E 97.45' S 30°12'34" W 26.18' TO THE POINT OF BEGINNING.

CONTAINING 1.993 ACRES, MORE OR LESS, IN AREA.

**CHARLES BASSETT & ASSOC., INC.**

SURVEYORS - MAPPERS - LAND PLANNERS

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SIGNED May 26, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

BEARING DATUM BASED ON NORTH R/W 2nd AVE N. EXT. (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: -

LEGAL: N/A

ORDER NO.: 10-03-04

COMPUTER FILE: MAP AREA 5.dwg

SCALE: 1"=100'

FILE NO.: S-6134-Z5

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.

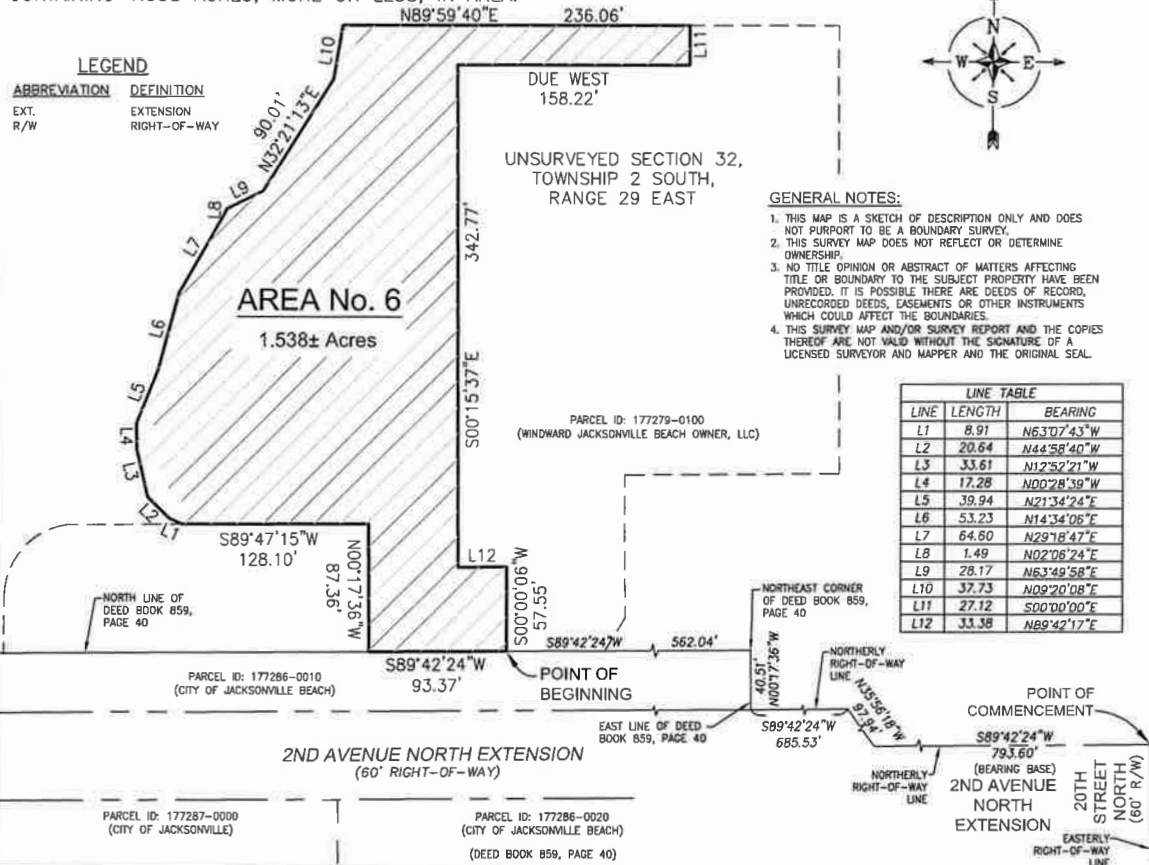
PREPARED FOR: GAI CONSULTANTS

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 1.538 ACRES, MORE OR LESS, IN AREA.

**CHARLES BASSETT & ASSOC., INC.****SURVEYORS - MAPPERS - LAND PLANNERS**

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

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CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
 LICENSED BUSINESS NUMBER 6628
 rbasset@bassettsurveyors.com

SIGNED May 24, 2023

BEARING DATUM BASED ON NORTH R/W 2nd AVE N. EXT. (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: - LEGAL: N/A ORDER NO.: 10-03-04

COMPUTER FILE: MAP AREA 6.dwg SCALE: 1"=100' FILE NO.: S-6134-26

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST,
DUVAL COUNTY, FLORIDA.

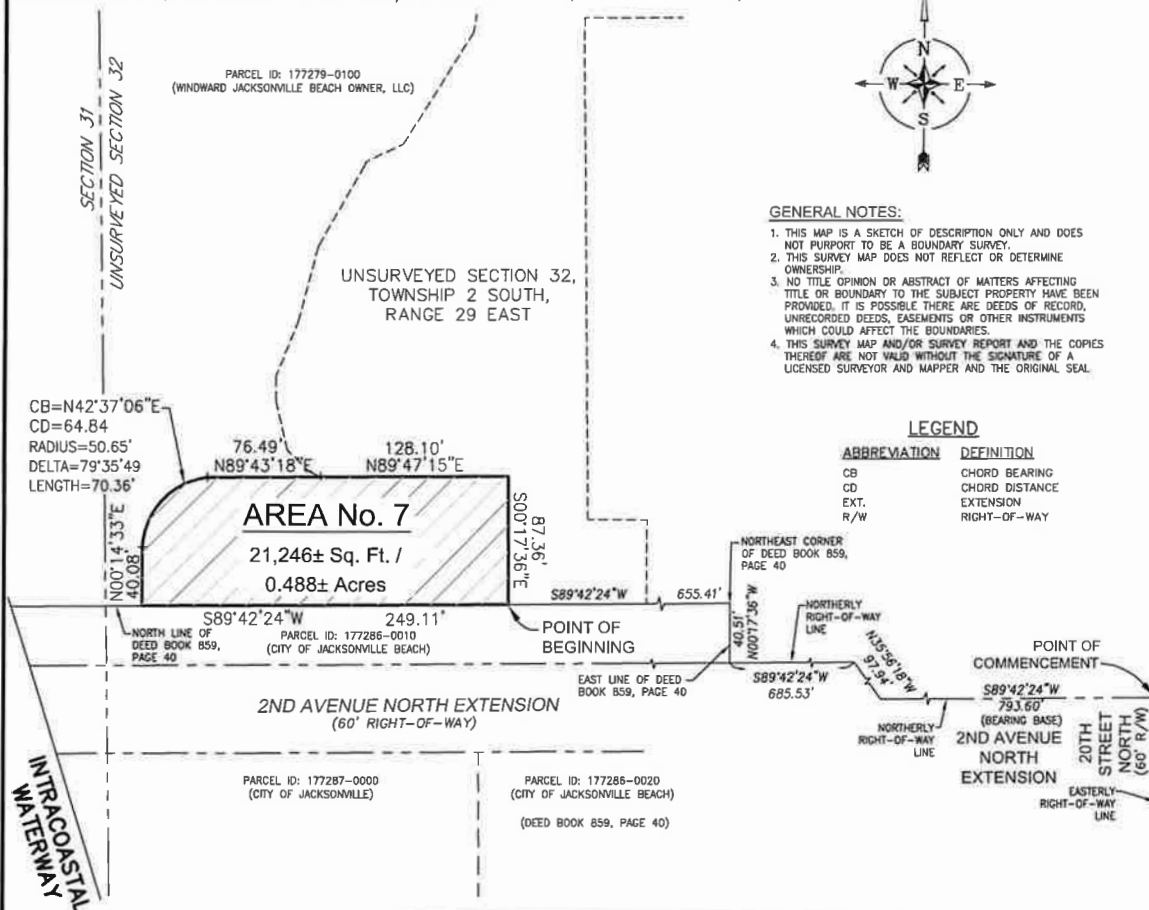
PREPARED FOR: GAI CONSULTANTS

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH OF LAST SAID LANDS, 655.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 249.11 FEET; THENCE NORTH 00°14'33" EAST, 40.08 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.65 FEET, THROUGH A CENTRAL ANGLE OF 79°35'49", AN ARC DISTANCE OF 70.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°37'06" EAST, 64.84 FEET; THENCE NORTH 89°43'18" EAST, 76.49 FEET; THENCE NORTH 89°47'15" EAST, 128.10 FEET; THENCE SOUTH 00°17'36" EAST, 87.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,246 SQUARE FEET AND/OR 0.488 ACRES, MORE OR LESS, IN AREA.

**CHARLES BASSETT & ASSOC., INC.**

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

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SIGNED May 26, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

BEARING DATUM BASED ON NORTH R/W 2nd AVE N. EXT. (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: - LEGAL: N/A ORDER NO.: 10-03-04

COMPUTER FILE: MAP AREA 7.dwg SCALE: 1"=100' FILE NO.: S-6134-Z7

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST,
DUVAL COUNTY, FLORIDA.

(NOT FULL &
COMPLETE
WITHOUT SHEET
1 OF 2 SHEETS)

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 764.40; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.85 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 27°15'43" EAST, 242.85 FEET; THENCE SOUTH 89°36'49" WEST, 253.01 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF AFORESAID PUBLIC RECORDS; THENCE NORTH 00°17'36" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 216.85 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 142.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,894 SQUARE FEET AND/OR 0.985 ACRES, MORE OR LESS, IN AREA.

(SHEET 2 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.

SURVEYORS — MAPPERS — LAND PLANNERS

P.O. BOX 10046 — FLEMING ISLAND, FLORIDA — 32006 — PHONE (904) 215-0707 — FAX (904) 215-0711

FIELD BOOK NO.: —	PAGE: —	LEGAL: PG. 2	ORDER NO.: 10-03-04
COMPUTER FILE: MAP AREA 8	SCALE: 1" = N/A	FILE NO.: S-6134-Z8	



COMPREHENSIVE PLAN AMENDMENT APPLICATION

PC No.

15-23

PC HEARING DATE _____

AS400#

23-100091

CC HEARING DATE _____

This form is intended for use in submitting a Site Specific Comprehensive Plan Amendment. A Site Comprehensive Plan Amendment is a request submitted by a property owner or group of property owners requesting a change in the boundaries of the Future Land Use Map of the Future Land Use Element of City of Jacksonville Beach 2030 Comprehensive Plan Element. It is not intended to relieve particular hardships, nor to confer special privileges or rights on any person, but only to make necessary adjustments in light of changing conditions. All applications shall include a \$1,000.00 filing fee, as required by City Ordinance.

AUG 9 2023

APPLICANT INFORMATION

Land Owner's Name: Windward Jacksonville Beach Owner, LLC
Mailing Address: 2999 NE 191st Street, Suite 800, Aventura, Florida 33180

Telephone: 904-824-4394
Fax: _____

Applicant Name: Rogers Towers, P.A.
Mailing Address: 1301 Riverplace Blvd, Suite 1500, Jacksonville, Florida 32207

E-Mail: karl@mywindward.com
Telephone: 904-398-3911
Fax: _____

E-Mail: thainline@rtlaw.com; hphillips@rtlaw.com

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

Agent Name: Rogers Towers, P.A.
Mailing Address: 1301 Riverplace Blvd, Suite 1500, Jacksonville, Florida 32207

Telephone: 904-398-3911
Fax: _____

E-Mail: thainline@rtlaw.com; hphillips@rtlaw.com

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

COMPREHENSIVE PLAN AMENDMENT DATA

Street Address of Property: See attached Narrative Statement. Real Estate Number: See attached.
Legal Description (Attach Copy of Deed): See attached.
Current Future Land Use Map Designation: See attached. Proposed Future Land Use Map Designation: See attached.
Current Zoning Classification: See attached.

In reviewing an application for a site specific comprehensive plan amendment, the Planning Commission and City Council are required to consider the following items, in addition to the relationship to and consistency of the proposed change with the intent of the comprehensive plan. Attach a narrative statement outlining the relationship of the proposed amendment to the applicable factors:

1. Changed projections in the Comprehensive Plan that affect the boundaries of the Future Land Use Map;
2. Changed assumptions, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the amendment is now reasonable and consistent with the land use characteristics;
3. Data errors, including errors in mapping, vegetative types and natural forms in the Comprehensive Plan.
4. New issues that have arisen since the adoption of the Comprehensive Plan;
5. Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan; and
6. Data updates.



COMPREHENSIVE PLAN AMENDMENT APPLICATION

PC No. 15-23

REQUIRED EXHIBITS <i>Provide the following exhibits as attachments, when applicable, with this form and required narrative statement:</i>	Attached?	
	Yes	No
1. A copy of the appropriate Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked;	☒	☐
2. An 8 1/2 "x11" vicinity map locating the land proposed for amendment;	☒	☐
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked; and	☒	☐
4. A description of the proposed amendment and an explanation of how it relates to and is consistent with the Comprehensive Plan.	☒	☐

Applicant Signature: 

Date: 5/30/2023

RECEIVED

AUG 9 2023

PLANNING & DEVELOPMENT

**NARRATIVE STATEMENT
Beach Marine
Proposed Comprehensive Plan Amendment**

August 9, 2023

COMPREHENSIVE PLAN AMENDMENT DATA

1. 2315 Beach Boulevard, Jacksonville Beach, FL 32250
 - RE # 177290-0000
 - Current Future Land Use Map Designation: Commercial, Recreation/Open Space
 - Proposed Future Land Use Map Designation: Marina Mixed-Use
 - Current Zoning Classification: PUD
2. 2573 2nd Avenue North, Jacksonville Beach, FL 32250
 - RE # 177279-0100
 - Current Future Land Use Map Designation: Conservation
 - Proposed Future Land Use Map Designation: Recreation/Open Space, Marina Mixed-Use
 - Current Zoning Classification: Residential (RS-1)
3. 0 2nd Avenue North, Jacksonville Beach, FL 32250
 - RE # 177397-0010
 - Current Future Land Use Map Designation: Low Density Residential, Conservation
 - Proposed Future Land Use Map Designation: Conservation, Marina Mixed-Use
 - Current Zoning Classification: Residential (RS-1)
4. Existing right of way (portion of 2nd Avenue North)
 - Current Future Land Use Map Designation: Commercial
 - Proposed Future Land Use Map Designation: Marina Mixed-Use
 - Current Zoning Classification: Commercial (C-2), Residential (RS-1)

CONSISTENCY WITH COMPREHENSIVE PLAN

In reviewing an application for a site specific comprehensive plan amendment, the Planning Commission and City Council are required to consider the relationship to and consistency of the proposed change with the intent of the comprehensive plan.

Windward Jacksonville Beach Owner, LLC ("Owner") owns the properties located at 2315 Beach Boulevard (RE # 177290-0000), 2573 2nd Avenue North (RE # 177279-0100), 0 2nd Avenue North (RE # 177294-0000) and 0 2nd Avenue North (RE # 177397-0010) (collectively, the "Overall Property"). This Comprehensive Plan Amendment includes all of 2315 Beach Boulevard (RE # 177290-0000), a portion of 2573 2nd Avenue North (RE # 177279-0100), a portion of 0 2nd Avenue North (RE # 177397-0010) and a portion of the existing right of way of 2nd Avenue North (collectively, the "Property").

Beach Marine and surrounding uses, including the public boat ramp and parking located on property owned by the City of Jacksonville and the restaurant and parking located on property owned by the City of Jacksonville Beach (“City”), already serve both community residents and area visitors. If this Comprehensive Plan Amendment and the companion PUD (the “PUD”) are approved, it will provide much needed improved vehicular and pedestrian access to one of the City’s most valuable assets, the Intracoastal Waterway, and updated offerings throughout this area.

This Comprehensive Plan Amendment and the PUD are sought in connection with a Development Agreement executed between Owner, the City of Jacksonville and the City (the “Development Agreement”). The Development Agreement will facilitate, among other things, the following: the realignment and reconstruction of a portion of 2nd Avenue North and the intersection of 2nd Avenue North and 20th Street North (inclusive of a multi-use path) resulting in enhanced vehicular and pedestrian access to the existing boat ramp and restaurant, and the conveyance of a large amount of undeveloped property located north of 2nd Avenue North and owned by Owner (the “Conservation Property”), including sensitive marsh, to the City of Jacksonville for use as a passive recreational facility open to the public.

Ultimately, Owner proposes to redevelop its property containing the existing marina and certain related land, which is adjacent to Beach Boulevard on a main public transportation corridor, the result of which is to become a mixed-use residential, commercial, retail, office and recreation community oriented around the marina and the Intracoastal Waterway. To facilitate redevelopment, the Property is subject to this Comprehensive Plan Amendment, which seeks to amend approximately 10.181 acres from Low Density Residential to Conservation (“Area No. 1”), approximately 1.240 acres from Conservation to Marina Mixed-Use (“Area No. 2”), approximately 1.850 acres from Commercial to Marina Mixed-Use (“Area No. 3”), approximately 13.501 acres from Commercial to Marina Mixed-Use (“Area No. 4”), approximately 1.993 acres from Conservation to Recreation/Open Space (“Area No. 5”), approximately 1.538 acres from Conservation to Marina Mixed-Use (“Area No. 6”), approximately 0.488 acres from Conservation to Recreation/Open Space (“Area No. 7”) and approximately 0.985 acres from Recreation Open/Space to Marina Mixed-Use (“Area No. 8”), all as shown on the attached Exhibits “A” and “B.” Significantly, in accordance with the overall plan and the aforementioned Development Agreement, this Comprehensive Plan Amendment will result in a net addition of property in the Conservation land use category while simultaneously providing a much-needed increase in available multi-family housing stock.

Accordingly, the proposed amendments are consistent with the goals, objectives and policies of the 2030 Comprehensive Plan.

LDC Section 34-182(b)

In reviewing an application for a site specific comprehensive plan amendment, the Planning Commission and City Council are required to consider the following factors.

1. *Changed projections in the Comprehensive Plan that affect the boundaries of the Future Land Use Map;*

The rate of population growth in the region is exceeding what was predicted at the time the Comprehensive Plan was created. As a result, there is a need for new dwelling units. Supporting this Comprehensive Plan Amendment and the PUD will enable Owner to add to the available multi-family housing stock to meet market demand while simultaneously adding to the Conservation land use category.

2. *Changed assumptions, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the amendment is now reasonable and consistent with the land use characteristics;*

This proposed Comprehensive Plan Amendment and the PUD will provide greater protection for recreation and open space than the existing land use categories and zoning designated on the Property. The overall plan will accomplish the conveyance of the Conservation Property to the City of Jacksonville for use as a passive recreational facility open to the public while simultaneously providing a much-needed increase in available housing stock and commercial offerings in the area.

3. *Data errors, including errors in mapping, vegetative types and natural forms in the Comprehensive Plan;*

Not applicable.

4. *New issues that have arisen since the adoption of the Comprehensive Plan;*

Not applicable.

5. *Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan; and*

The proposed redevelopment will contribute to quality of life in Jacksonville Beach by using infill development to update the existing marina, improve vehicular and pedestrian access to the existing boat ramp, expand the commercial and retail offerings throughout this area and increase the multi-family housing stock with a quality product. This permits the City to plan for population growth through infill redevelopment. This Comprehensive Plan Amendment and the PUD will allow the City to control the incorporation of elements such as the residential structures, commercial uses, parking and stormwater retention. Moreover, the Conservation Property will be open to the public to enjoy.

6. *Data updates.*

Not applicable.

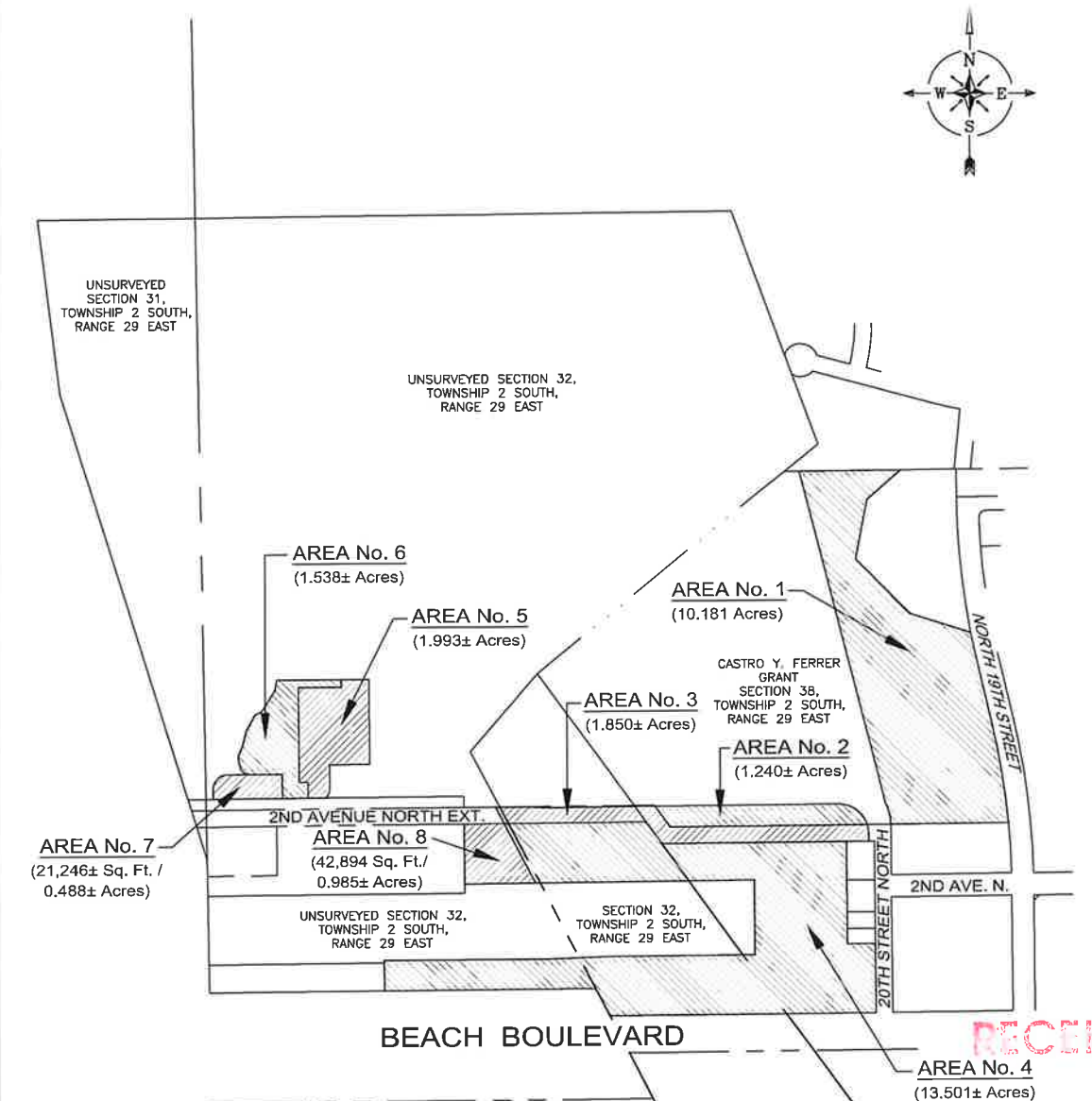
EXHIBIT LIST

EXHIBIT A: Overall Map
EXHIBIT B: Surveys
EXHIBIT C: Legal Descriptions
EXHIBIT D: Agent Authorization
EXHIBIT E: Professional Consultants List
EXHIBIT F: Warranty Deed
EXHIBIT G: Duval County Property Assessment Map
EXHIBIT H: Vicinity Map
EXHIBIT I: Aerial Photograph Map
EXHIBIT J: Comprehensive Plan Exhibit
EXHIBIT K: Public Facilities Availability

MAP SHOWING

A PORTION OF SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.

PREPARED FOR: GAI CONSULTANTS

**GENERAL NOTES:**

1. THIS MAP IS A SKETCH (KEY MAP) OF SEPARATELY PREPARED DESCRIPTIONS ONLY AND DOES NOT PURPORT TO BE A SURVEY.
2. THIS SURVEY MAP DOES NOT REFLECT OR DETERMINE OWNERSHIP.
3. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
4. THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL SEAL.

AUG 9 2023

PLANNING & DEVELOPMENT

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS SKETCH

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

SIGNED May 26, 2023

BEARING DATUM BASED ON N/A

FIELD BOOK NO.: - PAGE: -

LEGAL: N/A

ORDER NO.: 100304

COMPUTER FILE: Windward Zoning Key.dwg

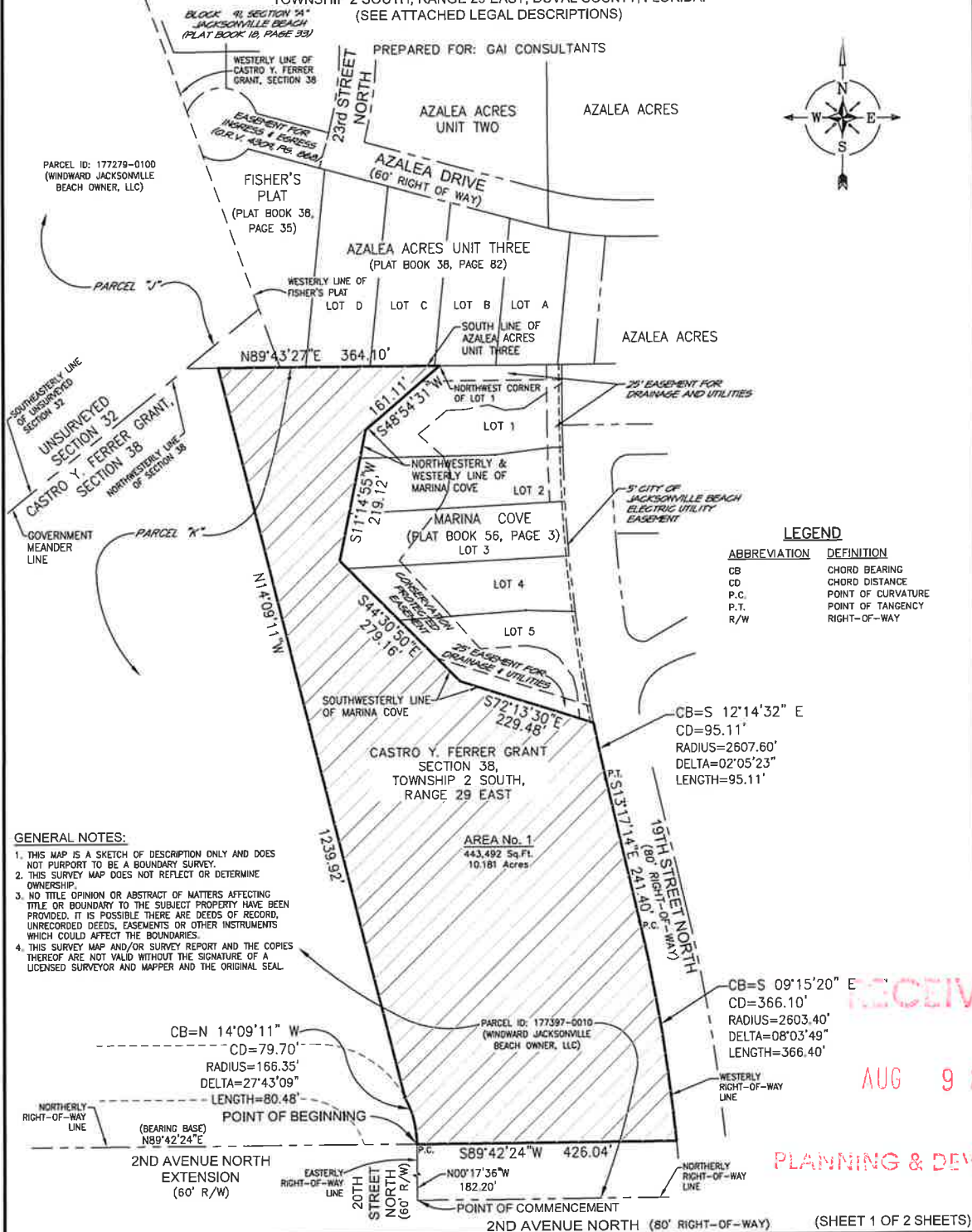
SCALE: 1"=500'

FILE NO.: S-6134-ZKEY

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38,
TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTIONS)

(NOT FULL &
COMPLETE
WITHOUT SHEET
2 OF 2 SHEETS)



CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

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SIGNED May 26, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

BEARING DATUM BASED ON NORTH R/W 2nd AVE N. EXT. (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: -

LEGAL: N/A

ORDER NO.: 10-03-04

COMPUTER FILE: MAP AREA 1.dwg

SCALE: 1"=200'

FILE NO.: S-6134-Z1

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38,
TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTIONS)

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH (AN 80 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN NORTH 01°17'36" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 182.20 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND THE POINT OF BEGINNING; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 166.35 FEET, THROUGH A CENTRAL ANGLE OF 27°43'09", AN ARC DISTANCE OF 80.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°09'11" WEST, 79.70 FEET; THENCE NORTH 14°09'11" WEST, 1239.92 TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF AZALEA ACRES UNIT THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGE 82 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG SAID WESTERLY PROLONGATION AND ALONG SAID SOUTHERLY LINE OF AZALEA ACRES UNIT THREE NORTH 89°43'27" EAST, A DISTANCE OF 364.10 FEET TO THE NORTHWEST CORNER OF LOT 1, MARINA COVE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 3 OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY LINES OF SAID MARINA COVE; SOUTH 48°54'31" WEST, 161.11; THENCE SOUTH 11°14'55" WEST, 219.12 FEET; THENCE SOUTH 44°30'50" EAST, 279.16 FEET; THENCE SOUTH 72°13'30" EAST, 229.48 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF 19th STREET NORTH (AN 80 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED), SAID WESTERLY RIGHT-OF-WAY BEING A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2607.60, THROUGH A CENTRAL ANGLE OF 02°05'23", AN ARC DISTANCE OF 95.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°14'32" EAST, 95.11 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 13°17'14" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 241.40 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 2603.40 FEET; THROUGH A CENTRAL ANGLE OF 08°03'49", AN ARC DISTANCE OF 366.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°15'20" EAST, 366.10 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 89°42'24" WEST, A DISTANCE OF 426.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.181 ACRES, MORE OR LESS, IN AREA.

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

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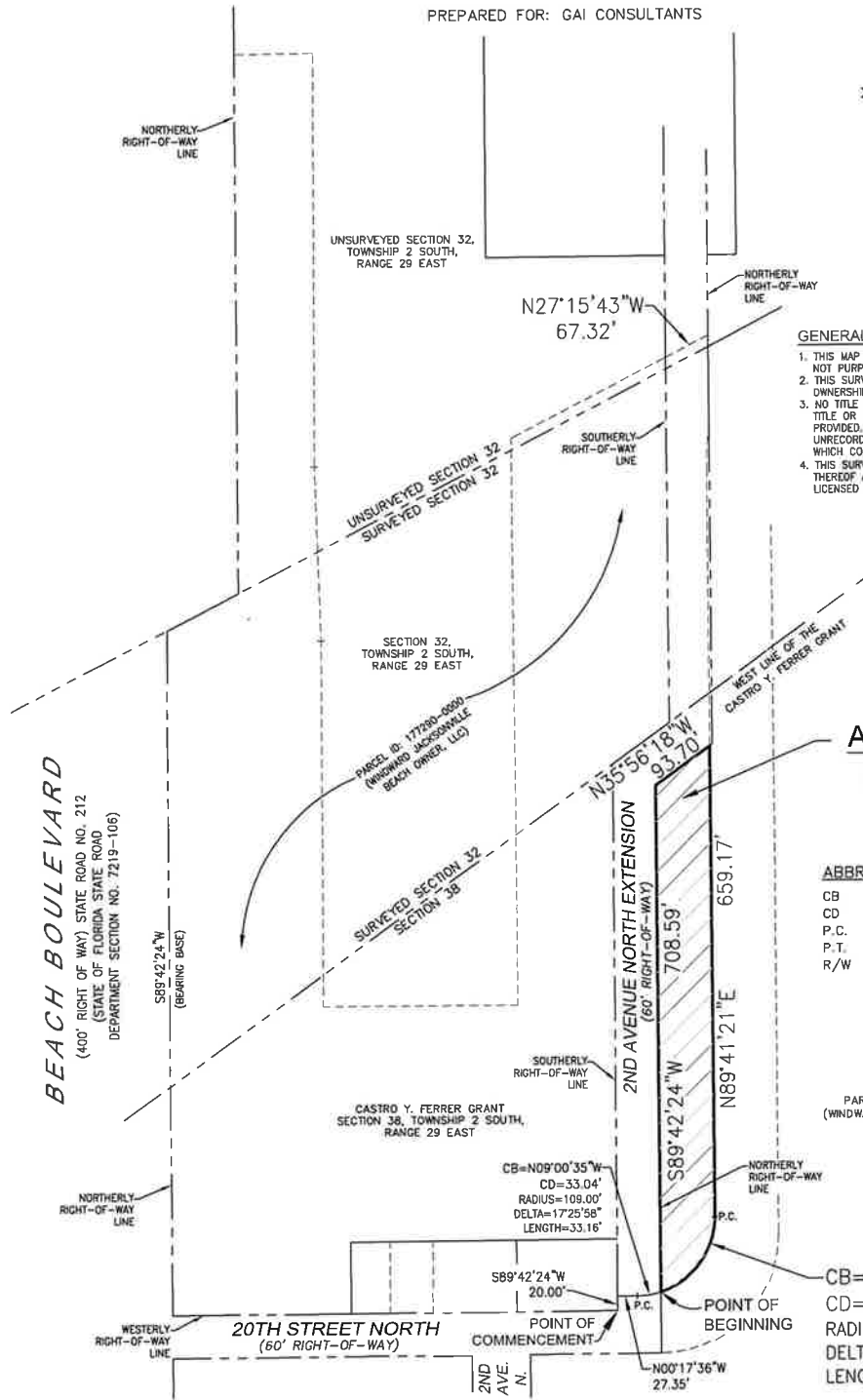
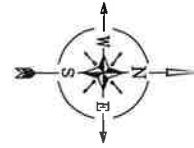
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COMPUTER FILE: _____	MAP AREA 1	SCALE: 1" = N/A	FILE NO.: S-6134

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTION)

(NOT FULL &
COMPLETE
WITHOUT SHEET
2 OF 2 SHEETS)

PREPARED FOR: GAI CONSULTANTS



GENERAL NOTES:

1. THIS MAP IS A SKETCH OF DESCRIPTION ONLY AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
2. THIS SURVEY MAP DOES NOT REFLECT OR DETERMINE OWNERSHIP.
3. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
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AREA No. 2

(1.240± Acres)

LEGEND

ABBREVIATION	DEFINITION
CB	CHORD BEARING
CD	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY

PARCEL ID: 177397-0010
(WINDWARD JACKSONVILLE BEACH OWNER, LLC)

CB=S54°01'07"E
CD=129.04'
RADIUS=109.00'
DELTA=72°35'05"
LENGTH=138.09'

(SHEET 1 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

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Charles R. Bassett, Jr.

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

SIGNED May 26, 2023

BEARING DATUM BASED ON NORTH R/W OF BEACH BLVD (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: PAGE:

LEGAL: N/A

ORDER NO.: 10-03-04

COMPUTER FILE: MAP AREA 2.dwg

SCALE: 1"=200'

FILE NO.: S-6134-ZZ

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29
EAST, DUVAL COUNTY, FLORIDA.

(NOT FULL &
COMPLETE
WITHOUT SHEET
1 OF 2 SHEETS)

LEGAL DESCRIPTION

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CONTAINING 1.240 ACRES, MORE OR LESS, IN AREA.

(SHEET 2 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.

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FIELD BOOK NO.: - PAGE: -

LEGAL: PG. 2

ORDER NO.: 10-03-04

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SCALE: 1" = N/A

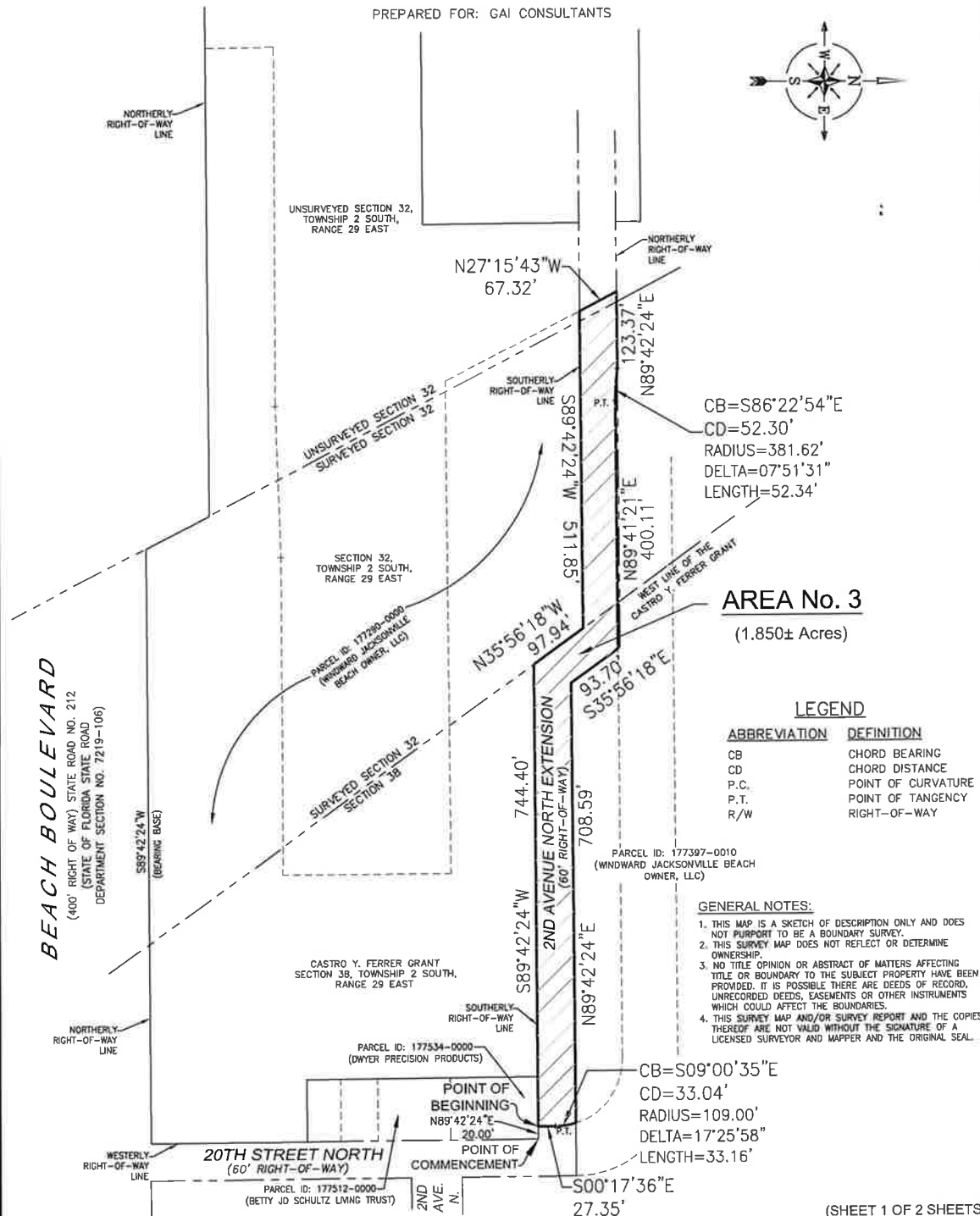
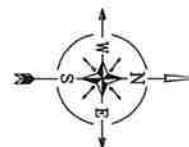
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A PORTION OF SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT
SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTION)

(NOT FULL &
COMPLETE
WITHOUT SHEET
2 OF 2 SHEETS)

PREPARED FOR: GAI CONSULTANTS



CHARLES BASSETT & ASSOC., INC.

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Charles R. Bassett, Jr.
CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

SIGNED May 26, 2023

BEARING DATUM BASED ON NORTH R/W OF BEACH BLVD (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: PAGE: LEGAL: N/A ORDER NO.: 10-03-04

COMPUTER FILE: MAP AREA 3.dwg SCALE: 1"=200' FILE NO.: S-6134-Z3

(SHEET 1 OF 2 SHEETS)

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT
SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
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(NOT FULL &
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1 OF 2 SHEETS)

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SURVEYED SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 744.40 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.85 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 27°15'43" WEST, 67.32 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.37 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE NORTHERLY; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 381.62 FEET, THROUGH A CENTRAL ANGLE OF 07°51'31", AN ARC DISTANCE OF 52.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°22'54" EAST, 52.30 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°41'21" EAST, 400.11 FEET TO AN INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE EXTENSION; THENCE SOUTH 35°56'18" EAST, 93.70 FEET; THENCE NORTH 89°42'24" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 708.59 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 109.00 FEET, THROUGH A CENTRAL ANGLE OF 17°25'58", AN ARC DISTANCE OF 33.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°00'35" EAST, 33.04 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°17'36" EAST, 27.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.850 ACRES, MORE OR LESS, IN AREA.

(SHEET 2 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

FIELD BOOK NO.: —	PAGE: —	LEGAL: —	PG. 2	ORDER NO.: 10-03-04
COMPUTER FILE: —	MAP AREA 3	SCALE: 1" = N/A	FILE NO.: S-6134-Z3	

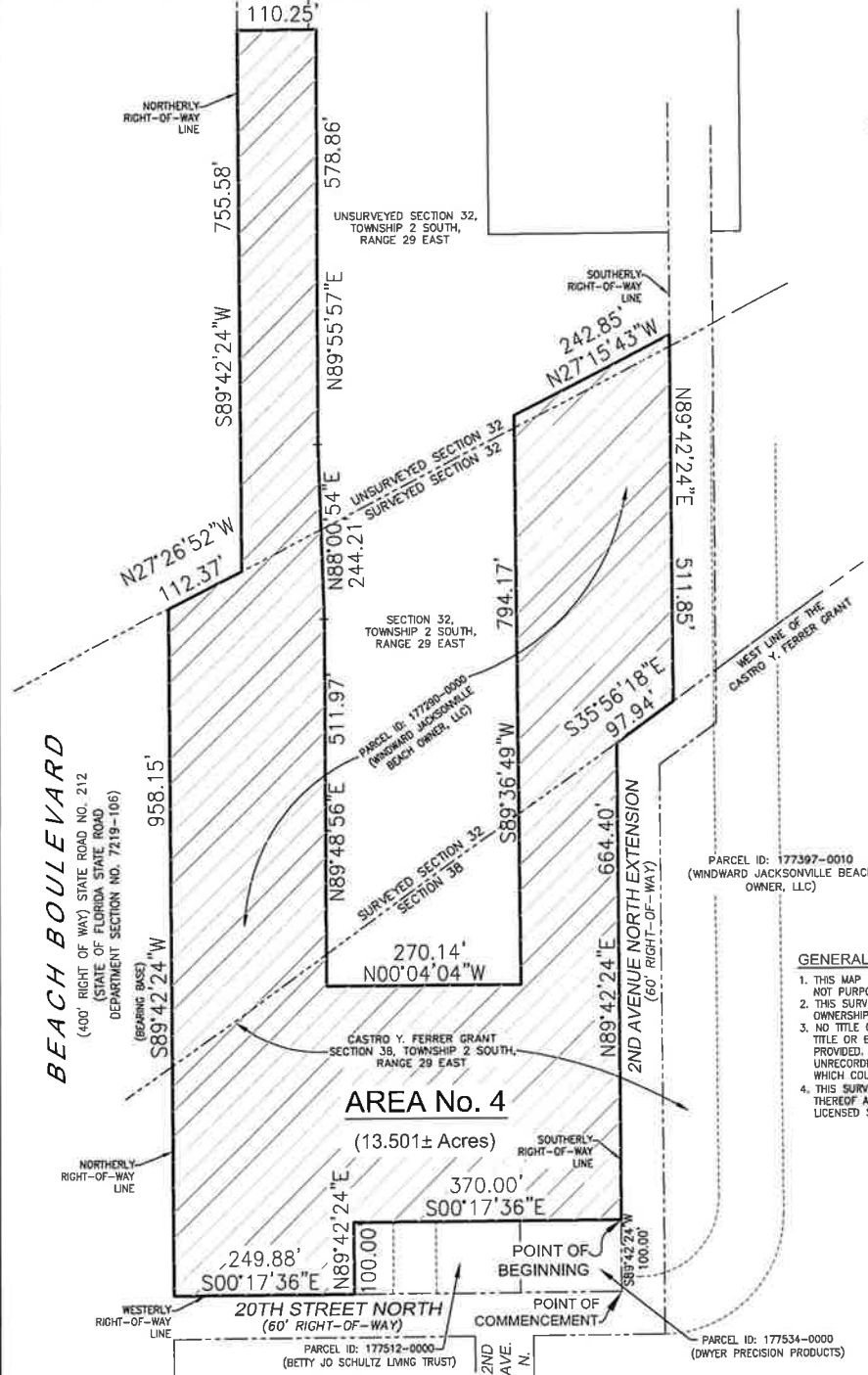
MAP SHOWING SKETCH OF DESCRIPTION

(NOT FULL &
COMPLETE
WITHOUT SHEET
2 OF 2 SHEETS)

A PORTION OF SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y, FERRER GRANT
SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTION)

PARCEL ID: 177286-0030
(CITY OF JACKSONVILLE BEACH)

PREPARED FOR: GAI CONSULTANTS



GENERAL NOTES:

1. THIS MAP IS A SKETCH OF DESCRIPTION ONLY AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
2. THIS SURVEY MAP DOES NOT REFLECT OR DETERMINE OWNERSHIP.
3. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
4. THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL SEAL.

(SHEET 1 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SIGNED May 26, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

BEARING DATUM BASED ON NORTH R/W OF BEACH BLVD (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: -

LEGAL: N/A

ORDER NO: 10-03-04

COMPUTER FILE: MAP AREA 4.dwg

SCALE: 1"=200'

FILE NO.: S-6134-Z4

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT
SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTION)

(NOT FULL &
COMPLETE
WITHOUT SHEET
1 OF 2 SHEETS)

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SURVEYED SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 00°17'36" EAST, 370.00 FEET; THENCE NORTH 89°42'24" EAST, 100.00 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH; THENCE SOUTH 00°17'36" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 249.88 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (STATE ROAD No. 212, A VARIABLE WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 958.15 FEET; THENCE NORTH 27°26'52" WEST, 112.37 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 755.58 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 00°17'36" WEST, 110.25 FEET; THENCE NORTH 89°55'57" EAST, 578.86 FEET; THENCE NORTH 88°00'54" EAST, 244.21 FEET; THENCE NORTH 89°48'56" EAST, 511.97 FEET; THENCE NORTH 00°04'04" WEST, 270.14 FEET; THENCE SOUTH 89°36'49" WEST, 794.17 FEET; THENCE NORTH 27°15'43" WEST, 242.85 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.85 FEET; THENCE SOUTH 35°56'18" EAST, 97.94 FEET; THENCE NORTH 89°42'24" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 664.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.501 ACRES, MORE OR LESS, IN AREA.

(SHEET 2 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

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FIELD BOOK NO.: - PAGE: -

LEGAL: PG. 2

ORDER NO.: 10-03-04

COMPUTER FILE: MAP AREA 4

SCALE: 1" = N/A

FILE NO.: S-6134-Z4

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST,
DUVAL COUNTY, FLORIDA.

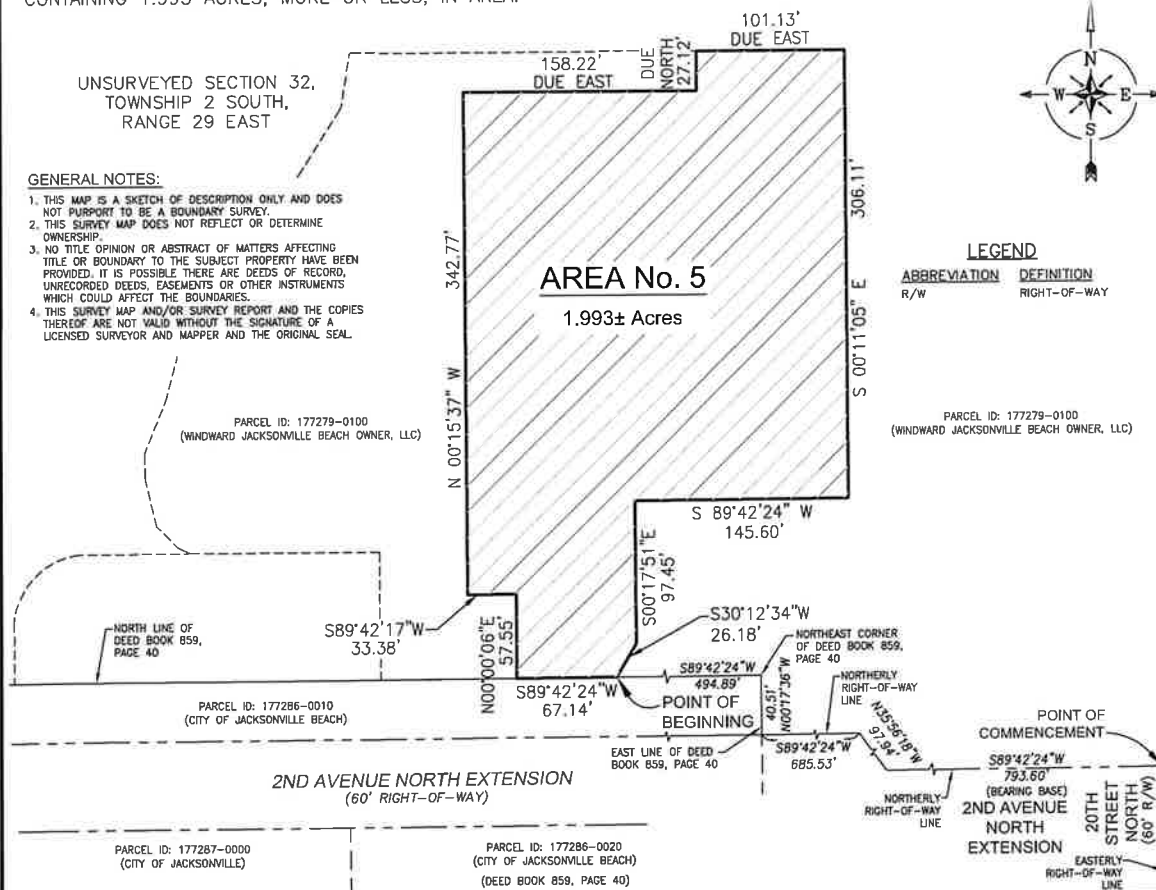
PREPARED FOR: GAI CONSULTANTS

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, 494.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 67.14 FEET; THENCE NORTH 00°00'06" EAST, 57.55 FEET; THENCE SOUTH 89°42'17" WEST, 33.38 FEET; THENCE NORTH 00°15'37" WEST, 342.77 FEET; THENCE DUE NORTH, 27.12 FEET; THENCE DUE EAST, 101.13 FEET; THENCE SOUTH 00°11'05" EAST 306.11 FEET; THENCE SOUTH 89°42'24" WEST, 145.60 FEET; THENCE SOUTH 00°17'51" EAST, 97.45 FEET; THENCE SOUTH 30°12'34" WEST, 26.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.993 ACRES, MORE OR LESS, IN AREA.



CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

Charles R. Bassett, Jr.
CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

SIGNED May 26, 2023

BEARING DATUM BASED ON NORTH R/W 2nd AVE N. EXT. (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: - LEGAL: N/A ORDER NO.: 10-03-04
COMPUTER FILE: MAP AREA 5.dwg SCALE: 1"=100' FILE NO.: S-6134-Z5

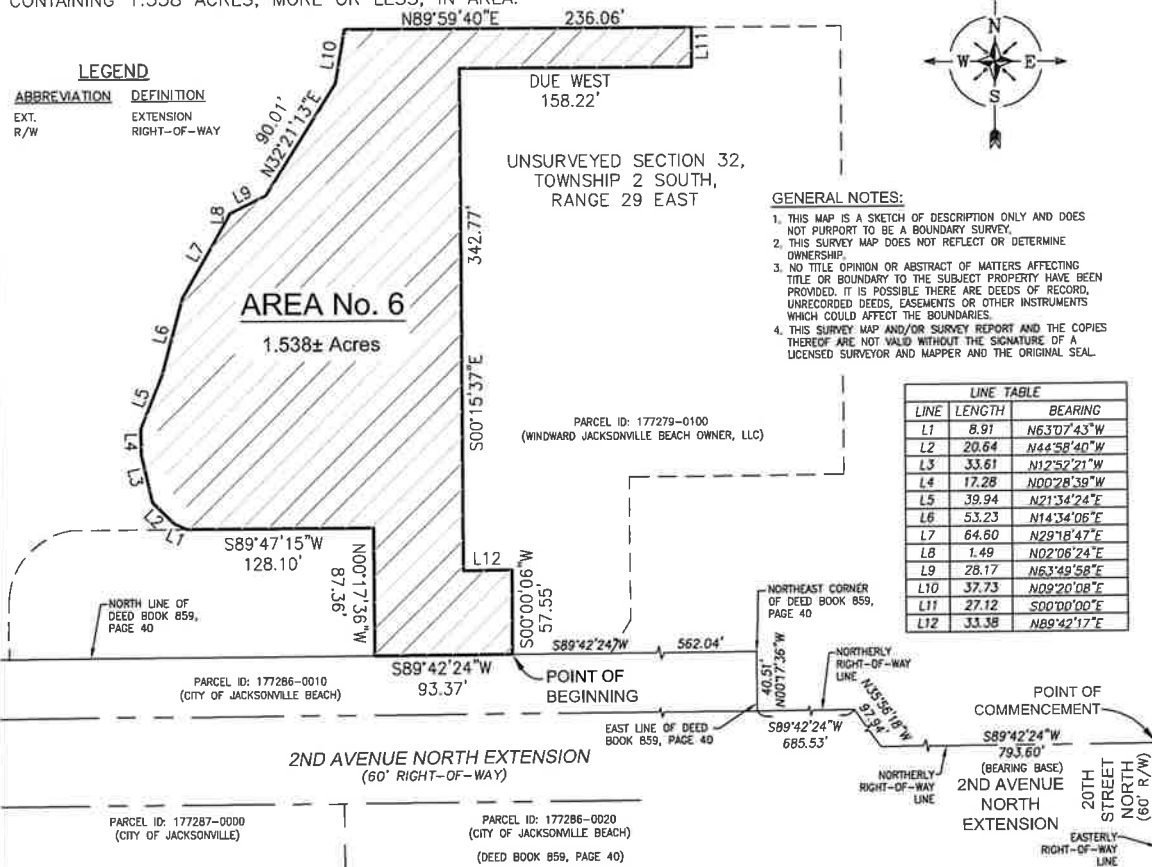
A PORTION OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.

PREPARED FOR: GAI CONSULTANTS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 1.538 ACRES, MORE OR LESS, IN AREA.



P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION

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SIGNED _____ May 24, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

BEARING DATUM BASED ON NORTH R/W 2nd AVE N. EXT. (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: - LEGAL: N/A ORDER NO.: 10-03-04
COMPUTER FILE: MAP AREA 6.dwg SCALE: 1"=100' FILE NO.: S-6134-Z6

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST,
DUVAL COUNTY, FLORIDA.

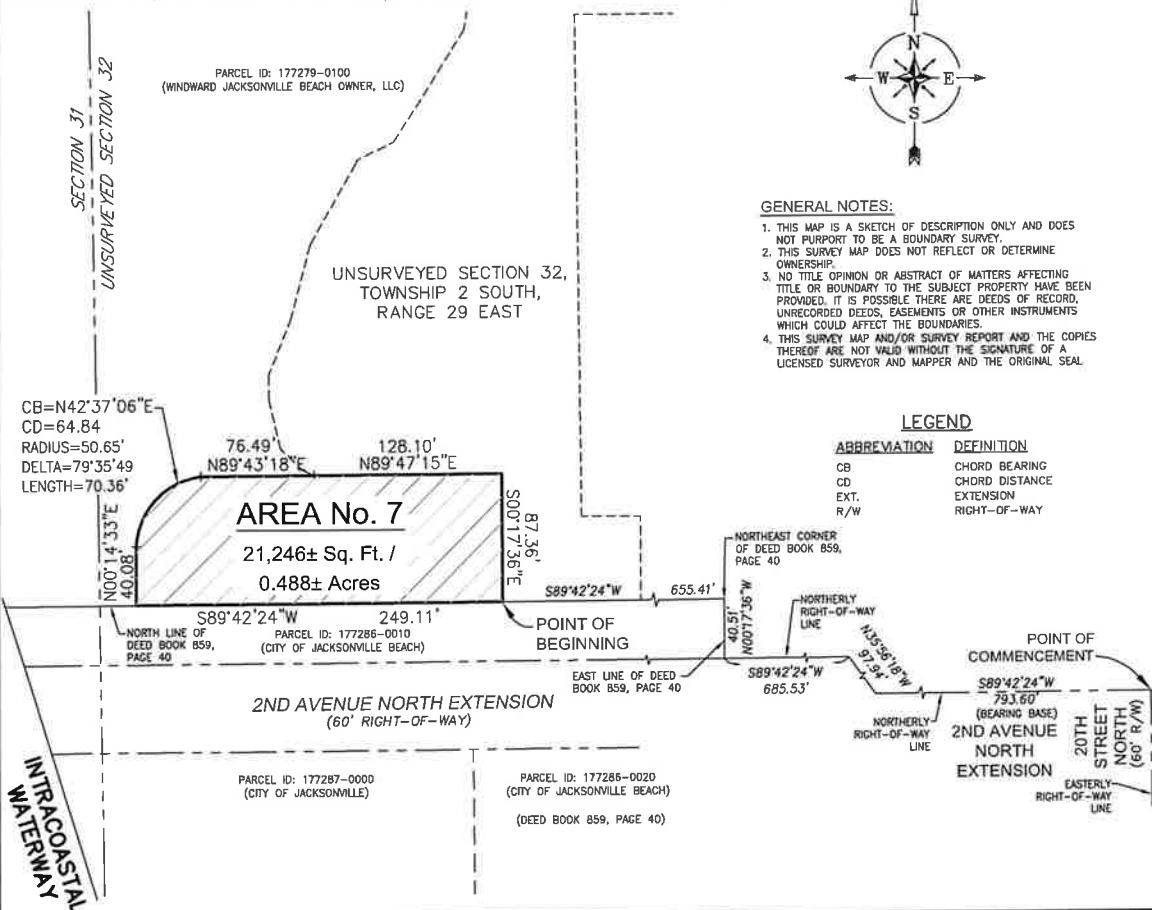
PREPARED FOR: GAI CONSULTANTS

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 21,246 SQUARE FEET AND/OR 0.488 ACRES, MORE OR LESS, IN AREA.



CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

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PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SIGNED May 26, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

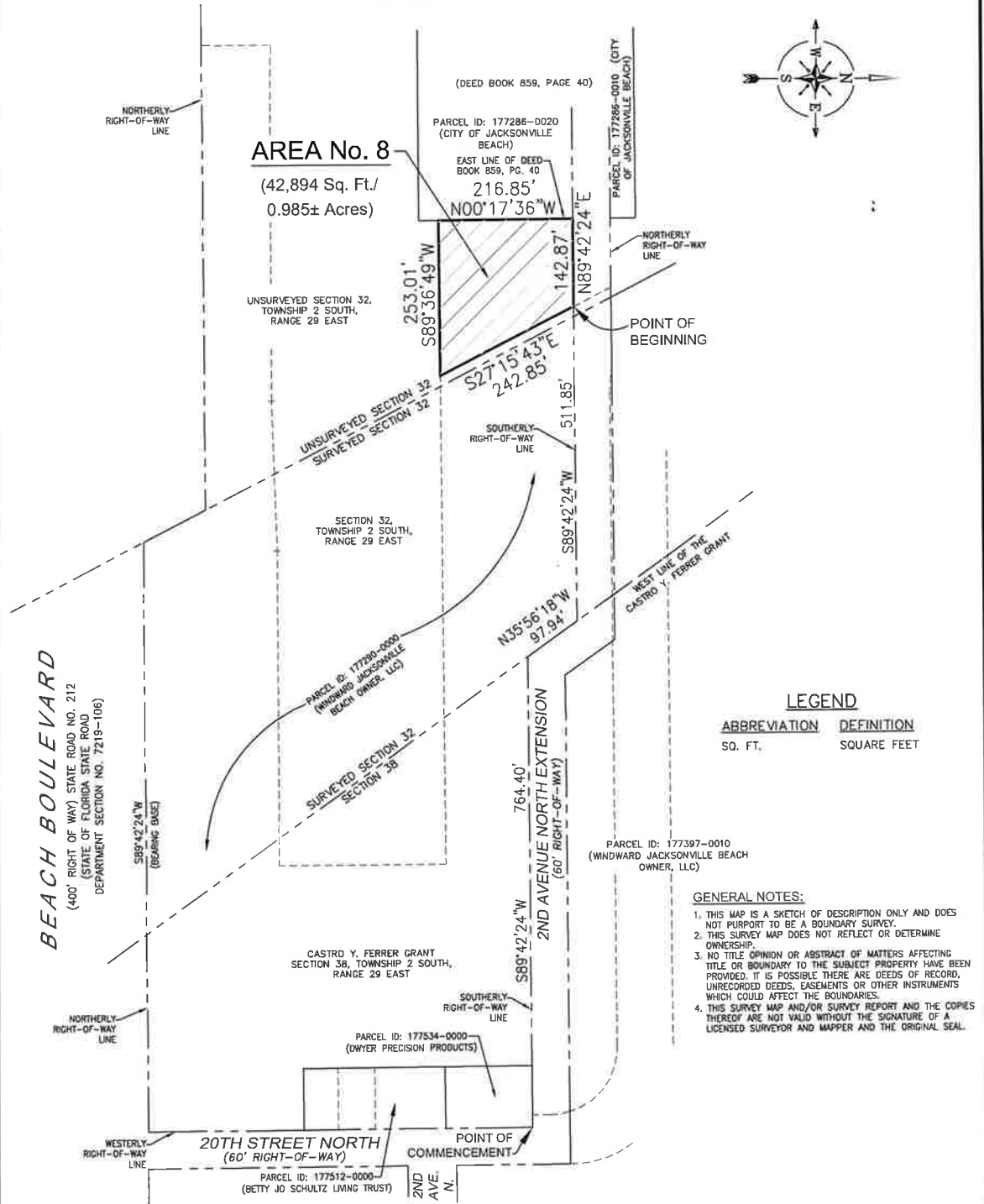
BEARING DATUM BASED ON NORTH R/W 2nd AVE N. EXT. (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: - LEGAL: N/A ORDER NO.: 10-03-04
COMPUTER FILE: MAP AREA 7.dwg SCALE: 1"=100' FILE NO.: S-6134-Z7

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST,
DUVAL COUNTY, FLORIDA.

PREPARED FOR: GAI CONSULTANTS



CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

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I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, F.L.A. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SIGNED May 26, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

BEARING DATUM BASED ON NORTH R/W OF BEACH BLVD (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: - LEGAL: N/A ORDER NO.: 10-03-04
COMPUTER FILE: MAP AREA 8.dwg SCALE: 1"=200' FILE NO.: S-6134-Z8

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST,
DUVAL COUNTY, FLORIDA.

(NOT FULL &
COMPLETE
WITHOUT SHEET
1 OF 2 SHEETS)

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 764.40; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.85 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 27°15'43" EAST, 242.85 FEET; THENCE SOUTH 89°36'49" WEST, 253.01 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF AFORESAID PUBLIC RECORDS; THENCE NORTH 00°17'36" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 216.85 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 142.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,894 SQUARE FEET AND/OR 0.985 ACRES, MORE OR LESS, IN AREA.

(SHEET 2 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

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FIELD BOOK NO.: _____	PAGE: _____	LEGAL: _____	PG. 2	ORDER NO.: 10-03-04
COMPUTER FILE: _____	MAP AREA 8	SCALE: 1" = N/A		FILE NO.: S-6134-28

AUG 9 2023

Exhibit "C"

PLANNING & DEVELOPMENT

LEGAL DESCRIPTION AREA #1

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH (AN 80 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN NORTH $01^{\circ}17'36''$ WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 182.20 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND THE POINT OF BEGINNING; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 166.35 FEET, THROUGH A CENTRAL ANGLE OF $27^{\circ}43'09''$, AN ARC DISTANCE OF 80.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $14^{\circ}09'11''$ WEST, 79.70 FEET; THENCE NORTH $14^{\circ}09'11''$ WEST, 1239.92 TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF AZALEA ACRES UNIT THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGE 82 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG SAID WESTERLY PROLONGATION AND ALONG SAID SOUTHERLY LINE OF AZALEA ACRES UNIT THREE NORTH $89^{\circ}43'27''$ EAST, A DISTANCE OF 364.10 FEET TO THE NORTHWEST CORNER OF LOT 1, MARINA COVE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 3 OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY LINES OF SAID MARINA COVE; SOUTH $48^{\circ}54'31''$ WEST, 161.11; THENCE SOUTH $11^{\circ}14'55''$ WEST, 219.12 FEET; THENCE SOUTH $44^{\circ}30'50''$ EAST, 279.16 FEET; THENCE SOUTH $72^{\circ}13'30''$ EAST, 229.48 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF 19th STREET NORTH (AN 80 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED), SAID WESTERLY RIGHT-OF-WAY BEING A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2607.60, THROUGH A CENTRAL ANGLE OF $02^{\circ}05'23''$, AN ARC DISTANCE OF 95.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $12^{\circ}14'32''$ EAST, 95.11 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $13^{\circ}17'14''$ EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A

DISTANCE OF 241.40 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 2603.40 FEET; THROUGH A CENTRAL ANGLE OF $08^{\circ}03'49''$, AN ARC DISTANCE OF 366.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $09^{\circ}15'20''$ EAST, 366.10 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH $89^{\circ}42'24''$ WEST, A DISTANCE OF 426.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.181 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION AREA #2

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 00°17'36" WEST, 27.35 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 109.00 FEET, THROUGH A CENTRAL ANGLE OF 17°25'58", AN ARC DISTANCE OF 33.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°00'35" WEST, 33.04 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 2nd AVENUE NORTH EXTENSION AND THE POINT OF BEGINNING; THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 708.59 FEET; THENCE NORTH 35°56'18" WEST, 93.70 FEET; THENCE NORTH 89°41'21" EAST, 659.17 TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 109.00 FEET, THROUGH A CENTRAL ANGLE OF 72°35'05", AN ARC DISTANCE OF 138.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°01'07" EAST, 129.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.240 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION AREA #3

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SURVEYED SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 744.40 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.85 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 27°15'43" WEST, 67.32 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.37 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE NORTHERLY; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 381.62 FEET, THROUGH A CENTRAL ANGLE OF 07°51'31", AN ARC DISTANCE OF 52.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°22'54" EAST, 52.30 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°41'21" EAST, 400.11 FEET TO AN INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE EXTENSION; THENCE SOUTH 35°56'18" EAST, 93.70 FEET; THENCE NORTH 89°42'24" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 708.59 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 109.00 FEET, THROUGH A CENTRAL ANGLE OF 17°25'58", AN ARC DISTANCE OF 33.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°00'35" EAST, 33.04 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°17'36" EAST, 27.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.850 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION AREA #4

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SURVEYED SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 00°17'36" EAST, 370.00 FEET; THENCE NORTH 89°42'24" EAST, 100.00 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH; THENCE SOUTH 00°17'36" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 249.88 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (STATE ROAD No. 212, A VARIABLE WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 958.15 FEET; THENCE NORTH 27°26'52" WEST, 112.37 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 755.58 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 00°17'36" WEST, 110.25 FEET; THENCE NORTH 89°55'57" EAST, 578.86 FEET; THENCE NORTH 88°00'54" EAST, 244.21 FEET; THENCE NORTH 89°48'56" EAST, 511.97 FEET; THENCE NORTH 00°04'04" WEST, 270.14 FEET; THENCE SOUTH 89°36'49" WEST, 794.17 FEET; THENCE NORTH 27°15'43" WEST, 242.85 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.85 FEET; THENCE SOUTH 35°56'18" EAST, 97.94 FEET; THENCE NORTH 89°42'24" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 664.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.501 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION AREA #5

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, 494.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 67.14 FEET; THENCE NORTH 00°00'06" EAST, 57.55 FEET; THENCE SOUTH 89°42'17" WEST, 33.38 FEET; THENCE NORTH 00°15'37" WEST, 342.77 FEET; THENCE DUE EAST, 158.22 FEET; THENCE DUE NORTH, 27.12 FEET; THENCE DUE EAST, 101.13 FEET; THENCE SOUTH 00°11'05" EAST 306.11 FEET; THENCE SOUTH 89°42'24" WEST, 145.60 FEET; THENCE SOUTH 00°17'51" EAST, 97.45 FEET; THENCE SOUTH 30°12'34" WEST, 26.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.993 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION AREA #6

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, 562.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 93.37 FEET; THENCE NORTH 00°17'36" WEST, 87.36 FEET; THENCE SOUTH 89°47'15" WEST, 128.10 FEET; THENCE NORTH 63°07'43" WEST, 8.91 FEET; THENCE NORTH 44°58'40" WEST, 20.64 FEET; THENCE NORTH 12°52'21" WEST, 33.61 FEET; THENCE NORTH 00°28'39" WEST, 17.28 FEET; THENCE NORTH 21°34'24" EAST, 39.94 FEET; THENCE NORTH 14°34'06" EAST, 53.23 FEET; THENCE NORTH 29°18'47" EAST, 64.60 FEET; THENCE NORTH 02°06'24" EAST, 1.49 FEET; THENCE NORTH 63°49'58" EAST, 28.17 FEET; THENCE NORTH 32°21'13" EAST, 90.01 FEET; THENCE NORTH 09°20'08" EAST, 37.73 FEET; THENCE NORTH 89°59'40" EAST, 236.06 FEET; THENCE DUE SOUTH, 27.12 FEET; THENCE DUE WEST, 158.22 FEET; THENCE SOUTH 00°15'37" EAST, 342.77 FEET; THENCE NORTH 89°42'17" EAST, 33.38 FEET; THENCE SOUTH 00°00'06" WEST, 57.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.538 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION AREA #7

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH OF LAST SAID LANDS, 655.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 249.11 FEET; THENCE NORTH 00°14'33" EAST, 40.08 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.65 FEET, THROUGH A CENTRAL ANGLE OF 79°35'49", AN ARC DISTANCE OF 70.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°37'06" EAST, 64.84 FEET; THENCE NORTH 89°43'18" EAST, 76.49 FEET; THENCE NORTH 89°47'15" EAST, 128.10 FEET; THENCE SOUTH 00°17'36" EAST, 87.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,246 SQUARE FEET AND/OR 0.488 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION AREA #8

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 764.40; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.85 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 27°15'43" EAST, 242.85 FEET; THENCE SOUTH 89°36'49" WEST, 253.01 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF AFORESAID PUBLIC RECORDS; THENCE NORTH 00°17'36" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 216.85 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 142.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,894 SQUARE FEET AND/OR 0.985 ACRES, MORE OR LESS, IN AREA.

RECEIVED

Agent AuthorizationDate: 5-23-26

AUG 9 2023

City of Jacksonville Beach
 11 N. Third Street
 Jacksonville Beach, FL 32250

PLANNING & DEVELOPMENT

Re: Agent Authorization for the following site location:

2315 Beach Boulevard (RE # 177290-0000), 2573 2nd Avenue North (RE # 177279-0100), 0 2nd Avenue North (RE # 177294-0000) and 0 2nd Avenue North (RE # 177397-0010)

To whom it may concern:

You are hereby advised that the undersigned is the owner of the property referenced above and described in the legal description(s) attached hereto. Said owner hereby authorizes and empowers Rogers Towers, P.A. to act as agents to file application(s) for a Rezoning and Land Use Amendment for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

**WINDWARD JACKSONVILLE BEACH
 OWNER, LLC, a Delaware limited liability
 company**

By: _____

Name: Robert Finvarb

As: Manager

STATE OF Florida
 COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 26 day of May, 2023, by Robert Finvarb as Manager of **WINDWARD JACKSONVILLE BEACH OWNER, LLC, a Delaware limited liability company**, on behalf of the company. S/he (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.

Maria (SEAL)

Notary Public, State of Florida and county aforesaid

Name: Marcia Amador

My Commission Expires: 3-2-2027

My Commission Number is: HH368491



MARCIA AMADOR
 Notary Public
 State of Florida
 Comm# HH368491
 Expires 3/2/2027

AUG 9 2023

Professional Consultants List – Beach Marine

**Including all land use, environmental, engineering, architectural, economic, or other professional consultants assisting with the application.*

1. Rogers Towers, P.A.
 - Role: Attorney; agent
 - Address: 1301 Riverplace Blvd, Suite 1500, Jacksonville, FL 32207
 - Phone number: 904-398-3911
2. GAI Consultants, Inc.
 - Role: Engineer
 - Address: 12574 Flagler Center Blvd, Suite 202, Jacksonville, FL 32258
 - Phone number: (904) 363-1110
3. Charles Bassett & Associates, Inc.
 - Role: Surveyor
 - Address: P.O. Box 10046, Fleming Island, FL 32006
 - Phone number: (904) 215-0707
4. Carter Environmental Services
 - Role: Environmental consultant
 - Address: 42 Masters Drive, St. Augustine, FL 32084
 - Phone number: (904) 540-1786

Exhibit "F"

This instrument was prepared by:
Stephen A. Hould, Esquire
111 Walnut Street
Neptune Beach, FL 32266

When recorded, return this instrument to:
Ronald A. Kriss, Esquire
200 South Biscayne Boulevard, Suite 3100
Miami, FL 33131

32716590 MMC

WARRANTY DEED

THIS INDENTURE, is made effective as of the 17th day of January, 2020, between Rose & Ken, Inc., a Florida corporation having an address at 2315 Beach Boulevard, Jacksonville Beach, Duval County, Florida, ("Grantor"), and Windward Jacksonville Beach Owner, LLC, a Delaware limited liability company having an address at 2999 NE 191st Street, Aventura, Miami-Dade County, FL 33180, (Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's successors and assigns forever all of the right, title, and interest of Grantor in the land described in the attached Exhibit A (the "Land"), situated in Duval County, Florida:

Property Appraiser's Parcel I.D. Nos.: 177294-0000, 117393-0010, 177279-0100, 177290-0000, and 177397-0010.

Subject to taxes and assessments for the year 2020 and subsequent years and to covenants, conditions, restrictions reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose the same.

TOGETHER WITH all and singular, the easements, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining to the Land.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, to their proper use, benefit and behoof forever.

The Grantor does hereby fully warrant the title to the Land and will defend the same against the lawful claims of all persons whomsoever.

Wherever used herein and whatever the context so admits or requires, the terms Grantor and Grantee shall include the singular and the plural; the heirs, legal representatives and assigns of individuals; and the successors and assigns of corporations and limited liability companies.

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK AND
THE GRANTOR'S SIGNATURE APPEARS ON THE FOLLOWING PAGE.**

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be duly executed and delivered in its name, effective the day and year first above written.

Signed, sealed and delivered in our presence.

WITNESSES:

Sign: *Samantha Leonard*
Print Name: Samantha Leonard

Sign: *Michelle Navarro*
Print Name: MICHELLE NAVARRO

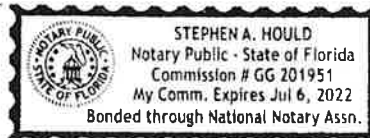
ROSE & KEN, INC.,
a Florida corporation

By: *[Signature]*
Kendall B. Taylor, President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 15th day of January, 2020, by Kendall B. Taylor, as President of Rose & Ken, Inc., a Florida corporation, on behalf of the corporation, who ☒ is personally known to me or ☐ has produced a Florida driver's license as identification.

[Signature]
Notary Public -- State of Florida
Printed Name:
(Seal)



LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL G: (FEE)

A PART OF SURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 225.83 FEET TO THE NORTHWEST CORNER OF SAID SURVEYED SECTION 32; THENCE NORTH 40°16'18" EAST, ALONG THE NORTHERLY LINE OF SAID SURVEYED SECTION 32, A DISTANCE OF 369.56 FEET TO THE NORTHEASTERLY CORNER OF SAID SURVEYED SECTION 32; THENCE SOUTH 36°11'22" EAST, ALONG THE EASTERLY LINE OF SAID SURVEYED SECTION 32, A DISTANCE OF 591.44 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH; THENCE SOUTH 89°27'20" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 483.16 FEET TO THE POINT OF BEGINNING.

PARCEL J: (FEE)

A PORTION OF THE UNSURVEYED SECTION 31 AND UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE ANGLE POINT IN THE U.S. GOVERNMENT MEANDER LINE OF THE WESTERLY BOUNDARY OF THE BARTOLOME DE CASTRO Y. FERRER GRANT, SECTION 38, OF SAID TOWNSHIP AND RANGE, SAID ANGLE POINT BEING THE EXTREME NORTHERLY CORNER OF GOVERNMENT LOT 1, SECTION 32, SAID TOWNSHIP AND RANGE, AND RUN NORTH 50°48'46" EAST, ALONG SAID MEANDER LINE, A DISTANCE OF 1307.64 FEET TO AN ANGLE POINT; RUN THENCE NORTH 20°08'29" WEST, ALONG SAID MEANDER LINE, A DISTANCE OF 899.48 FEET TO A POINT ON THE NORTHERLY LINE OF AFOREMENTIONED UNSURVEYED SECTION 32; RUN THENCE SOUTH 89°21'23" WEST, ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF AFOREMENTIONED UNSURVEYED SECTION 31, A DISTANCE OF 2505.49 FEET TO ITS POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 14, PAGE 72, CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE SOUTH 07°23'37" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 639.00 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 17°34'37" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1533.66 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN TRACT DESCRIBED IN DEED RECORDED IN DEED BOOK 859, PAGE 40, PUBLIC RECORDS OF SAID COUNTY, RUN THENCE NORTH 89°23'23" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT, A DISTANCE OF 999.28 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT; RUN THENCE SOUTH 00°36'37" EAST, ALONG THE EASTERLY BOUNDARY OF SAID TRACT, A DISTANCE OF 40.59 FEET TO ITS POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH (A 60 FOOT RIGHT OF WAY) AS DESCRIBED IN DEED RECORDED IN DEED BOOK 1353, PAGE 152, PUBLIC RECORDS OF SAID COUNTY; RUN THENCE NORTH 89°27'20" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 122.59 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF AFOREMENTIONED GOVERNMENT LOT 1, SECTION 32; RUN THENCE NORTH 27°41'56" WEST, ALONG SAID

SOUTHWESTERLY BOUNDARY, A DISTANCE OF 225.83 FEET TO THE MOST WESTERLY CORNER OF SAID GOVERNMENT LOT; RUN THENCE NORTH 40°16'18" EAST, ALONG THE NORTHWESTERLY BOUNDARY OF SAID GOVERNMENT LOT, A DISTANCE OF 369.56 FEET TO THE POINT OF BEGINNING.

PARCEL K: (FEE)

A PART OF CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 23, BLOCK 1, PINE GROVE UNIT NO. 4, AS RECORDED IN PLAT BOOK 19, PAGES 44 AND 44A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00 DEGREES 31 MINUTES 37 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 23, A DISTANCE OF 100.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 23, SAID SOUTHWESTERLY CORNER BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 6TH AVENUE NORTH, AS NOW ESTABLISHED AS A 50 FOOT RIGHT OF WAY, WITH THE WESTERLY RIGHT OF WAY LINE OF NORTH 19TH STREET AS NOW ESTABLISHED AS AN 80 FOOT RIGHT OF WAY, ALL AS SHOWN ON THE AFOREMENTIONED PLAT OF PINE GROVE NO. 4, SAID POINT BEING A POINT OF CURVE OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2607.60 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A CHORD BEARING OF SOUTH 07 DEGREES 03 MINUTES 53 SECONDS EAST, AND A CHORD DISTANCE OF 587.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 13 DEGREES 32 MINUTES 18 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 241.40 FEET TO A POINT OF CURVE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2603.40 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A CHORD BEARING OF SOUTH 07 DEGREES 30 MINUTES 03 SECONDS EAST, AND A CHORD DISTANCE OF 547.65 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH, AS NOW ESTABLISHED AS AN 80 FOOT RIGHT OF WAY; THENCE SOUTH 89 DEGREES 27 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 435.48 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF 20TH STREET NORTH, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE NORTH 00 DEGREES 32 MINUTES 40 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 182.20 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH EXTENSION, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE SOUTH 89 DEGREES 27 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 36 DEGREES 11 MINUTES 22 SECONDS WEST, A DISTANCE OF 97.94 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 20 SECONDS WEST, A DISTANCE OF 73.83 FEET TO THE WESTERLY LINE OF THE AFOREMENTIONED CASTRO Y. FERRER GRANT; THENCE NORTH 36 DEGREES 11 MINUTES 22 SECONDS WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH EXTENSION AND ALONG SAID WESTERLY LINE OF THE CASTRO Y. FERRER GRANT, A DISTANCE OF 591.44 FEET TO THE NORTHWESTERLY CORNER OF SAID CASTRO Y. FERRER GRANT; THENCE NORTH 50 DEGREES 48 MINUTES 46 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID CASTRO Y. FERRER GRANT, A DISTANCE OF 1154.25 FEET TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY LINE OF FISHER'S PLAT AS RECORDED IN PLAT BOOK 38, PAGE 35, AZALEA ACRES UNIT THREE AS RECORDED IN PLAT BOOK 38, PAGE 82, AND AZALEA ACRES AS RECORDED IN PLAT BOOK 31, PAGE 87, ALL OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89 DEGREES 28 MINUTES 23 SECONDS EAST ALONG SAID

SOUTHERLY BOUNDARY LINES AND ITS WESTERLY PROLONGATION, A DISTANCE OF 615.77 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION FALLING WITH THE PLAT OF MARINA COVE RECORDED IN PLAT BOOK 56, PAGE 3, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCELS A, B, C, C-1, D, E, F, H, I, L, N AND O: (FEE)

A PART OF SURVEYED SECTION 32, UNSURVEYED SECTION 32, AND A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT-OF-WAY; THENCE RUN NORTH $27^{\circ}41'56''$ WEST, ALONG THE WESTERLY LINE OF SURVEYED SECTION 32 AND ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE RUN SOUTH $89^{\circ}27'20''$ WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT-OF-WAY, A DISTANCE OF 755.58 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 1060, PAGE 276 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH $00^{\circ}32'40''$ WEST A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1060, PAGE 276; THENCE RUN SOUTH $89^{\circ}27'20''$ WEST A DISTANCE OF 634.82 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, AS NOW ESTABLISHED AS A 500 FOOT RIGHT-OF-WAY AND AS RECORDED IN PLAT BOOK 14, PAGES 65 THROUGH 74 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH $01^{\circ}03'40''$ WEST ALONG SAID EASTERLY LINE OF THE INTRACOASTAL WATERWAY A DISTANCE OF 250 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY LINE OF THE INTRACOASTAL WATERWAY RUN NORTH $89^{\circ}27'20''$ EAST A DISTANCE OF 925.90 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 249.49 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SECOND AVENUE NORTH (AS NOW ESTABLISHED AS A 60 FOOT RIGHT-OF-WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA); THENCE RUN NORTH $89^{\circ}27'20''$ EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SECOND AVENUE NORTH A DISTANCE OF 654.72 FEET TO A POINT ON THE WESTERLY LINE OF SAID SURVEYED SECTION 32 WHERE SAID RIGHT-OF-WAY LINE TURNS TO THE SOUTHEAST; THENCE RUN SOUTH $36^{\circ}11'22''$ EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SECOND AVENUE NORTH (BEING ALSO THE WESTERLY LINE OF SURVEYED SECTION 32) A DISTANCE OF 97.94 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE TURNS TO THE EAST; THENCE RUN NORTH $89^{\circ}27'20''$ EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SECOND AVENUE NORTH A DISTANCE OF 664.40 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2539, PAGE 1035, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN SOUTH $00^{\circ}32'40''$ EAST ALONG THE WESTERLY BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS VOLUME 2539, PAGE 1035, OFFICIAL RECORDS VOLUME 3420, PAGE 686, OFFICIAL RECORDS VOLUME 740, PAGE 278 AND OFFICIAL RECORDS VOLUME 3033, PAGE 950, A DISTANCE OF 370 FEET TO A POINT LYING AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT OFFICIAL RECORDS VOLUME 3033, PAGE 950, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH $89^{\circ}27'20''$ EAST ALONG THE SOUTHERLY BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS VOLUME 3033, PAGE 950 A DISTANCE OF 100 FEET MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH (A 60

FOOT RIGHT-OF-WAY; THENCE RUN SOUTH 00°32'40" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH A DISTANCE OF 249.88 FEET MORE OR LESS TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (A 200 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 89°27'20" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF BEACH BOULEVARD A DISTANCE OF 958.11 FEET TO THE POINT OF BEGINNING.

BEING THE SAME LANDS AS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

A PART OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SURVEYED SECTION 32 SAID TOWNSHIP AND RANGE AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°27'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 704.33 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 67.00 FEET; THENCE SOUTH 89°50'14" EAST, A DISTANCE OF 243.02 FEET; THENCE NORTH 04°00'30" WEST, A DISTANCE OF 36.07 FEET; THENCE NORTH 89°27'20" EAST, A DISTANCE OF 463.51 FEET; THENCE SOUTH 00°32'40" EAST, A DISTANCE OF 100.00 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD AND THE POINT OF BEGINNING.

PARCEL "B"

A PART OF THE SUBMERGED LANDS OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SURVEYED SECTION 32 SAID TOWNSHIP AND RANGE AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 100 FEET TO SAID WESTERLY LINE OF SURVEYED SECTION 32; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 415.51 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 924.54 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, AS NOW ESTABLISHED AS A 500 FOOT RIGHT OF WAY AND AS RECORDED IN PLAT BOOK 14, PAGES 65-74 OF SAID PUBLIC RECORDS; THENCE NORTH 01°03'40" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°27'20" EAST DEPARTING FROM SAID EASTERLY LINE, A DISTANCE OF 925.90 FEET; THENCE SOUTH 00°32'40" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL "C"

A PART OF SURVEYED SECTION 32 AND A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 89°27'20" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 542.43 FEET; THENCE NORTH 00°32'40" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 366.88 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE NORTH 00°32'40" WEST, A DISTANCE OF 133.09 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 348.73 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 119.91 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SECOND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE NORTH 89°27'20" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 469.40 FEET; THENCE SOUTH 00°32'40" EAST, A DISTANCE OF 253.00 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 140.68 FEET TO THE POINT OF BEGINNING.

PARCEL "C-1"

A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SURVEYED SECTION 32 OF SAID TOWNSHIP 2 SOUTH, RANGE 29 EAST AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 89°27'20" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 542.43 FEET; THENCE NORTH 00°32'40" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 309.94 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE NORTH 00°32'40" WEST, A DISTANCE OF 56.94 FEET; THENCE NORTH 89°27'20" EAST, A DISTANCE OF 140.68 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 253.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SECOND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE NORTH 89°27'20" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET TO THE NORTHWESTERLY CORNER OF THE LANDS AS DESCRIBED IN O.R. VOLUME 2539, PAGE 1035 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°32'40" EAST, ALONG THE WESTERLY LINE OF SAID LANDS AND ALONG THE WESTERLY LINE OF THE LANDS AS DESCRIBED O.R. VOLUME 3420, PAGE 686 AND O.R. VOLUME 740, PAGE 278 OF SAID PUBLIC RECORDS, A DISTANCE OF 309.94 FEET; THENCE SOUTH 89°27'20" WEST, DEPARTING FROM SAID WESTERLY LINE, A DISTANCE OF 315.68 FEET TO THE POINT OF BEGINNING.

PARCEL "D"

A PART OF SURVEYED SECTION 32 AND A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 89°27'20" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 542.43 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 00°32'40" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 309.94 FEET; THENCE NORTH 89°27'20" EAST, A DISTANCE OF 315.68 FEET TO THE WESTERLY LINE OF THE LANDS AS DESCRIBED IN O.R. VOLUME 740, PAGE 278 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY THENCE SOUTH 00°32'40" EAST, ALONG THE WESTERLY LINE OF SAID LANDS AND ALONG THE WESTERLY LINE OF THE LANDS AS DESCRIBED IN O.R. VOLUME 3033, PAGE 950, O.R. VOLUME 4945, PAGE 31 AND O.R. VOLUME 2098, PAGE 550, A DISTANCE OF 309.94 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE SOUTH 89°27'20" WEST; ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 315.68 FEET TO THE POINT OF BEGINNING.

PARCEL "E"

A PART OF UNSURVEYED SECTION 32, A PART OF SURVEYED SECTION 32 AND A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 WITH THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET; THENCE NORTH 00°32'40" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO SAID WESTERLY LINE, A DISTANCE OF 645.00 FEET; THENCE 00°32'40" EAST, A DISTANCE OF 199.97 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE SOUTH 89°27'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 542.43 FEET TO THE POINT OF BEGINNING.

PARCEL "F"

A PART OF SURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°27'20" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 495.41 FEET TO THE WESTERLY LINE OF THE CASTRO Y. FERRER GRANT; THENCE SOUTH 36°11'22" EAST ALONG SAID WESTERLY LINE AND ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID 2ND AVENUE NORTH, A DISTANCE OF 97.94 FEET; THENCE SOUTH 00°32'40" EAST, DEPARTING FROM SAID WESTERLY LINE AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 119.91 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 450.15 FEET TO THE AFOREMENTIONED WESTERLY LINE

OF SURVEYED SECTION 32; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 224.21 FEET TO THE POINT OF BEGINNING.

PARCEL "H"

A PART OF SURVEYED SECTION 32 AND SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29, EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°27'20" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 11.24 FEET; THENCE SOUTH 27°41'56" EAST A DISTANCE OF 212.96 FEET; THENCE NORTH 89°27'20" EAST A DISTANCE OF 802.77 FEET; THENCE SOUTH 00°32'40" EAST A DISTANCE OF 320.00 FEET; THENCE SOUTH 89°27'20" WEST A DISTANCE OF 655.00 FEET; THENCE NORTH 00°32'40" WEST A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY LINE OF AFOREMENTIONED SURVEYED SECTION 32; THENCE NORTH 27°41'56" WEST ALONG SAID WESTERLY LINE OF SURVEYED SECTION 32 A DISTANCE OF 561.36 FEET TO THE POINT OF BEGINNING.

(See notation at end of exhibit regarding overlap and adjustment to acreage.)

PARCEL "I"

A PART OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SURVEYED SECTION 32, SAID TOWNSHIP AND RANGE WITH THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 415.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°27'20" WEST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 04°00'30" EAST, A DISTANCE OF 36.07 FEET; THENCE NORTH 89°50'14" WEST, A DISTANCE OF 243.02 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 634.82 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY AS NOW ESTABLISHED AS A 500 FOOT RIGHT OF WAY AND AS RECORDED IN PLAT BOOK 14, PAGES 65-74 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 01°03'40" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 100 FEET; THENCE NORTH 89°27'20" EAST, DEPARTING FROM SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 924.54 FEET; THENCE SOUTH 00°32'40" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

PARCEL "L"

A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF 20TH STREET NORTH (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°27'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 100.00 FEET; THENCE NORTH 00°32'40" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE A DISTANCE OF 249.88 FEET; THENCE NORTH 89°27'20" EAST A DISTANCE OF 100.00 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF 20TH STREET NORTH; THENCE SOUTH 00°32'40" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 249.88 FEET TO THE POINT OF BEGINNING.

PARCEL "N"

A PART OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID UNSURVEYED SECTION 32 AND THE SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 27°41'56" EAST ALONG SAID EASTERLY LINE OF UNSURVEYED SECTION 32, A DISTANCE OF 561.36 FEET TO THE INTERSECTION WITH A LINE 300 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF BEACH BOULEVARD (STATE ROAD NO. 212); THENCE SOUTH 89°27'20" WEST, ALONG SAID LINE, A DISTANCE OF 415.51 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 499.49 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH; THENCE NORTH 89°27'20" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 159.31 FEET TO THE POINT OF BEGINNING.

PARCEL "O"

A PART OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SURVEYED SECTION 32, SAID TOWNSHIP AND RANGE AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 100.00 FEET TO SAID WESTERLY LINE OF SURVEYED SECTION 32; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 463.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 04°00'30" EAST, A DISTANCE OF 36.07 FEET; THENCE NORTH 89°50'14" WEST, A DISTANCE OF 243.02 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 33.00 FEET; THENCE NORTH 89°27'20" EAST, A DISTANCE OF 240.82 FEET TO THE POINT OF BEGINNING.

(NOTE: The legal description of Parcel H overlaps portions of Parcels C, C-1, D, E and F, so that the total acreage conveyed is less than the sum of the acreage of the individual parcels.)

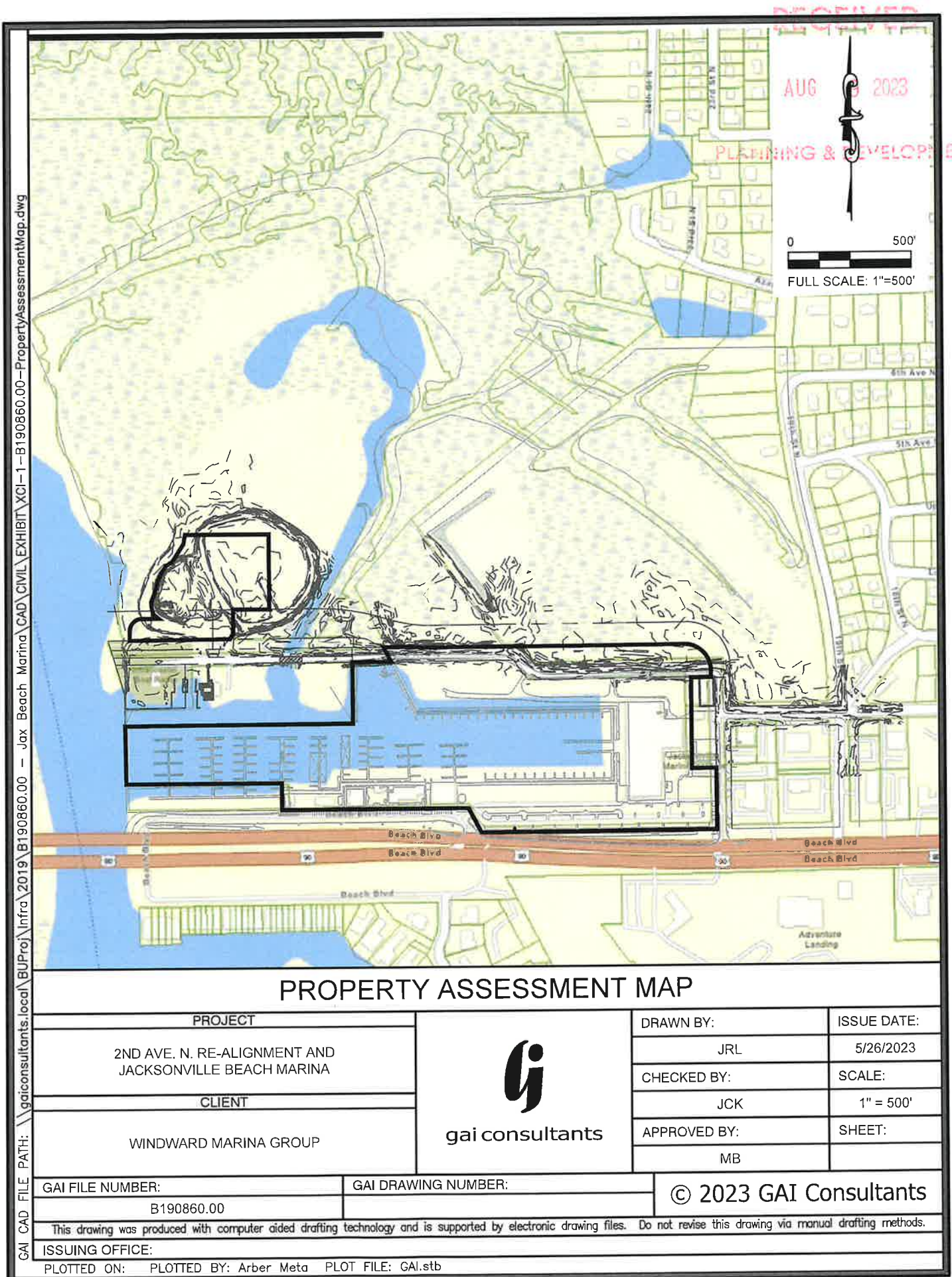
TOGETHER WITH ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO THE EASEMENTS RESERVED IN DEED BOOK 1353, PAGE 131, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA (TO THE EXTENT SUCH RIGHTS MAY NOT HAVE ALREADY VESTED IN GRANTEE BY MERGER OF TITLE OR THROUGH THE CONVEYANCE OF ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO PARCEL "N").

LEASEHOLD PARCEL:

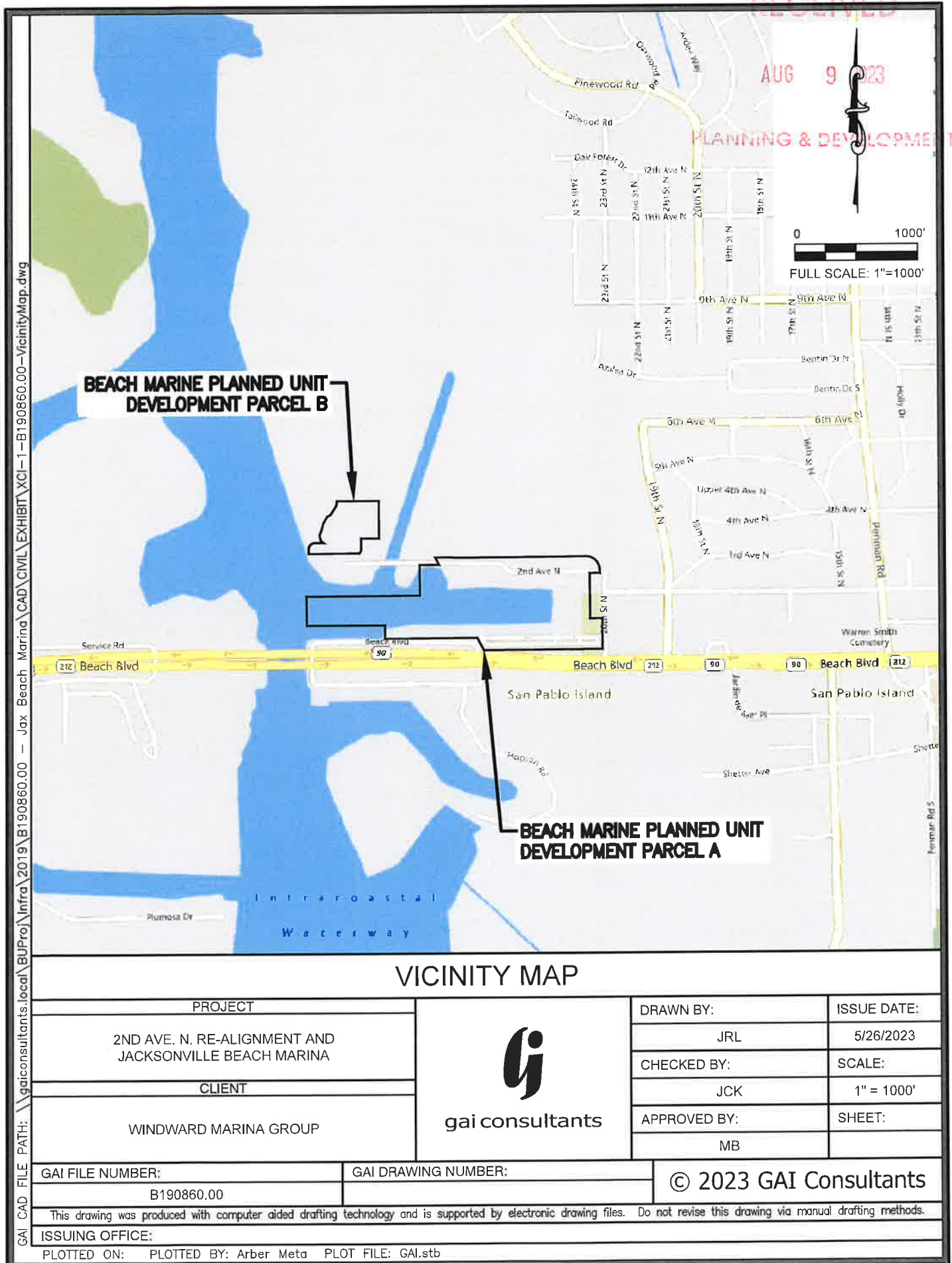
LEASEHOLD ESTATE CREATED BY UNRECORDED LEASE DATED APRIL 16, 2013 BY AND BETWEEN THE CITY OF JACKSONVILLE BEACH, A FLORIDA MUNICIPAL CORPORATION, LESSOR, AND ROSE AND KEN, INC., A FLORIDA CORPORATION, LESSEE; AS ASSIGNED TO WINDWARD JACKSONVILLE BEACH OWNER, LLC, A LIMITED LIABILITY COMPANY, BY ASSIGNMENT OF LEASE DATED NOVEMBER 18, 2019, AND RECORDED ~~1/24/20~~ ^{1/24/20} IN OFFICIAL RECORDS BOOK ~~1908~~ ¹⁹⁰⁸ PAGE ~~233~~ ²³³, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DEMISING FOR A TERM OF YEARS, THE FOLLOWING PROPERTY, TO WIT:

A PART OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 1060, PAGE 276, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN S. 89°27'20" W. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD AS NOW ESTABLISHED AS A 400 FOOT RIGHT-OF-WAY, A DISTANCE OF 634.8 FEET; THENCE RUN N. 00°32'40" W., A DISTANCE OF 100 FEET; THENCE N. 89°27'20" E., A DISTANCE OF 634.8 FEET; THENCE RUN S. 00°32'40" W., A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

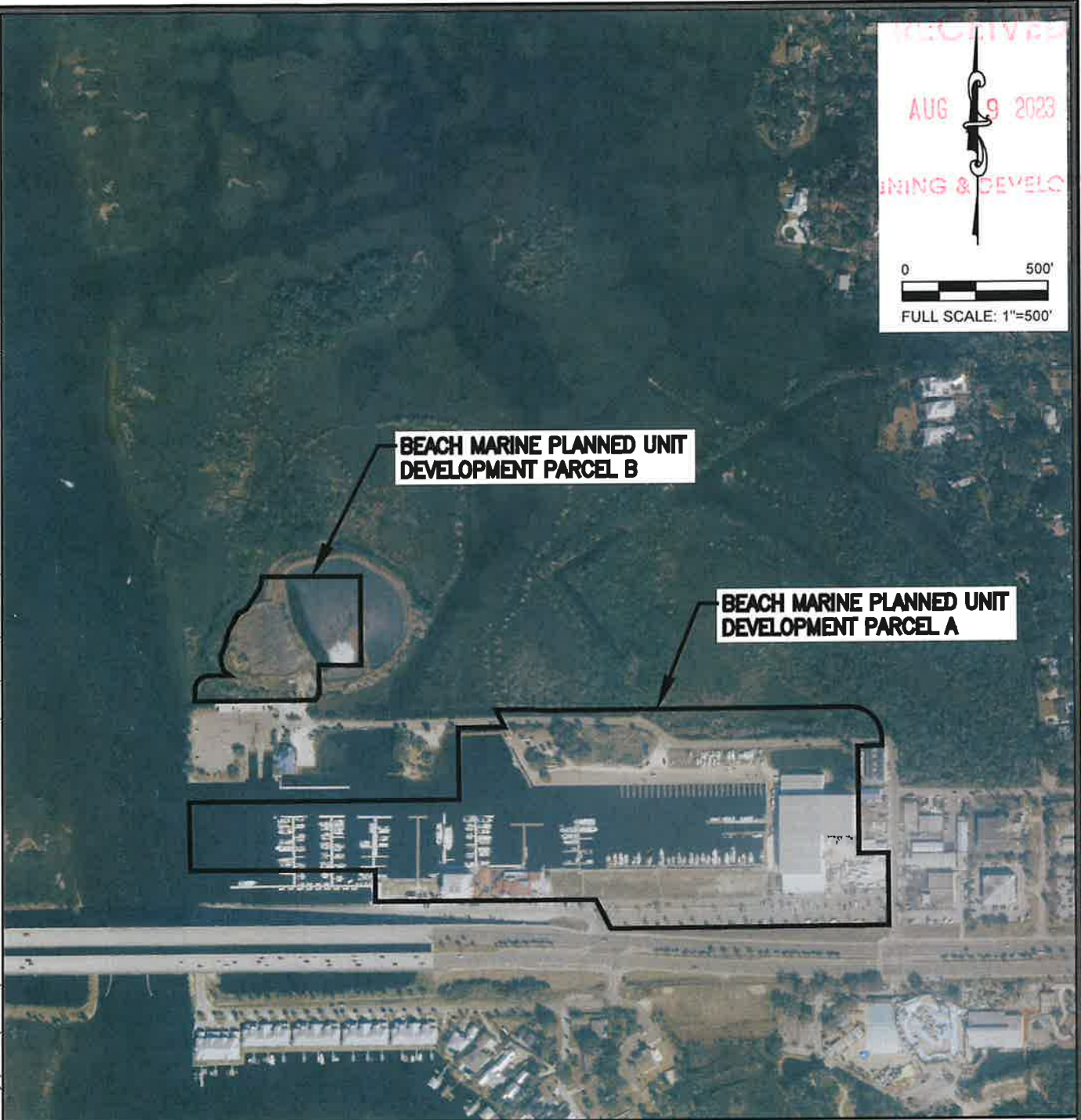
Exhibit "G"



GAI CAD FILE PATH: \\gaiconsultants.local\BUPProj\Infra\2019\B190860.00 - Jax Beach Marina\CAD\CIVIL\EXHIBIT\XCI-1-B190860.00-PropertyAssessmentMap.dwg



GAI CAD FILE PATH: \\gaiconsultants.local\BUPProj\Infra\2019\B190860.00 - Jax Beach Marina\CAD\CIVIL\EXHIBIT\XCI-1-B190860.00-AerialMap.dwg



**BEACH MARINE PLANNED UNIT
DEVELOPMENT PARCEL B**

**BEACH MARINE PLANNED UNIT
DEVELOPMENT PARCEL A**

AERIAL MAP

PROJECT		 gai consultants	DRAWN BY:	ISSUE DATE:
2ND AVE. N. RE-ALIGNMENT AND JACKSONVILLE BEACH MARINA			JRL	5/26/2023
CLIENT			CHECKED BY:	SCALE:
WINDWARD MARINA GROUP			JCK	1" = 500'
			APPROVED BY:	SHEET:
			MB	
GAI FILE NUMBER:		GAI DRAWING NUMBER:		© 2023 GAI Consultants
B190860.00				

This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.

ISSUING OFFICE:

PLOTTED ON: PLOTTED BY: Arber Meta PLOT FILE: GAI.stb



110 9 2007

THE CEIVED

2ND AVE. N. RE-ALIGNMENT AND JACKSONVILLE BEACH MARINA

DATE	AS SHOWN	NO.	DATE	BY	APP'D	REVISIONS
DATE	04/20/73					
NAME	JRL					
DWG NO.	-					
PROJECT	-					

gal consultants
ENR 0055
12574 Ringier Center Blvd.
Suite 202
Jacksonville, FL 32207
PHONE: 904-563-1110

PROJECT NO./DASH NO.
SHEET
EX-CLU



Beaches Energy Services

1460-A Shetter Ave

Jacksonville Beach

FL 32250

Phone: 904.247.6281

www.beachesenergy.com



June 27, 2023

Re: Beach Marine

2315 Beach Blvd, Jacksonville Beach

Dear Ms. Klich:

This letter is to advise that the above referenced address is within the service area of Beaches Energy Services. Adequate power will be available upon compliance with requirements of the local codes and ordinances.

We look forward to serving this project and should you require further information we will be please to respond.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Cuevas', is written over a horizontal line.

Don Cuevas, PE
Electrical Engineering Supervisor

Application Review Request: COJ PDD: School Impact Analysis

Proposed Name: Beach Marine PUD

Requested By: Jennifer Klich

Reviewed By: W. Randall Gallup

Due: 7/25/2023

Analysis based on maximum dwelling units: 296

School Type	CSA ¹	2022-23 Enrollment/CSA	Current Utilization (%)	New Student/ Development ²	5-Year Utilization (%)	Available Seats - CSA ³	Available Seats - Adjacent CSA ⁵
Elementary	6	5,666	75%	37	84%	236	1,544
Middle	6	1,018	71%	15	80%	475	572
High	6	2,697	89%	21	90%	54	737
Total New Students				73			

NOTES:

¹ Proposed Development's Concurrently Service Area (CSA)

² Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

³ Available CSA seats include current reservations



5934 Richard Street
Jacksonville, FL 32216

June 30, 2023

Beach Marine Development
c/o Jennifer Klich, PE
2315 Beach Blvd
Jacksonville Beach, FL 32250

RE: Beach Marine Development

Dear Ms. Klich:

Please consider this letter as confirmation that Comcast Cable has the capability to provide all their broadband services (Cable, Internet and Phone) to the Beach Marine Development Project in Jacksonville Beach, Florida.

The Scope of Work will vary and may be discussed during pre-construction meetings.

This should **not be** considered a letter of commitment by Comcast to service the property.

Appropriate Easements, Rights of Entry, Service Agreement, dedicated/exclusive underground conduits (if applicable) and any other infrastructure requirements or funding requirements may be required.

Comcast would like to extend a warm "Thank You" for inquiring about our services.

I may be reached at 904-518-9901 should you require additional information.

Sincerely,

Paula Rhoden
Paula Rhoden

cc: Tim Solomon
Vince Taylor



2200 Old Middleburg Rd
Jacksonville, FL 32210

Phone: 904-327-5823 Jeff Prosser
MGR OPS PLNG & DESIGN SE/CA
AT&T SOUTHEAST

7/18/2023

Re: Beach Marine Proposed Unit Development

Attention Jennifer C. Klich

Ms. Klich :

This letter is to notify you that AT&T already has fiber telephone and internet services to this area in Jacksonville, Florida. Business fiber speeds up to 10G are available in this area. When your plans are formulated, please contact me at (904)-327-5823 or email jp1458@att.com and I will provide you with the proposed new conduit/cable routing on your property should that be needed. This will be coordinated with your on-site construction superintendent.

This criteria is covered in the Florida Public Service Commission Part IV Telephone Service Standards 25-4.90 Right-of-Way and Easements.

Please provide me with an estimate of your start construction date, as well as your anticipated service date. I realize these are only estimates, but this information is needed for planning purposes.

Below is a list of documentation and information that the AT&T engineer would like concerning this location

- Full size hard copy of overall site plan and electrical drawings.
- Addresses for all units requiring service.

Once this information is known I will request a plan for service to the commercial building thru AT&T's Building Industry Consulting Service (BICS)

If I can be of further assistance, please let me know. I will look forward to hearing from you soon.

Sincerely,

Jeff Prosser



CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Heather Ireland, Director of Planning and Development
DATE:	12/11/2023
SUBJECT:	Ordinance No. 2023-8204 Rezoning Property Owned by Windward Marina

BACKGROUND

The City of Jacksonville Beach received a Rezoning Application from Windward Jacksonville Beach Owner, LLC, the owner of the Windward Marina, located between Beach Boulevard and Second Avenue North. Property ownership at the marina is held primarily by Windward Jacksonville Beach Owner, LLC, with the City of Jacksonville owning a parking area and one boat ramp, and the City of Jacksonville Beach owning a park, the restaurant building and associated parking, and the second boat ramp.

In 2022, Windward Jacksonville Beach Owner, LLC, the City of Jacksonville and the City of Jacksonville Beach entered into a Development Agreement to facilitate reconstruction and realignment to the north of Second Avenue North, a project that is being funded and undertaken by the City of Jacksonville. The design of the reconstructed roadway is being funded by the owner of the marina and construction funding has been appropriated by the City of Jacksonville as a future Capital Improvement project.

The marina, which is publicly accessible, provides water access for residents and visitors to Jacksonville Beach and the beaches via two boat ramps and a kayak launch with associated parking. The owners of the marina property have plans to expand development at the marina by adding additional commercial buildings and commercial uses and multiple-family residential dwelling units. The road reconstruction and realignment to the north is part of the long term development plans of the new marina owner. When completed, this will change property boundaries and the marina will gain additional property that is currently the right-of-way for the existing alignment of Second Avenue North while providing right-of-way to the City of Jacksonville for the new roadway.

As part of the final Development Agreement, Windward is expected to apply for a Rezoning Application and companion Comprehensive Plan Amendment application (PC# 15-23). The proposed rezoning, if approved, would replace the existing Planned Unit Development: PUD zoning district at the marina that was approved in 2016. The new PUD zoning would allow all the existing and future planned commercial uses along with expanded car and boat trailer parking, and multiple family residential development.

Pursuant to the Land Development Code, the Planning Commission and City Council shall apply the standards in section 34-211(c) to the rezoning application and apply the standards in Section 34-348(j)3. to the Preliminary Development Plan.

Factors in Section 34-211(c) Applicable to Rezoning Applications:

- (1) Whether the proposed amendment is consistent with the comprehensive plan;

Staff finds that the proposed amendment is consistent with the goals, objectives and policies of the comprehensive plan as identified below.

- (2) Whether the proposed amendment is in conflict with any portion of the LDC;

Staff does not find any portions of the proposed rezoning are in conflict with any portion of the Land Development Code.

- (3) Whether and the extent to which the proposed amendment is consistent with existing and proposed land uses;

Staff finds that the proposed rezoning is consistent with existing and proposed land uses.

- (4) Whether and the extent to which there are any changed conditions that require an amendment;

Staff does not find that there are any changed conditions that require an amendment.

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

The applicant has provided correspondence with public facilities and service providers identifying that there are adequate public facilities and services available for the proposed project and levels of service will not be diminished.

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

Staff finds that the zoning district boundaries are properly drawn on the official zoning atlas.

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

Staff finds that the proposed rezoning and companion proposed land use amendments will result in an increase of land designated as conservation, a decrease in land designated as residential, and pursuant to the Development Agreement, an increase in land set aside for passive recreation and the preservation of wetlands to support the natural function of the Intracoastal ecosystem.

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

Staff does not have data available to determine that there would be any negative affect on property values in the area.

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

Staff finds that the proposed rezoning would result in a logical and orderly development pattern, but clustering future development at the marina and setting aside land for passive recreation that is contiguous to existing conservation land.

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

Staff finds that there is no other land in the city that would be appropriate for new or expanded marina use.

Standards in Section 34-348(j)3 Applicable to the PUD Preliminary Development Plans:

a. **Area.** There shall be no minimum acreage required.

The project area that is the subject of this application is 32.38 acres, including land to be transferred to the applicant.

b. **Unified ownership or control.** The title to all land that is part of a PUD zoning district designation shall be owned or controlled by one person. A person shall be considered to control all lands in the PUD either through ownership or written consent of the owners of the land to be subject to the conditions and standards of the development order for the development plan for the PUD zoning district designation.

The project area that is the subject of this application is owned by the Windward Marina group. Adjacent property is owned by the City of Jacksonville Beach, and the City of Jacksonville, as is outlined in the application and preceding Development Agreement.

c. **Density.** Residential development shall not exceed the maximum densities established in the RM-2 zoning district.

The maximum density in the RM-2 zoning district is 40 dwelling units per acre. The applicant's rezoning application is proposing a maximum of 15 dwelling units per acre, which is a substantial decrease in overall density from what is currently permitted on the property.

d. **Building height:** Thirty-five (35) feet.

The proposed maximum building height of new buildings is 35 feet, in compliance with the City's Charter, which, with the exception of the existing office building and dry stack storage building that pre-date Section 52 of the Charter and may exceed the current height requirement of 35 feet.

e. **Access.** Safe and adequate access shall be provided to all development, either directly or indirectly, by a public right-of-way, private vehicular or pedestrian way or a commonly owned easement. City-owned vehicles shall be permitted access on privately owned roads, easements and common open spaces in order to perform basic municipal services such as fire and police protection and emergency service needs of the residents of the PUD.

Safe and adequate access is provided to the property on the south side of the basin. Safe and adequate access will be provided to the property on the north side of the basin with the realignment and reconstruction of Second Avenue North.

f. **Off-street parking and loading.** The off-street parking and loading standards for the preliminary development plan for PUD shall comply with the requirements of article VIII, division 1.

The property has a variance from 2015 for a reduction in 95 parking spaces that will be applied to the PUD based on the provided shared parking analysis. Staff has reviewed the application and finds that the project will meet the parking requirements for the proposed multiple-family uses and the parking requirement for the new commercial site to the north of the basin at the end of the new Second Avenue North.

g. **Adequate public facilities.** There shall be a demonstration that the development proposed in the preliminary development plan complies with article X, adequate public facilities standards.

The applicant has provided correspondence with public facilities and service providers identifying that there are adequate public facilities and services available for the proposed project and levels of service will not be diminished.

h. **Common recreation and open space.** The preliminary development plan shall comply with the following common recreation and open space standards.

1. A minimum of twenty (20) percent of the gross land in the development plan shall be reserved for common recreation and usable open space. Parking areas, street rights-of-way, or minimum yards and spacing between buildings shall not be included when determining usable open space. Water bodies contained on-site may account for up to fifty (50) percent of the required open space.

The project is providing over 20% of the gross land area for common recreation and open space.

2. All common open space and recreational facilities shall be included in the development plan. Such common open space and recreational facilities shall be constructed and fully improved according to the development schedule established for each development phase of the development plan.

Recreation and open space facilities and property have been included in the development plans.

3. All privately owned common open space shall continue to conform to its intended use as specified in the development plan. To ensure that all the common open space identified in the development plan will be used as common open space, restrictions and/or covenants shall be placed in each deed to ensure their maintenance and prohibit the partition of any common open space.

4. If common open space is proposed to be maintained through an association or nonprofit corporation, such organization shall conform to the following standards.

i. The association or nonprofit corporation shall be established prior to the sale of any lots or units within the development plan for PUD.

ii. Membership in the association or nonprofit corporation shall be mandatory for all property owners within the development plan for PUD.

iii. The association or nonprofit corporation shall manage all common open space and recreational and cultural facilities that are not dedicated to the public; and shall provide for the maintenance, administration and operation of such land and any other land within the development plan for PUD not publicly owned, and secure adequate liability insurance on the land.

Pursuant to the application, covenants and restrictions will be formed if condominiums are offered individually for sale. At this time, the proposed multiple-family dwellings will not be for sale.

i. **Compatibility of open spaces.** Open space uses shall be designed in a compatible manner.

Staff finds that the proposed open spaces have been designed in a compatible manner with permitted uses on the property.

j. **Compatibility with surrounding land uses.** The development proposed in the Preliminary Development Plan shall be consistent with the character of surrounding land uses.

Staff finds that the proposed mix of uses is compatible with surrounding land uses.

k. **Beach access.** The preliminary development plan shall not diminish existing public beach access.

The proposed development does not have any impact on existing public beach access.

I. Consistency with comprehensive plan. The preliminary development plan shall be consistent with the comprehensive plan.

Staff finds that the preliminary development plan is consistent with the Comprehensive Plan as identified in the following section of this staff report.

Comprehensive Plan Consistency

The proposed rezoning supports and is consistent with the following Comprehensive Plan Goals, Objectives and Policies:

Goal LU.1

Provide for a continued high quality of life in Jacksonville Beach by planning for population growth, public and private development and redevelopment, energy conservation; and the proper distribution, location, and extent of land uses by type, density, and intensity consistent with efficient and adequate levels of services and facilities, and the protection of natural and environmental resources.

The proposed land use amendments decrease the amount of land designated for residential use, and increase the amount of land designated for conservation and recreation/open space while providing for concentrated infill commercial development at the marina and the designation of a new county recreation facility to the north of the new roadway alignment. It will also decrease the overall allowable density of the property.

Policy LU.1.2.2

An adequate amount of land exists in developed areas or areas being developed for neighborhood and general commercial, office and service, lodging, and industrial use in the City, or is planned for assembly and redevelopment to meet the needs of the projected resident, seasonal and day visitor populations through the planning period. Future commercial space needs of this type shall be met through in-fill development adjacent to similar uses or through redevelopment in designated areas.

This land use amendment supports and assumes the future development of vacant property at the marina, clustering development on developable uplands.

Policy LU.1.4.8

Adequate recreation and open space facilities shall be developed over the planning period to provide the adopted level of service for existing and projected population in accordance with the goals, objectives, and policies set forth in the Recreation and Open Space Element.

The proposed amendments add to the amount of property designated as recreation/open space. Part of the approved development agreement is for over 100 acres of land north of the new Second Avenue North alignment to be deeded from the marina owner to the City of Jacksonville for a passive recreation area.

Policy TE 1.2.1

The City shall continue to work with the City of Jacksonville on the maintenance of local roads and any necessary traffic engineering improvements.

The Development Agreement between the City of Jacksonville, the City of Jacksonville Beach and the marina, serves to provide a roadmap for the necessary traffic engineering improvements to Second Avenue North. The proposed future land use amendments are being requested in conjunction with the roadway improvements and realignment.

Policy CM.2.1.2

Expanded or new water-dependent and water-related uses should be located in areas that are least sensitive to environmental alteration and impacts on the natural habitat and wildlife. The location of any future marinas proposed within the city shall be consistent with the Duval County Marina Siting Plan, upon its completion.

The proposed land use amendments allow future development on the existing marina site, clustered in existing upland areas that can support development, while maintaining sensitive environmental property.

Policy CM.2.3.1

The City shall not encourage the development of additional marina sites prior to full utilization of existing sites (partial policy).

The proposed land use amendments serve to support the one publicly accessible marina at the beaches, while encouraging commercial infill and mixed-use development at the existing marina site.

Policy CM. 2.3.2

The City shall support efforts of Duval County towards the acquisition, and development for passive recreation, of the salt marsh wetlands lying along the east side of Pablo Creek, south of the City's Bird and Wildlife Sanctuary and north of Second Avenue North.

The approved Development Agreement assumes that over 100 acres of environmentally sensitive property north of Second Avenue North and south of the Jacksonville Beach Bird and Wildlife Sanctuary (over 85 contiguous acres) will be deeded to the City of Jacksonville for a passive County park for the residents and visitors to the beach to utilize.

Policy RO.1.2.3

The City shall consider the potential for providing additional outdoor passive recreational and educational opportunities when purchasing environmentally sensitive lands for use as a public preserve. Such opportunities could include nature trails or boardwalks, waterway trails, interpretive displays, educational programs, wildlife observation areas, or picnic areas.

The approved Development Agreement assumes that over 100 acres of environmentally sensitive property north of Second Avenue North and south of the Jacksonville Beach Bird and Wildlife Sanctuary (over 85 contiguous acres) will be deeded to the City of Jacksonville for a passive County park for the residents and visitors to the beach to utilize. Such features

could include trails, boardwalks, additional kayak launches, educational information, and wildlife observation areas.

Policy RO.1.4.1

The City of Jacksonville Beach shall not allow the conversion of park and recreational open space areas into other public or private uses, except where the public interest overrides the conservation of these lands; and then only after a public hearing and demonstration by the City that the converted area will be replaced within one year by recreation or open space land of a similar size, location, and type of uses.

The applicant is requesting to change some recreation/open space and conservation land use to marina mixed-use, but also change over 10 acres of low density residential land use to conservation, thus offsetting the conversion.

Staff has reviewed the Rezoning request against the Land Development Code and adopted Comprehensive Plan, and finds that it is consistent with both. The proposed PUD Rezoning would decrease the allowable residential density of the overall property and facilitate the future development of vacation portions of the marina. Staff recommended approval of the request. The Planning Commission met to review and consider the rezoning application at their regular meeting held on November 13, 2023 and also recommended approval of the application with a 3-2 vote, moving the recommendation forward with the following staff recommended conditions:

- Require that there is proper signage for the existing restaurant's designated parking spaces adjacent to the establishment to ensure parking for the restaurant is exclusive to the restaurant.
- Require that all development north of the realigned and reconstructed Second Avenue North is completed in one phase.

Ordinance No. 2023-8204 has been reviewed by outside legal counsel and approved as to form and legal sufficiency.

FINANCIAL IMPACT

None.

REQUESTED ACTION

Approve/Disapprove Ordinance No. 2023-8204 on the first reading to Rezone property owned by Windward Marina, and schedule a second reading on a date to be determined

ATTACHMENTS

1. Ordinance No. 2023-8204 Planned Unit Development PUD Rezoning Marina

Introduced by: _____
1st Reading: _____
2nd Reading: _____

ORDINANCE NO. 2023-8204

AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, ESTABLISHING A PLANNED UNIT DEVELOPMENT: PUD ZONING DISTRICT WITHIN THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS PROVIDED UNDER CHAPTER 34 OF THE CODE OF ORDINANCES OF SAID CITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jacksonville Beach, Florida, heretofore enacted and established a Land Development Code and Zoning Atlas for said City; and

WHEREAS, the owners of certain lands in the City, more particularly described herein, have applied to the City Council for the rezoning of those lands from Commercial, general: C-2, Residential, Single-family: RS-1, and Planned Unit Development (PUD), to Planned Unit Development: PUD; and

WHEREAS, the City Council has considered the application, project narrative, all relevant support materials, the staff report, the recommendation of the Planning Commission, and public testimony given at the public hearings; and

WHEREAS, all future development actions on the lands described herein shall be in accordance herewith, the City's Comprehensive Plan and Land Development Code, as applicable.

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

SECTION 1. That the City Council has considered the adoption of this Ordinance based on one or more of the factors listed in Section 34-211(c) of the Land Development Code and hereby finds that this rezoning will not result in an adverse change in the community in which it is located.

SECTION 2. That the City Council has considered the adoption of this Ordinance based on the standards listed in Section 34-348(j)(3) of the Land Development Code and hereby finds that the preliminary development plan for the PUD complies with the standards therein.

SECTION 3. That the Land Development Code and Zoning Atlas previously adopted by the City Council of the City of Jacksonville Beach, Florida, be and the same is hereby amended and, as amended, shall henceforth read as follows:

That all of the certain land in the City of Jacksonville Beach, Florida, described in the "Legal Description of Applicant's Property" attached hereto as **Exhibit "A"**, that is heretofore zoned as C-2, RS-1, and PUD be and the same is hereby designated as Planned Unit Development: PUD, so that henceforth the same shall be classified and construed to be embraced within the meaning and subject of the general provisions of the Planned Unit Development: PUD zoning category as

provided in Article VII, Section 34-348 of the Jacksonville Beach Land Development Code (Chapter 34 of the Code of Ordinances of the City of Jacksonville Beach, Florida), subject to the following additional limitations:

- A. The rezoning application dated August 9, 2023, attached hereto as **Exhibit “B”** (including project narrative description dated November 2, 2023, and Preliminary PUD Development Plan titled “Site Plan” dated April 21, 2023, attached thereto), which have been submitted to the City of Jacksonville Beach Planning and Development Department, are hereby adopted and incorporated as part of this amendment to the Jacksonville Beach Land Development Code and Zoning Atlas.
- B. The project shall be generally carried out in accordance with the presentments of the rezoning application, the project narrative, and the preliminary site development plan, and the following conditions:
 - 1. Proper signage shall be required for the existing restaurant’s designated parking spaces adjacent to the establishment to ensure parking for the restaurant is exclusive to the restaurant.
 - 2. All development north of the realigned and reconstructed Second Avenue North is completed in one Phase.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. It is the intention of the City Council of the City of Jacksonville Beach that if any section, subsection, clause, or provision of this Ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this Ordinance.

SECTION 6. This Ordinance shall take effect upon its adoption and recordation with the Clerk of Circuit Court, Duval County, Florida.

AUTHENTICATED this ____ day of _____, 2024.

Christine H. Hoffman, Mayor

Sheri Gosselin, City Clerk

RECEIVED

AUG 9 2023

Parcel A

PLANNING & DEVELOPMENT

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SURVEYED SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE. COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 00°17'36" EAST, 370.00 FEET; THENCE NORTH 89°42'24" EAST, 100.00 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH; THENCE SOUTH 00°17'36" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 249.88 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A VARIABLE WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 958.15 FEET; THENCE NORTH 27°26'52" WEST, 112.37 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 755.58 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 00°17'36" WEST, ALONG THE EAST LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 8025, PAGE 1121 OF AFORESAID PUBLIC RECORDS, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 634.82 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE INTRACOASTAL WATERWAY, AS RECORDED IN PLAT BOOK 14, PAGES 65 THROUGH 74, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTH 00°48'36" WEST, ALONG LAST SAID LINE, A DISTANCE OF 250.01 FEET; THENCE DEPARTING SAID EASTERLY LINE NORTH 89°42'24" EAST, ALONG THE SOUTH LINE OF THOSE LANDS RECORDED IN DEED BOOK 859, PAGE 40 OF SAID PUBLIC RECORDS, A DISTANCE OF 925.90 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°17'36" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 249.49 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID SOUTHERLY

RIGHT-OF-WAY LINE, A DISTANCE OF 142.87 FEET; THENCE NORTH $27^{\circ}15'43''$ WEST, 67.32 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 2ND AVENUE NORTH EXTENSION; THENCE NORTH $89^{\circ}42'24''$ EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.37 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE NORTHERLY; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 381.62 FEET, THROUGH A CENTRAL ANGLE OF $07^{\circ}51'31''$, AN ARC DISTANCE OF 52.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $86^{\circ}22'54''$ EAST, 52.30 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $89^{\circ}41'21''$ EAST, 1059.28 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 109.00 FEET, THROUGH A CENTRAL ANGLE OF $90^{\circ}01'03''$, AN ARC DISTANCE OF 171.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $45^{\circ}18'08''$ EAST, 154.17 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $00^{\circ}17'36''$ EAST, 27.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.34 ACRES, MORE OR LESS, IN AREA.

Parcel B

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH EXTENSION (A 60-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH (A 60-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH OF LAST SAID LANDS, 494.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 409.62 FEET; THENCE NORTH 00°14'33" EAST, 40.08 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.65 FEET, THROUGH A CENTRAL ANGLE OF 79°35'49", AN ARC DISTANCE OF 70.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°37'06" EAST, 64.84 FEET; THENCE NORTH 89°43'18" EAST, 76.49 FEET; THENCE NORTH 63°07'43" WEST, 8.91 FEET; THENCE NORTH 44°58'40" WEST, 20.64 FEET; THENCE NORTH 12°52'21" WEST, 33.61 FEET; THENCE NORTH 00°28'39" WEST, 17.28 FEET; THENCE NORTH 21°34'24" EAST, 39.94 FEET; THENCE NORTH 14°34'06" EAST, 53.23 FEET; THENCE NORTH 29°18'47" EAST, 64.60 FEET; THENCE NORTH 02°06'24" EAST, 1.49 FEET; THENCE NORTH 63°49'58" EAST, 28.17 FEET; THENCE NORTH 32°21'13" EAST, 90.01 FEET; THENCE NORTH 09°20'08" EAST, 37.73 FEET; THENCE NORTH 89°59'40" EAST, 236.06 FEET; THENCE DUE EAST, 101.13 FEET; THENCE SOUTH 00°11'05" EAST, 306.11 FEET; THENCE SOUTH 89°42'24" WEST, 145.60 FEET; THENCE SOUTH 00°17'51" EAST, 97.45 FEET; THENCE SOUTH 30°12'34" WEST, 26.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.02 ACRES, MORE OR LESS, IN AREA.



REZONING APPLICATION

PC No. 16-23
 AS/400# 23-100092
 PC HEARING 1-123

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

APPLICANT INFORMATION

Land Owner's Name: Windward Jacksonville Beach Owner, LLC
 Mailing Address: 2999 NE 191st Street, Suite 800, Aventura, Florida 33180

Telephone: 904-824-4394
 Fax: _____

E-Mail: karl@mywindward.com

Applicant Name: Rogers Towers, P.A.
 Mailing Address: 1301 Riverplace Blvd, Suite 1500, Jacksonville, Florida 32207

Telephone: 904-398-3911
 Fax: _____

E-Mail: thainline@rtlaw.com; hphillips@rtlaw.com

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

Agent Name: Rogers Towers, P.A.
 Mailing Address: 1301 Riverplace Blvd, Suite 1500, Jacksonville, Florida 32207

Telephone: 904-398-3911
 Fax: _____

E-Mail: thainline@rtlaw.com; hphillips@rtlaw.com

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

REZONING DATA

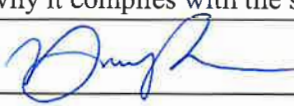
Street address of property and/or Real Estate Number: See attached Written Description.

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

Current Zoning Classification: See attached. Future Land Use Map Designation: See attached.

Proposed Zoning Classification: See attached.

REQUIRED INFORMATION		Attached?	
		Yes	No
1. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked;		☒	☐
2. An 8½" x 11" vicinity map identifying the property proposed for amendment;		☒	☐
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;		☒	☐
4. For a rezoning, include a narrative description of the proposed amendment to the Zoning Map designation and an explanation of why it complies with the standards governing a rezoning the LDC.		☒	☐

Applicant Signature: 

Date: 8/9/2023

NARRATIVE DESCRIPTION
Beach Marine
Proposed Planned Unit Development and
Preliminary Development Plan

November 2, 2023

Windward Jacksonville Beach Owner, LLC ("Owner") owns the properties located at 2315 Beach Boulevard (RE # 177290-0000), 2573 2nd Avenue North (RE # 177279-0100), 0 2nd Avenue North (RE # 177294-0000) and 0 2nd Avenue North (RE # 177397-0010) (collectively, the "Overall Property"). The following is a description of the proposed Planned Unit Development (the "PUD") for redevelopment of a portion of the Overall Property and the Preliminary Development Plan (the "PDP") supporting the same. Also included is an explanation of why the proposed redevelopment complies with the standards governing PUD rezonings and PDPs in the Land Development Code (the "LDC").

INTRODUCTION

Owner proposes to rezone approximately 33 acres (the "Property") of the Overall Property from Planned Unit Development (PUD), Commercial (C-2), and Residential Single Family (RS-1) to PUD. The Property is located on the Intracoastal Waterway at the northeast corner of the intersection of Beach Boulevard and the Intracoastal Waterway as described in the attached Exhibit "A" and as shown on Exhibits "K" and "L" (collectively, the "Site Plan"). As described below, the PUD zoning district is being requested to permit the redevelopment of the existing marina and certain related land, the result of which is to become a mixed-use residential, commercial, retail, office and recreation community, oriented around the marina and the Intracoastal Waterway.

Beach Marine and surrounding uses, including the public boat ramp and parking located on property owned by the City of Jacksonville and the restaurant and parking located on property owned by the City of Jacksonville Beach ("City"), already serve both community residents and area visitors. If this PUD is approved, it will provide much needed improved vehicular and pedestrian access to one of the City's most valuable assets, the Intracoastal Waterway, and updated offerings throughout this area. The proposed redevelopment will include commercial, office, residential and recreational uses with the existing commercial marina and the Intracoastal Waterway as a focal point. As shown on the Site Plan, the PUD is divided into two (2) parcels, Parcel A and Parcel B.

Parcel A is approximately 29.14 acres, surrounding and including the marina basin, and it will include multi-family dwellings, boat storage and repair, parking, commercial uses, retail uses and a marina, which will include a mix of water-dependent and water related uses located on the Intracoastal Waterway. The total residential development of Parcel A shall not exceed 350 dwelling units, which is less than the twenty (20) units per acre permitted by the existing Commercial land use category (forty (40) units per acre is currently permitted on a portion of the Property pursuant to the Commercial land use category) and the proposed Marina Mixed-Use land

use category. The total commercial development of Parcel A shall not exceed 46,000 enclosed square feet.

Parcel B is approximately 4.02 acres, located at the northwest corner of the Property, and it may include uses supportive of the existing boat ramp and marina, including recreation, a restaurant, commercial uses, ancillary marina uses and parking to support the existing boat ramp located on property owned by the City of Jacksonville and proposed park to the north of Parcels A and B, pursuant to the Development Agreement as defined below. The total marine support, restaurant, and commercial development of Parcel B shall not exceed 21,000 enclosed square feet.

This PUD is sought in connection with the Development Agreement dated November 28, 2022, entered into between Owner, the City of Jacksonville and the City (the "Development Agreement"). Although this PUD only encompasses approximately 33 acres, the plan for the Overall Property, pursuant to the Development Agreement, includes approximately 146.2 acres currently owned by Owner, together with additional land owned by the City of Jacksonville and the City. The Development Agreement will facilitate, among other things, the following: the realignment and reconstruction of a portion of 2nd Avenue North and the intersection of 2nd Avenue North and 20th Street North (inclusive of a multi-use path) resulting in enhanced vehicular and pedestrian access to the existing boat ramp, existing City park and existing restaurant, and the conveyance of approximately 101.13 acres of undeveloped property located north of 2nd Avenue North and owned by Owner, including sensitive marsh (the "Conservation Property"), to the City of Jacksonville for use as a passive recreational facility open to the public. Significantly, in accordance with the overall plan and the aforementioned Development Agreement, the Companion Amendment (as defined below) will result in a net addition of approximately 4.92 acres to the Conservation land use category.

Development Team

Owner/Developer: Windward Jacksonville Beach Owner, LLC
2999 NE 191st Street, Suite 800
Aventura, Florida 33180
(904) 824-4394

Applicant/Agent: T.R. Hainline
M. Hayden Phillips
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207
thainline@rtlaw.com
hphillips@rtlaw.com
(904) 398-3911

Planner/Engineer: GAI Consultants, Inc.
12574 Flagler Center Boulevard, Suite 202
Jacksonville, Florida 32258
(904) 307-6658

Architect: _____

Current Future Land Use – See Exhibit F

Commercial – 15.35 acres
Conservation – 106.48 acres (including land outside of the PUD within the Overall Property)
Low Density Residential – 10.181 acres (outside of the PUD and within the Overall Property)
Recreation/Open Space – 0.985 acres

Proposed Future Land Use – See Exhibit F1

Marina Mixed-Use – 20.22 acres
Recreation/Open Space – 2.48 acres
Conservation – 111.4 acres (including land outside of the PUD within the Overall Property)

Current Zoning – See Exhibit G

Residential, single family (RS-1) – 6.45 acres
Commercial (C-2) – 0.64 acres
Planned Unit Development – 26.31 acres pursuant to Ordinance 2016-8072

Proposed Zoning – See Exhibit G1

Planned Unit Development – 32.38 acres

PLANNED UNIT DEVELOPMENT

The Property has land use designations of Commercial, Conservation and Recreation/Open Space and is used for a variety of commercial uses including a marina, restaurants, offices, retail and similar uses.

The majority of the Property is subject to a companion Comprehensive Plan Amendment (the "Companion Amendment"), which seeks to amend Parcel A from Commercial, Recreation/Open Space and Conservation to Marina Mixed-Use. This PUD seeks to utilize Parcel A for multifamily, commercial, marina and office uses in conjunction with a mix of water-dependent and water related uses permitted in the Marina Mixed-Use land use category. In addition, the Companion Amendment seeks to amend Parcel B from Conservation to Recreation/Open Space (approximately 1.99 acres) and Marina Mixed-Use (approximately 1.54 acres). The PUD would permit this portion of the Property to be developed as uses supportive of the existing boat ramp and marina, including a restaurant, commercial uses, ancillary marina uses and parking to support the existing boat ramp located on property owned by the City of Jacksonville and proposed park to the north of Parcels A and B, pursuant to the Development Agreement. Finally, in accordance with the overall development plan and the aforementioned Development Agreement, the Companion Amendment seeks to amend approximately 10.181 acres of the Overall Property, which are not subject to this PUD, from Low Density Residential to Conservation.

As shown on the Site Plan and described above, the PUD proposes development of two (2) parcels within the PUD, Parcels A and B. The parcel lines shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department. Upon approval of the Companion Amendment, Parcel A will be within the Marina Mixed-Use land use category and Parcel B will be within the Marina Mixed-Use and Recreation/Open Space land use categories. As described below, the PUD permits a variety of commercial, office, residential and recreational uses throughout Parcels A and B. The proposed PUD adopts standards and criteria from the RM-2 zoning district applicable to multifamily dwellings and the C-2 zoning district applicable to commercial uses, except as modified herein.

Use and Design Standards

(a) *Permitted use and structures.*

1. Parcel A Only

- a. Multiple family dwellings at a maximum of fifteen (15) units per acre.
- b. Townhouses.
- c. Recreational and commercial boat storage, including warehousing, dry boat slips, wet boat slips, boat repair and similar uses.
- d. Water Transportation, water taxi and boat tours.
- e. Permanent and short-term boat housing.
- f. Financial institutions, insurance, or real estate offices.

2. The Property:

- a. Bakery products manufacturing, in conjunction with the retail sale of the bakery products on the same site.
- b. Marinas and ancillary marina uses.
- c. Boat and watercraft supplies and parts.
- d. Retail trade establishments as follows: Food; gasoline service stations; boat and recreational vehicle dealers; marine supplies; florists; and miscellaneous retail goods.
- e. Restaurants, including outdoor restaurants, and including establishments or facilities which include the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- f. Personal service establishments as follows: Laundry, cleaning and garment services; photography studios; beauty and barber shops; shoe repair shops and shoe-shine parlors.
- g. Miscellaneous business services.
- h. Boat/watercraft rental and leasing.
- i. Physical fitness facilities, membership marina sports and recreation clubs.
- j. Business and professional offices as follows: Building contractors and subcontractors; landscape architects; doctors, dentists, home health care services, and miscellaneous health offices and clinics; legal services; and engineering, architecture, accounting, research, management, and related services.
- k. Museums and art galleries.
- l. Government use.
- m. Mobile food dispensing vehicle as defined in and in accordance with the provisions of section 12-33 Mobile Food Dispensing Vehicles of Chapter 12 Food and Food Products of this Code of Ordinances.
- n. Boat repair shops.

- o. Outdoor restaurants.
 - p. Microbreweries.
 - q. Craft distillery
 - r. Essential public services.
- (b) *Permitted accessory uses and structures.* Any use customarily accessory to the permitted and conditional uses in the C-2 and RM-2 zoning districts, including those uses listed below:
- 1. Both surface and structured parking, including parking decks, detached garages and carports, shall be permitted within any parcel, except that only surface parking shall be permitted on Parcel B.
 - 2. Swimming pools, tennis courts and similar recreational facilities.
 - 3. Gazebos, cabanas, boardwalks, viewing platforms and other similar structures.
 - 4. Outdoor kitchen, barbecue pits and other similar amenity areas.
 - 5. Vegetable gardens, non-commercial greenhouses and similar uses.
 - 6. Dog parks, dog washes and similar structures for household pets.
 - 7. Utility sheds and workshops.
 - 8. Docks, piers and similar structures.
 - 9. Non-commercial television and radio antennas not exceeding a height of fifteen (15) feet above roof line.
- (c) *Conditional uses.* All uses permitted as conditional uses in the C-2 and RM-2 zoning districts, subject to the standards and procedures established in LDC Section 34-221 et seq.
- (d) *Minimum parcel requirements* (width and area). None.
- (e) *Minimum building setbacks.* Due to the mixed-use nature of uses within this PUD, the PUD will not have traditional minimum yard setbacks for each parcel, or internal setbacks between parcels. Rather, the setbacks for each building will be provided for the applicable portion of the Property as a whole from the overall Property boundaries. Accordingly, the minimum building setbacks from the overall Property boundaries for all uses and structures are:

1. Parcel A

- a. South – twenty (20) feet.
- b. East – twenty (20) feet.
- c. North – twenty (20) feet.
- d. West – twenty (20) feet.

2. Parcel B

- a. South – twenty (20) feet.
- b. East – twenty (20) feet.
- c. North – twenty (20) feet.
- d. West (from approximate edge of marsh) – fifty (50) feet.

Note: Sidewalks, parking, signage, utility structures, fences, and other similar improvements shall be permitted within the minimum building setbacks.

(f) *Maximum Height of Structures.* Thirty-five (35) feet.

Note: The existing office building and dry stack storage building pre-date Section 52 of the Charter for the City of Jacksonville and exceed the current 35-foot height requirement for new construction. Per Section 52(d) of the Charter, these buildings can maintain their existing height and size criteria and be repaired and rebuilt in accordance with Section 52(d) of the Charter.

(g) *Essential Services:* Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers are permitted subject to performance standards set forth in LDC Article VIII, Division 2, Section 34-397.(h) *Signage.* Signage will comply with the standards found in LDC Article VIII, Division 4, applicable to the C-2 zoning district, except as otherwise provided herein. As this is a mixed-use development which is one of its kind for the City, the Applicant/Owner shall be allowed a mixture of signage types as typically offered within the LDC, which shall include as follows:

- 1. Existing Pylon Sign with Digital Display: The existing two-sided pylon sign that is centrally located at the southern entrance will continue as a legally nonconforming sign under Article VIII, Division 4 Sign Standards.

2. Multi-family Ground Mounted Signage: The PUD shall be permitted one monument sign on the PUD's north side along 2nd Avenue North, which will comply with the LDC Article VIII, Division 4, applicable to the RM-2 zoning district. Multiple developments and/or uses within the PUD may be identified on the Multi-family Ground Mounted Sign.

Proposed Development Ground Mounted Signage: For the portion of the Property fronting Beach Boulevard and 20th Street North, the Property will utilize the intent of the shopping center ground mounted signage, except that up to one (1) such sign shall be permitted upon each such road frontage. Additionally, for Parcel B, one (1) such sign shall be permitted. Multiple developments and/or uses within the PUD may be identified on any one sign. The existing non-conforming pylon sign does not count against maximum overall allowable signage square footage for this site.

3. Other: The Property will comply with the LDC Article VIII, Division 4 Sign Standards applicable to the C-2 zoning district for all other signage.

- (i) *Parking and Loading Requirements*. All parking shall conform to LDC Article VIII, Division 1 – Parking and Loading Standards, except as noted below.

This PUD utilizes a shared parking analysis pursuant to Section 34-376 of the LDC for the commercial uses in Phase 1A and Phase 2 (the "Shared Parking Analysis"). Additionally, this project was granted a Variance under BOA #15-100203 for an on-site parking reduction of ninety-five (95) parking spaces.

The Shared Parking Analysis has been provided in Exhibit "M." Under the development scenario utilized within this Shared Parking Analysis, the total parking demand requires three hundred and seventy-six (376) parking spaces. With the reduction of ninety-five (95) parking spaces pursuant to the parking Variance listed above, on-site parking required for Phases 1A and 2 is two hundred and eighty-one (281) on-site parking spaces.

Multi-family residential uses will meet the minimum parking requirements and were not included within this Shared Parking Analysis.

As this PUD is scheduled to be a phased project, at any time within the build-out of this project, the engineer submitting development plans must submit an updated Shared Parking Analysis demonstrating that parking will be met when utilizing the ninety-five (95) spaces via the parcel's existing Variance. Parking can also be located on any portion of the subject property to serve all uses. For example, if in Phase 1, the parking demand requires three hundred and thirty (330) spaces on-site, then two hundred and thirty-five (235) spaces will be required on-site that meets code standard as described within this PUD text.

As noted above, parking spaces for all uses can be located in any location on the subject property.

- (j) *Landscaping/Fencing/Screening.* Landscaping will comply with the provisions found in Article VIII, Division 4; provided, however, that internal buffering between residential and commercial uses shall not be required within the PUD. Also, parking garages shall not be deemed to be vehicular use areas for the purposes of the Landscape Standards.
- (k) *Noise/Outdoor Speakers.* Outdoor live music and exterior audio speakers used at restaurants within the PUD shall be situated and operated to localize sound transmission onto the Property, and to minimize unreasonable interference and impact on any residential zoning districts inside or outside of the PUD.
- (l) *Stormwater Retention.* Stormwater retention/detention system(s) shall be designed and constructed in accordance with the requirements of the City and the St. Johns River Water Management District, and may include underground detention vaults.
- (m) *Utilities.* Electric power, water and sewer services will be provided to the site by Beaches Energy Services.
- (n) *Temporary Uses.* Temporary sales, leasing and construction office(s) and trailers shall be allowed to be placed within the PUD.
- (o) *Phasing.* Owner intends for the PUD to be developed in phases as the market dictates. That said, the Property may be developed in a single phase by a single developer or in multiple phases by multiple developers. In either circumstance, the Roadway Improvements Phase, detailed below, will occur first. Verifications of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed.

Owner intends for the Property to be developed in the order detailed below, as depicted in the Phasing Exhibit attached hereto as Exhibit "J." However, Owner reserves the right to advance any phase at any time.

1. Roadway Improvements Phase: The realignment and reconstruction of a portion of 2nd Avenue North and the intersection of 2nd Avenue North and 20th Street North (inclusive of a multi-use path), pursuant to the Development Agreement.
2. Phase 1A
3. Phase 1B
4. Phase 2

PUD Review Standards

In accordance with Section 34-348(a) of the LDC, "[t]he intent of the PUD zoning district designation is to permit such flexibility and provide performance criteria for PUD which:"

- (1) *Permits a creative approach to the development of land;*

The PUD adopts standards and criteria from the C-2 and RM-2 zoning districts applicable to permit the redevelopment of the existing marina and certain related land, the result of which is to become a mixed-use residential, commercial, retail, office and recreation community which will be walkable, pedestrian friendly and oriented around the marina and the Intracoastal Waterway. In this effort, the PUD will permit Owner to adopt site-specific design standards in response to feedback from the community, something that could not be done through conventional zoning.

- (2) *Accomplishes a more desirable environment than would be possible through the strict application of the minimum standards of this Code;*

Beach Marine and surrounding uses, including the public boat ramp and parking located on property owned by the City of Jacksonville and the restaurant and parking located on property owned by the City, already serve both community residents and area visitors. If this PUD is approved, it will provide much needed improved vehicular and pedestrian access to one of the City's most valuable assets, the Intracoastal Waterway, and updated offerings throughout this area.

As detailed above, the plan for the Overall Property, pursuant to the Development Agreement, includes approximately 146.2 acres currently owned by Owner, together with additional land owned by the City of Jacksonville and the City. The Development Agreement will facilitate, among other things, the following: the realignment and reconstruction of a portion of 2nd Avenue North and the intersection of 2nd Avenue North and 20th Street North (inclusive of a multi-use path) resulting in enhanced vehicular and pedestrian access to the existing boat ramp and restaurant, and the conveyance of the Conservation Property, approximately 101.13 acres of undeveloped property located north of 2nd Avenue North and owned by Owner, including sensitive marsh, to the City of Jacksonville for use as a passive recreational facility open to the public.

The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The goal is to create a live-work-play community that is accessible and pedestrian-friendly, which will provide both residents and visitors with numerous resources in an effort to decrease vehicular traffic and encourage walkability.

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- (3) *Provides for an efficient use of land, resulting in small networks of utilities and streets, thereby lowering development costs;*

Owner's proposed redevelopment plan will provide for an efficient use of land through the clustering of intensity and density in certain areas. The redevelopment will not result in the addition of any new major roadways.

- (4) *Enhances the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;*

The proposed PUD and PDP will provide greater protection for recreation and open space than the existing zoning designated on the Property. As mentioned above, the Conservation Property will be conveyed to the City of Jacksonville for use as a passive recreational facility open to the public and a multi-use path will be constructed along 2nd Avenue North for enhanced pedestrian access to the boat ramp, proposed park, restaurant and marina uses.

- (5) *Provides an opportunity for new approaches to ownership;*

Not applicable.

- (6) *Provides an environment of stable character compatible with surrounding areas; and*

Designated land uses north and south of Beach Boulevard include a mix of commercial, medium density residential, and institutional property with a few industrial and conservation properties included. Adjacent uses include a trailer repair business, an audio visual equipment supplier, an air conditioning repair service company, a fitness center and a boat dealer. The proposed infill redevelopment with residential, commercial, retail, office, marina and recreational uses is compatible with, and appropriate for, the established mixed-use corridor and the surrounding area.

- (7) *Retains property values.*

The redevelopment of an already existing marina and commercial hub with substantially improved access and updated offerings throughout this area will retain property values in the area. Owner anticipates that the new construction will improve property values and the added residential density will support the existing and proposed commercial, office, retail and restaurant uses in the immediate vicinity thereby strengthening the entire neighborhood.

Conclusion - PUD Review Standards

Owner has demonstrated that the project has been developed with ingenuity, imagination and design efforts to produce a development that keeps with the objectives of the code while departing from the strict application of the dimensional standards that currently exist for the following reasons:

The proposed infill redevelopment with residential, commercial, retail, office, marina and recreational uses is compatible with, and appropriate for, the established mixed-use corridor and the surrounding area.¹ The proposed redevelopment plan will provide for an efficient use of land through the clustering of intensity and density in certain areas and will not result in the addition of any new major roadways.² In addition, the Conservation Property will be conveyed from Owner to the City of Jacksonville for use as a passive recreational facility open to the public.³ The PUD also provides for flexibility in site design that could otherwise not be accomplished through conventional zoning,⁴ specifically in response to feedback from the community.⁵ Altogether, Owner's investment will ensure that property values will be retained and more likely enhanced.⁶ In short, the proposed rezoning application adheres to the objectives of the LDC and "produce[s] development which is in keeping with overall land use intensity and open space objectives of [the LDC] and the comprehensive plan."⁷

Action by city council following public hearing

In accordance with Section 34-211(c), LDC "the city council shall consider the adoption of an ordinance enacting the proposed amendment based on one (1) or more of the following factors, provided however, that in no event shall an amendment be approved which will result in an adverse community change in which the proposed development is located."

- (1) *Whether the proposed amendment is consistent with the comprehensive plan;*

Owner proposes to redevelop its property adjacent to Beach Boulevard on a main public transportation corridor with a mix of uses including a maximum of 350 multiple family dwelling units and 66,000 enclosed square feet on 33 acres of land. To facilitate redevelopment, a majority of the Property is subject to the Companion Amendment, which seeks to amend Parcel A from Commercial, Recreation/Open Space and Conservation to Marina Mixed-Use. This PUD seeks to utilize Parcel A for multifamily, commercial, marina and office uses in conjunction with a mix of

¹ See Section 34-348(a)(6) ("Provides an environment of stable character compatible with surrounding areas").

² See Section 34-348(a)(3) ("Provides for an efficient use of land, resulting in small networks of utilities and streets, thereby lowering development costs").

³ See Section 34-348(a)(4) ("Enhances the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards").

⁴ See Section 34-348(a)(1) ("Permits a creative approach to the development of land").

⁵ See Section 34-348(a)(2) ("Accomplishes a more desirable environment than would be possible through the strict application of the minimum standards of this Code").

⁶ See Section 34-348(a)(7) ("Retains property values").

⁷ See Section 34-348(a).

water-dependent and water related uses permitted in the Marina Mixed-Use land use category.

In addition, the Companion Amendment seeks to amend Parcel B from Conservation to Recreation/Open Space (approximately 1.99 acres) and Marina Mixed-Use (approximately 1.54 acres). The PUD would permit this portion of the Property to be developed as uses supportive of the existing boat ramp and marina, including a restaurant, commercial uses, ancillary marina uses and parking to support the existing boat ramp located on property owned by the City of Jacksonville and proposed park to the north of Parcels A and B, pursuant to the Development Agreement. Finally, in accordance with the overall plan and the aforementioned Development Agreement, the Companion Amendment seeks to amend approximately 10.181 acres of the Overall Property, which are not subject to this PUD, from Low Density Residential to Conservation.

Significantly, the Companion Amendment will result in a net addition of approximately 4.92 acres to the Conservation land use category while simultaneously providing a much-needed increase in available housing stock in a location where sufficient roadway capacity exists.

Accordingly, the proposed amendments are consistent with the following stated goals, objectives and policies of the 2030 Comprehensive Plan:

Future Land Use Element Goal LU.1.

Provide for a continued high quality of life in Jacksonville Beach by planning for population growth, public and private development and redevelopment, energy conservation, and the proper distribution, location, and extent of land uses by type, density, and intensity consistent with efficient and adequate levels of service and facilities, and the protection of natural and environmental resources.

The proposed redevelopment will contribute to quality of life in Jacksonville Beach by using infill development to update the existing marina, improve vehicular and pedestrian access to the existing boat ramp, expand the commercial and retail offerings throughout this area and increase the multi-family housing stock with a quality product. This permits the City to plan for population growth through redevelopment of an outdated development. The Companion Amendment, the PUD and the PDP will allow the City to control the incorporation of elements such as the residential structures, commercial uses, parking, stormwater retention and the Conservation Property.

Future Land Use Element Policy LU.1.3.2.

Future redevelopment activities shall be consistent with sound planning principles; limitations of the natural environment including sensitivity to problems posed by topographic and soil conditions, conservation-protected lands such as estuarine wetlands and the beach, and conservation-restricted lands such as palustrine wetlands and flood prone areas including the coastal zones; as well as the desired

community character and the goals, objectives, and policies relating to the development of the land embodied in the other Elements of this Plan.

The proposed redevelopment and the Companion Amendment are consistent with sound planning principals. The configuration of the overall plan is being used to protect marshes and floodplains. Namely, as mentioned above, the Conservation Property will be a 100-acre passive recreational facility open to the public. Furthermore, the PUD will require development of retention ponds that will treat stormwater before it is discharged into the Intracoastal Waterway. As described in detail below, this is all in keeping with the desired community character and the goals, objectives, and policies in the other Elements of the Plan.

Future Land Use Element Policy LU.1.4.3.

New residential development shall be designed so that valuable and aesthetic natural features are conserved, that on-site opportunities are utilized, and that the design is contemporary and imaginative and avoids wasteful, rigid arrangements of streets and utility systems.

As mentioned above, Owner's proposed redevelopment plan will provide for an efficient use of land through the clustering of intensity and density in certain areas and it will not result in the addition of any new major roadways. This plan largely relies on existing streets and utility systems to efficiently serve the proposed redevelopment. Improvements will also be made to existing streets and utility systems.

Future Land Use Element Policy LU.1.4.11

No development will be permitted in areas designated as conservation-protected or located within 50 feet of an area so designated.

Owner will conform future development in accordance with this requirement. As a result of this interpretation there should not be any significant impacts to estuarine wetlands.

Future Land Use Element Policy LU.1.4.15

Review future land development/redevelopment proposals to promote transit-oriented development patterns at transit stations and at transit centers to provide for easy access to transit service. The design and mix of land uses surrounding transit stations and transit centers should emphasize a pedestrian-and bicycle-oriented environment and support transit use. The inclusion of multifamily residential land use, at densities up to 40 units per acre, into commercial development and redevelopment projects in the Central Business District and in commercial areas within one block of designated transit routes on Beach Boulevard or 3rd Street shall be encouraged, as well as the provision of bicycle parking and storage facilities, and internal and perimeter sidewalks and other pedestrian amenities, through reductions or credits related to mobility fee calculation for those projects.

The Companion Amendment will provide for integration of mixed-uses including residential development and commercial into the Beach Boulevard commercial corridor immediately along the JTA First Coast Flyer Red and Beaches Express Lines. Plenty of bicycle parking, storage, sidewalks and other pedestrian amenities will be provided to create a walkable, accessible and pedestrian-friendly community. The total residential development shall not exceed 350 dwelling units, which is significantly less than what is currently permitted.

Future Land Use Element Policy LU.1.9.1

The City shall promote pedestrian amenities and upgrades in association with new development along gateway corridors (Beach Boulevard) including, but not limited to, the provision of sidewalks, bike path connections, walk lights, benches, bus shelters, and bicycle parking.

As mentioned above, Owner's goal is to develop a live-work-play community that is accessible and pedestrian-friendly, which will provide both residents and visitors with numerous resources in an effort to decrease vehicular traffic and encourage walkability. For example, today there is no sidewalk along 2nd Avenue North. As part of the overall plan and pursuant to the Development Agreement, a multi-use path will be constructed along 2nd Avenue North for enhanced pedestrian access to the proposed development, the existing boat ramp, the existing City park, the Conservation Property, the existing restaurant and the other marina uses.

Further, the Property will also connect to the Conservation Property detailed above. As a result, both pedestrians and residents will be able to observe and actively experience the protected lands near the Intracoastal Waterway. Within the community, there will be many amenities, resources, sidewalks, paths and connections for residents to enjoy.

Transportation Element Objective TE 1.7

The City shall coordinate its mobility circulation system with future development as portrayed on the Future Land Use Map, including the enhancement of intermodal transportation opportunities, to ensure that existing and proposed population densities, housing and employment patterns, and land uses are all consistent with the transportation modes and services proposed to serve these areas.

Plenty of bicycle parking, storage, sidewalks, paths and other pedestrian amenities will be provided.

Transportation Element Objective TE 1.9

Provide for a safe, comfortable and attractive pedestrian environment with convenient interconnection to public transportation.

The proposed redevelopment will improve the pedestrian experience at the existing development along Beach Boulevard, a main throughfare for both the JTA First Coast Flyer and Beaches Express Lines, by permitting new infill development that includes required setbacks, landscape buffers and other pedestrian-friendly features. The overall plan will prioritize pedestrian accessibility between the proposed redevelopment, the existing boat ramp, the existing City park, the existing restaurant, Beach Boulevard and the Conservation Property.

Conservation Goal CO.1

The City has the goal of conserving, protecting, and appropriately managing its natural resources to ensure the highest environmental quality possible.

As detailed above, the proposed redevelopment furthers the City's goal regarding conservation, protection and management of natural resources.

Conservation Objective CO.1.4

The City's conservation-protected wetlands shall be protected from physical and hydrologic alteration. No net loss of estuarine wetlands shall be permitted without mitigation, preferably on-site.

As detailed above, the proposed redevelopment furthers the City's goal regarding conservation, protection and management of wetlands. The proposed plans will significantly improve the quality of water draining into the conservation areas.

Conservation Policy CO. 1.4.2

The City shall amend, adopt and implement land development regulations to ensure that:

- 1. Site plans for new development identify the location and extent of wetlands located on the property;*
- 2. Site plans provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development; or*
- 3. Where alteration of wetlands is necessary in order to allow reasonable use of property, either the restoration of disturbed wetlands will be provided or additional wetlands will be created to mitigate any wetland destruction; and*
- 4. To the maximum extent possible, all wetland mitigation will be performed "on-site."*

As detailed above, the proposed redevelopment will further the City's policy of identifying the location of, and preserving, wetlands. The water quality will be improved and wetlands almost completely undisturbed.

Conservation Policy CO.1.5.3

The City's ordinances shall be modified to require that all new development subject to Development Plan review preserve 30% of Land Development Code required open space in the form of existing native vegetation on the site, including both the

understory and the ground cover, emphasizing the largest contiguous areas practical. Exceptions shall be allowed for existing lots which are not sufficiently large to accommodate both the preservation area and the proposed activity, but only if the loss of native vegetation is mitigated.

As detailed above, the Conservation Property, which is approximately 101.13 acres and a majority of the Overall Property, will remain undeveloped and be used as a passive recreational facility open to the public.

Recreation Open Space Policy RO.1.4.1

The City of Jacksonville Beach shall not allow the conversion of park and recreational open space areas into other public or private uses, except where the public interest overrides the conservation of these lands; and then only after a public hearing and demonstration by the City that the converted area will be replaced within one year by recreation or open space land of a similar size, location, and type of uses.

As mentioned above, the Companion Amendment will result in a net addition of acreage to the Conservation land use category. Further, if approved, the Companion Amendment and PUD further the public interest by permitting consolidation and continuity of Conservation throughout the immediate area.

- (2) *Whether the proposed amendment is in conflict with any portion of the LDC;*

The proposed amendment is not in conflict with any applicable portion of the LDC.

- (3) *Whether and the extent to which the proposed amendment is consistent with existing and proposed land uses;*

The proposed amendment is entirely consistent with the proposed land uses. Designated existing land uses north and south of Beach Boulevard include a mix of commercial, high density residential, and institutional property with a few industrial and conservation properties included. Adjacent uses include a trailer repair business, an audio visual equipment supplier, an air conditioning repair service company, a fitness center and a boat dealer. The proposed infill mixed-use development is consistent with and appropriate for the proposed and established mixed-use corridor.

- (4) *Whether and the extent to which there are any changed conditions that require an amendment;*

Owner desires to redevelop the Property as a mixed-use residential, commercial, retail, office and recreation community, oriented around the marina and the Intracoastal Waterway, in order to meet growing demand in the Jacksonville Beach community. The proposed uses are ideal for the site, which is located along Beach Boulevard, a major public transportation corridor, where adequate public facilities are available to support the proposed infill development.

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

The proposed redevelopment will yield a net reduction in demand on public facilities in the area as it calls for a net gain in Conservation lands and does not call for maximum allowed density. Adequate public facilities are available to support the proposed infill development. Proof of adequate availability and capacity of same has been provided in Exhibit "N."

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

Not applicable.

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

As detailed above, the PUD furthers the City's goals regarding the protection of the natural environment, including, but not limited to, water, air, stormwater management, wildlife, vegetation and wetlands.

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

The redevelopment of the already existing marina and commercial hub with substantially improved access, updated offerings, and the inclusion of multi-family units will retain or improve property values in the area and support the existing uses in the immediate vicinity thereby strengthening them.

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

As detailed above, the site is located along an established mixed-use corridor which already includes development such as multi-family and single family residential, commercial, retail, restaurants, churches, offices and similar uses. Utilizing this infill project to add residential density to support the existing and proposed businesses in the area where there are already adequate public facilities available implements sound urban planning principles resulting in a logical and orderly development pattern.

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

Not applicable.

PRELIMINARY DEVELOPMENT PLAN

Parcel A of the PUD is approximately 29.14 acres, surrounding and including the marina basin, and it will include multi-family dwellings, boat storage and repair, parking, commercial uses, retail uses and a marina, which will include a mix of water-dependent and water related uses located on the Intracoastal Waterway. Parcel B is approximately 4.02 acres, located at the northwest corner of the Property, and it may include uses supportive of the existing boat ramp and marina, including recreation, a restaurant, commercial uses, ancillary marina uses and parking to support the existing boat ramp located on property owned by the City of Jacksonville and proposed park to the north of Parcels A and B, pursuant to the Development Agreement.

Although this PUD only encompasses approximately 33 acres, the overall plan, pursuant to the Development Agreement, includes approximately 146.2 acres currently owned by Owner, together with additional land owned by the City of Jacksonville and the City. The Development Agreement will facilitate, among other things, the following: the realignment and reconstruction of a portion of 2nd Avenue North and the intersection of 2nd Avenue North and 20th Street North (inclusive of a multi-use path) resulting in enhanced vehicular and pedestrian access to the existing boat ramp, park and restaurant, and utilization of the Conservation Property as a passive recreational facility open to the public.

Review Standards

Pursuant to **Section 34-348(d)**, "[p]rior to receipt of a planned unit development (PUD) zoning district classification, land must receive approval of a preliminary development plan for PUD pursuant to the procedures and standards of this section. The preliminary development plan for a PUD zoning district classification must then receive approval of a development plan pursuant to the procedures and standards of **Section 34-251⁸ et. seq.**"

The PDP for a PUD zoning district classification shall be evaluated based on the standards of **Section 34-348(j)3**:

(3) Standards. A preliminary development plan for a PUD shall comply with the following standards:

a. Area. There shall be no minimum acreage required.

The proposed project is compliant. No minimum is required.

b. Unified ownership or control. The title to all land that is part of a PUD zoning district designation shall be owned or controlled by one person. A person shall be considered to control all lands in the PUD either through ownership or written consent of the owners of the land to be subject to the conditions and standards of

⁸ Per Section 34-251 "[d]evelopment plans shall be required in accordance with the provisions of this section in order to ensure that the proposed development complies with the site development standards in Article VIII and other requirements of the LDC, and to otherwise protect the public health, safety and general welfare of the citizens of the City of Jacksonville Beach."

the development order for the development plan for the PUD zoning district designation.

The proposed project is compliant. Please see the submitted Application and the Agent Authorization attached hereto as Exhibit "B."

- c. *Density. Residential development shall not exceed the maximum densities established in the RM-2 zoning district.*

The proposed project is compliant. The total residential development shall not exceed 350 dwelling units.

- d. *Building height: Thirty-five (35) feet.*

No buildings are proposed to exceed thirty-five (35) feet in height. However, the existing office building and dry stack storage building pre-date Section 52 of the Charter for the City of Jacksonville and exceed the current 35-foot height requirement for new construction. Per Section 52(d) of the Charter, these buildings can maintain their existing height and size criteria and be repaired and rebuilt in accordance with Section 52(d) of the Charter.

- e. *Access. Safe and adequate access shall be provided to all development, either directly or indirectly, by a public right-of-way, private vehicular or pedestrian way or a commonly owned easement. City-owned vehicles shall be permitted access on privately owned roads, easements and common open spaces in order to perform basic municipal services such as fire and police protection and emergency service needs of the residents of the PUD.*

Owner proposes eleven (11) access points for the project, two (2) from Beach Boulevard, one (1) from 20th Street North, four (4) from 2nd Avenue North, and four (4) from the unnamed boat ramp area, as depicted on the Open Space and Access Exhibit attached hereto as Exhibit "O." Internal access drive aisles are designed to accommodate emergency vehicles. As well, if the Companion Amendment and PUD are approved, the overall plan will provide much needed improvements to the only access road, 2nd Avenue North, leading to the existing boat ramp and Intracoastal Waterway, which will make traveling on this thoroughfare much safer for drivers and pedestrians.

- f. *Off-street parking and loading. The off-street parking and loading standards for the preliminary development plan for PUD shall comply with the requirements of article VIII, division 1.*

All parking shall conform to LDC Article VIII, Division 1 – Parking and Loading Standards, except as noted below:

This PUD utilizes a shared parking analysis pursuant to Section 34-376 of the LDC for the commercial uses in Phase 1A and Phase 2 (the "Shared Parking Analysis"). Additionally, this project was granted a Variance under BOA #15-

100203 for an on-site parking reduction of ninety-five (95) parking spaces.

The Shared Parking Analysis has been provided in Exhibit "M." Under the development scenario utilized within this Shared Parking Analysis, the total parking demand requires three hundred and seventy-six (376) parking spaces. With the reduction of ninety-five (95) parking spaces pursuant to the parking Variance listed above, on-site parking required for Phases 1A and 2 is two hundred and eighty-one (281) on-site parking spaces.

Multi-family residential uses will meet the minimum parking requirements and were not included within this Shared Parking Analysis.

As this PUD is scheduled to be a phased project, at any time within the build-out of this project, the engineer submitting development plans must submit an updated Shared Parking Analysis demonstrating that parking will be met when utilizing the ninety-five (95) spaces via the parcel's existing Variance. Parking can also be located on any portion of the subject property to serve all uses. For example, if in Phase 1, the parking demand requires three hundred and thirty (330) spaces on-site, then two hundred and thirty-five (235) spaces will be required on-site that meets code standard as described within this PUD text.

As noted above, parking spaces for all uses can be located in any location on the subject property.

- g. *Adequate public facilities. There shall be a demonstration that the development proposed in the preliminary development plan complies with article X, adequate public facilities standards.*

The project as proposed will comply with all adopted Level of Service ("LOS") standards detailed in Division 2 of Article X. Owner will obtain a certificate of public facilities reservation confirming same prior to entry of a development order. See all public facilities letters and approvals obtained attached hereto as Exhibit "N."

- h. *Common recreation and open space. The preliminary development plan shall comply with the following common recreation and open space standards.*

- (1) *A minimum of twenty (20) percent of the gross land in the development plan shall be reserved for common recreation and usable open space. Parking areas, street rights-of-way, or minimum yards and spacing between buildings shall not be included when determining usable open space. Water bodies contained on-site may account for up to fifty (50) percent of the required open space.*

The 33-acre development plan requires 6.6 acres (20%) of common recreation and usable open space and 18.75 acres are provided, as shown in the Open Space and Access Exhibit attached hereto as Exhibit "O."

Notably, this total acreage does not include the stormwater retention pond or any of the Conservation Property, which is approximately 101.13 acres of undeveloped property located north of 2nd Avenue North and owned by Owner, including sensitive marsh, which will be conveyed to the City of Jacksonville for use as a passive recreational facility open to the public.

- (2) *All common open space and recreational facilities shall be included in the development plan. Such common open space and recreational facilities shall be constructed and fully improved according to the development schedule established for each development phase of the development plan.*

Private recreation facilities and open space within the PUD are integrated with the project and will be constructed and fully improved according to the development schedule established for each development phase of the development plan.

- (3) *All privately owned common open space shall continue to conform to its intended use as specified in the development plan. To ensure that all the common open space identified in the development plan will be used as common open space, restrictions and/or covenants shall be placed in each deed to ensure their maintenance and prohibit the partition of any common open space.*

In the event the multiple family units are offered individually for sale, a condominium association will be formed and covenants and/or restrictions will be recorded.

- (4) *If common open space is proposed to be maintained through an association or nonprofit corporation, such organization shall conform to the following standards.*
- (i) *The association or nonprofit corporation shall be established prior to the sale of any lots or units within the development plan for PUD.*
 - (ii) *Membership in the association or nonprofit corporation shall be mandatory for all property owners within the development plan for PUD.*
 - (iii) *The association or nonprofit corporation shall manage all common open space and recreational and cultural facilities that are not dedicated to the public; and shall provide for the maintenance, administration and operation of such land and any other land within the development plan for PUD not publicly owned, and secure adequate liability insurance on the land.*

In the event the multiple family units are offered individually for sale, a condominium association will be formed and covenants and/or restrictions will be recorded.

- i. *Compatibility of open spaces. Open space uses shall be designed in a compatible manner.*

Open spaces are slated for stormwater retention ponds, recreation, landscape buffer areas and other permitted uses on the Property.

- j. *Compatibility with surrounding land uses. The development proposed in the Preliminary development plan shall be consistent with the character of surrounding land uses.*

Designated land uses north and south of Beach Boulevard include a mix of commercial, medium density residential, and institutional property with a few industrial and conservation properties included. Adjacent uses include a trailer repair business, an audio-visual equipment supplier, an air conditioning repair service company, a fitness center and a boat dealer. The proposed infill redevelopment with residential, commercial, retail, office, marina and recreation uses is compatible with, and appropriate for, the established mixed-use corridor and the surrounding area.

- k. *Beach access. The preliminary development plan shall not diminish existing public beach access.*

This project does not impact public beach access.

- l. *Consistency with comprehensive plan. The preliminary development plan shall be consistent with the comprehensive plan.*

Owner proposes to redevelop its property adjacent to Beach Boulevard on a main public transportation corridor with a mix of uses including a maximum of 350 multiple family dwelling units and 66,000 enclosed square feet on 33 acres of land. To facilitate the redevelopment, a majority of the Property is subject to the Companion Amendment and the Property will be developed in accordance with the Development Agreement, both of which are described at length above.

Significantly, this plan will result in a net addition of acreage to the Conservation land use category while simultaneously providing a much-needed increase in available housing stock. Moreover, sufficient public facilities capacity and utilities availability exists at the Property.

Accordingly, the proposed redevelopment is consistent with the following stated goals, objectives and policies of the 2030 Comprehensive Plan, as detailed fully above:

Future Land Use Element Goal LU.1.
 Future Land Use Element Policy LU.1.3.2.
 Future Land Use Element Policy LU.1.4.3.
 Future Land Use Element Policy LU.1.4.11
 Future Land Use Element Policy LU.1.4.15
 Future Land Use Element Policy LU.1.9.1
 Transportation Element Objective TE 1.7
 Transportation Element Objective TE 1.9
 Conservation Goal CO.1
 Conservation Objective CO.1.4
 Conservation Policy CO. 1.4.2
 Conservation Policy CO.1.5.3
 Recreation Open Space Policy RO. 1.4.1

CONCLUSION

As demonstrated above, the proposed PUD and PDP comply with all of the standards governing a rezoning in the LDC and the City's Comprehensive Plan. As a result, Owner respectfully requests recommendations of approval for both the proposed PUP and PDP.

EXHIBIT LIST

EXHIBIT A: Legal Descriptions
 EXHIBIT B: Agent Authorization
 EXHIBIT C: Warranty Deed
 EXHIBIT D: Property Appraiser Pages
 EXHIBIT E: Vicinity Map
 EXHIBIT F: Future Land Use Map (BEFORE)
 EXHIBIT F1: Proposed Future Land Use Map (AFTER)
 EXHIBIT G: Zoning Map (BEFORE)
 EXHIBIT G1: Proposed Zoning Map (AFTER)
 EXHIBIT H: Surveys
 EXHIBIT I: PUD Parcel Exhibit
 EXHIBIT J: Phasing Exhibit
 EXHIBIT K: PUD Site Plan 1 (Parcel A)
 EXHIBIT L: PUD Site Plan 2 (Parcel B)
 EXHIBIT M: Shared Parking Analysis
 EXHIBIT N: Public Facilities Availability
 EXHIBIT O: Open Space and Access Exhibit

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Exhibit "A"**Parcel A**

PLANNING & DEVELOPMENT

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SURVEYED SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 00°17'36" EAST, 370.00 FEET; THENCE NORTH 89°42'24" EAST, 100.00 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH; THENCE SOUTH 00°17'36" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 249.88 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A VARIABLE WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 958.15 FEET; THENCE NORTH 27°26'52" WEST, 112.37 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 755.58 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 00°17'36" WEST, ALONG THE EAST LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 8025, PAGE 1121 OF AFORESAID PUBLIC RECORDS, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 634.82 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE INTRACOASTAL WATERWAY, AS RECORDED IN PLAT BOOK 14, PAGES 65 THROUGH 74, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTH 00°48'36" WEST, ALONG LAST SAID LINE, A DISTANCE OF 250.01 FEET; THENCE DEPARTING SAID EASTERLY LINE NORTH 89°42'24" EAST, ALONG THE SOUTH LINE OF THOSE LANDS RECORDED IN DEED BOOK 859, PAGE 40 OF SAID PUBLIC RECORDS, A DISTANCE OF 925.90 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°17'36" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 249.49 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID SOUTHERLY

RIGHT-OF-WAY LINE, A DISTANCE OF 142.87 FEET; THENCE NORTH $27^{\circ}15'43''$ WEST, 67.32 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 2ND AVENUE NORTH EXTENSION; THENCE NORTH $89^{\circ}42'24''$ EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.37 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE NORTHERLY; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 381.62 FEET, THROUGH A CENTRAL ANGLE OF $07^{\circ}51'31''$, AN ARC DISTANCE OF 52.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $86^{\circ}22'54''$ EAST, 52.30 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $89^{\circ}41'21''$ EAST, 1059.28 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 109.00 FEET, THROUGH A CENTRAL ANGLE OF $90^{\circ}01'03''$, AN ARC DISTANCE OF 171.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $45^{\circ}18'08''$ EAST, 154.17 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $00^{\circ}17'36''$ EAST, 27.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.34 ACRES, MORE OR LESS, IN AREA.

Parcel B

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH EXTENSION (A 60-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH (A 60-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH OF LAST SAID LANDS, 494.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 409.62 FEET; THENCE NORTH 00°14'33" EAST, 40.08 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.65 FEET, THROUGH A CENTRAL ANGLE OF 79°35'49", AN ARC DISTANCE OF 70.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°37'06" EAST, 64.84 FEET; THENCE NORTH 89°43'18" EAST, 76.49 FEET; THENCE NORTH 63°07'43" WEST, 8.91 FEET; THENCE NORTH 44°58'40" WEST, 20.64 FEET; THENCE NORTH 12°52'21" WEST, 33.61 FEET; THENCE NORTH 00°28'39" WEST, 17.28 FEET; THENCE NORTH 21°34'24" EAST, 39.94 FEET; THENCE NORTH 14°34'06" EAST, 53.23 FEET; THENCE NORTH 29°18'47" EAST, 64.60 FEET; THENCE NORTH 02°06'24" EAST, 1.49 FEET; THENCE NORTH 63°49'58" EAST, 28.17 FEET; THENCE NORTH 32°21'13" EAST, 90.01 FEET; THENCE NORTH 09°20'08" EAST, 37.73 FEET; THENCE NORTH 89°59'40" EAST, 236.06 FEET; THENCE DUE EAST, 101.13 FEET; THENCE SOUTH 00°11'05" EAST, 306.11 FEET; THENCE SOUTH 89°42'24" WEST, 145.60 FEET; THENCE SOUTH 00°17'51" EAST, 97.45 FEET; THENCE SOUTH 30°12'34" WEST, 26.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.02 ACRES, MORE OR LESS, IN AREA.

Exhibit "B"

Agent AuthorizationDate: 5-23-26

City of Jacksonville Beach
 11 N. Third Street
 Jacksonville Beach, FL 32250

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PLANNING & DEVELOPMENT

Re: Agent Authorization for the following site location:

2315 Beach Boulevard (RE # 177290-0000), 2573 2nd Avenue North (RE # 177279-0100), 0 2nd Avenue North (RE # 177294-0000) and 0 2nd Avenue North (RE # 177397-0010)

To whom it may concern:

You are hereby advised that the undersigned is the owner of the property referenced above and described in the legal description(s) attached hereto. Said owner hereby authorizes and empowers Rogers Towers, P.A. to act as agents to file application(s) for a Rezoning and Land Use Amendment for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

WINDWARD JACKSONVILLE BEACH
 OWNER, LLC, a Delaware limited liability
 company

By: _____

Name: Robert FinvarbAs: Manager

STATE OF Florida
 COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 26 day of May, 2023, by Robert Finvarb as Manager of **WINDWARD JACKSONVILLE BEACH OWNER, LLC**, a Delaware limited liability company, on behalf of the company. S/he (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.

Maria (SEAL)

Notary Public, State of Florida and county aforesaid

Name: Marcia AmadorMy Commission Expires: 3-2-2027My Commission Number is: HH368491

MARCIA AMADOR
 Notary Public
 State of Florida
 Comm# HH368491
 Expires 3/2/2027

Exhibit "C"

This instrument was prepared by:
Stephen A. Hould, Esquire
111 Walnut Street
Neptune Beach, FL 32266

When recorded, return this instrument to:
Ronald A. Kriss, Esquire
200 South Biscayne Boulevard, Suite 3100
Miami, FL 33131

32716590 MMC

WARRANTY DEED

THIS INDENTURE, is made effective as of the 17th day of January, 2020, between Rose & Ken, Inc., a Florida corporation having an address at 2315 Beach Boulevard, Jacksonville Beach, Duval County, Florida, ("Grantor"), and Windward Jacksonville Beach Owner, LLC, a Delaware limited liability company having an address at 2999 NE 191st Street, Aventura, Miami-Dade County, FL 33180, (Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's successors and assigns forever all of the right, title, and interest of Grantor in the land described in the attached Exhibit A (the "Land"), situated in Duval County, Florida:

Property Appraiser's Parcel I.D. Nos.: 177294-0000, 117393-0010, 177279-0100, 177290-0000, and 177397-0010.

Subject to taxes and assessments for the year 2020 and subsequent years and to covenants, conditions, restrictions reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose the same.

TOGETHER WITH all and singular, the easements, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining to the Land.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, to their proper use, benefit and behoof forever.

The Grantor does hereby fully warrant the title to the Land and will defend the same against the lawful claims of all persons whomsoever.

Wherever used herein and whatever the context so admits or requires, the terms Grantor and Grantee shall include the singular and the plural; the heirs, legal representatives and assigns of individuals; and the successors and assigns of corporations and limited liability companies.

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK AND
THE GRANTOR'S SIGNATURE APPEARS ON THE FOLLOWING PAGE.**

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be duly executed and delivered in its name, effective the day and year first above written.

Signed, sealed and delivered in our presence.

WITNESSES:

Sign: *Samantha Leonard*
Print Name: Samantha Leonard

ROSE & KEN, INC.,
a Florida corporation

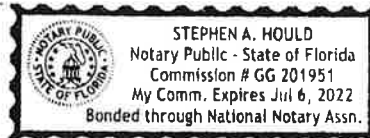
By: *[Signature]*
Kendall B. Taylor, President

Sign: *Michelle Navarro*
Print Name: MICHELLE NAVARRO

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 15th day of January, 2020, by Kendall B. Taylor, as President of Rose & Ken, Inc., a Florida corporation, on behalf of the corporation, who ☒ is personally known to me or ☐ has produced a Florida driver's license as identification.

[Signature]
Notary Public -- State of Florida
Printed Name:
(Seal)



LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL G: (FEE)

A PART OF SURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 225.83 FEET TO THE NORTHWEST CORNER OF SAID SURVEYED SECTION 32; THENCE NORTH 40°16'18" EAST, ALONG THE NORTHERLY LINE OF SAID SURVEYED SECTION 32, A DISTANCE OF 369.56 FEET TO THE NORTHEASTERLY CORNER OF SAID SURVEYED SECTION 32; THENCE SOUTH 36°11'22" EAST, ALONG THE EASTERLY LINE OF SAID SURVEYED SECTION 32, A DISTANCE OF 591.44 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH; THENCE SOUTH 89°27'20" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 483.16 FEET TO THE POINT OF BEGINNING.

PARCEL J: (FEE)

A PORTION OF THE UNSURVEYED SECTION 31 AND UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE ANGLE POINT IN THE U.S. GOVERNMENT MEANDER LINE OF THE WESTERLY BOUNDARY OF THE BARTOLOME DE CASTRO Y. FERRER GRANT, SECTION 38, OF SAID TOWNSHIP AND RANGE, SAID ANGLE POINT BEING THE EXTREME NORTHERLY CORNER OF GOVERNMENT LOT 1, SECTION 32, SAID TOWNSHIP AND RANGE, AND RUN NORTH 50°48'46" EAST, ALONG SAID MEANDER LINE, A DISTANCE OF 1307.64 FEET TO AN ANGLE POINT; RUN THENCE NORTH 20°08'29" WEST, ALONG SAID MEANDER LINE, A DISTANCE OF 899.48 FEET TO A POINT ON THE NORTHERLY LINE OF AFOREMENTIONED UNSURVEYED SECTION 32; RUN THENCE SOUTH 89°21'23" WEST, ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF AFOREMENTIONED UNSURVEYED SECTION 31, A DISTANCE OF 2505.49 FEET TO ITS POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 14, PAGE 72, CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE SOUTH 07°23'37" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 639.00 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 17°34'37" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1533.66 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN TRACT DESCRIBED IN DEED RECORDED IN DEED BOOK 859, PAGE 40, PUBLIC RECORDS OF SAID COUNTY, RUN THENCE NORTH 89°23'23" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT, A DISTANCE OF 999.28 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT; RUN THENCE SOUTH 00°36'37" EAST, ALONG THE EASTERLY BOUNDARY OF SAID TRACT, A DISTANCE OF 40.59 FEET TO ITS POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH (A 60 FOOT RIGHT OF WAY) AS DESCRIBED IN DEED RECORDED IN DEED BOOK 1353, PAGE 152, PUBLIC RECORDS OF SAID COUNTY; RUN THENCE NORTH 89°27'20" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 122.59 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF AFOREMENTIONED GOVERNMENT LOT 1, SECTION 32; RUN THENCE NORTH 27°41'56" WEST, ALONG SAID

SOUTHWESTERLY BOUNDARY, A DISTANCE OF 225.83 FEET TO THE MOST WESTERLY CORNER OF SAID GOVERNMENT LOT; RUN THENCE NORTH 40°16'18" EAST, ALONG THE NORTHWESTERLY BOUNDARY OF SAID GOVERNMENT LOT, A DISTANCE OF 369.56 FEET TO THE POINT OF BEGINNING.

PARCEL K: (FEE)

A PART OF CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 23, BLOCK 1, PINE GROVE UNIT NO. 4, AS RECORDED IN PLAT BOOK 19, PAGES 44 AND 44A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00 DEGREES 31 MINUTES 37 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 23, A DISTANCE OF 100.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 23, SAID SOUTHWESTERLY CORNER BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 6TH AVENUE NORTH, AS NOW ESTABLISHED AS A 50 FOOT RIGHT OF WAY, WITH THE WESTERLY RIGHT OF WAY LINE OF NORTH 19TH STREET AS NOW ESTABLISHED AS AN 80 FOOT RIGHT OF WAY, ALL AS SHOWN ON THE AFOREMENTIONED PLAT OF PINE GROVE NO. 4, SAID POINT BEING A POINT OF CURVE OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2607.60 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A CHORD BEARING OF SOUTH 07 DEGREES 03 MINUTES 53 SECONDS EAST, AND A CHORD DISTANCE OF 587.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 13 DEGREES 32 MINUTES 18 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 241.40 FEET TO A POINT OF CURVE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2603.40 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A CHORD BEARING OF SOUTH 07 DEGREES 30 MINUTES 03 SECONDS EAST, AND A CHORD DISTANCE OF 547.65 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH, AS NOW ESTABLISHED AS AN 80 FOOT RIGHT OF WAY; THENCE SOUTH 89 DEGREES 27 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 435.48 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF 20TH STREET NORTH, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE NORTH 00 DEGREES 32 MINUTES 40 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 182.20 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH EXTENSION, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE SOUTH 89 DEGREES 27 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 36 DEGREES 11 MINUTES 22 SECONDS WEST, A DISTANCE OF 97.94 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 20 SECONDS WEST, A DISTANCE OF 73.83 FEET TO THE WESTERLY LINE OF THE AFOREMENTIONED CASTRO Y. FERRER GRANT; THENCE NORTH 36 DEGREES 11 MINUTES 22 SECONDS WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH EXTENSION AND ALONG SAID WESTERLY LINE OF THE CASTRO Y. FERRER GRANT, A DISTANCE OF 591.44 FEET TO THE NORTHWESTERLY CORNER OF SAID CASTRO Y. FERRER GRANT; THENCE NORTH 50 DEGREES 48 MINUTES 46 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID CASTRO Y. FERRER GRANT, A DISTANCE OF 1154.25 FEET TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY LINE OF FISHER'S PLAT AS RECORDED IN PLAT BOOK 38, PAGE 35, AZALEA ACRES UNIT THREE AS RECORDED IN PLAT BOOK 38, PAGE 82, AND AZALEA ACRES AS RECORDED IN PLAT BOOK 31, PAGE 87, ALL OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89 DEGREES 28 MINUTES 23 SECONDS EAST ALONG SAID

SOUTHERLY BOUNDARY LINES AND ITS WESTERLY PROLONGATION, A DISTANCE OF 615.77 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION FALLING WITH THE PLAT OF MARINA COVE RECORDED IN PLAT BOOK 56, PAGE 3, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCELS A, B, C, C-1, D, E, F, H, I, L, N AND O: (FEE)

A PART OF SURVEYED SECTION 32, UNSURVEYED SECTION 32, AND A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT-OF-WAY; THENCE RUN NORTH 27°41'56" WEST, ALONG THE WESTERLY LINE OF SURVEYED SECTION 32 AND ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE RUN SOUTH 89°27'20" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT-OF-WAY, A DISTANCE OF 755.58 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 1060, PAGE 276 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH 00°32'40" WEST A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1060, PAGE 276; THENCE RUN SOUTH 89°27'20" WEST A DISTANCE OF 634.82 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, AS NOW ESTABLISHED AS A 500 FOOT RIGHT-OF-WAY AND AS RECORDED IN PLAT BOOK 14, PAGES 65 THROUGH 74 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH 01°03'40" WEST ALONG SAID EASTERLY LINE OF THE INTRACOASTAL WATERWAY A DISTANCE OF 250 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY LINE OF THE INTRACOASTAL WATERWAY RUN NORTH 89°27'20" EAST A DISTANCE OF 925.90 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 249.49 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SECOND AVENUE NORTH (AS NOW ESTABLISHED AS A 60 FOOT RIGHT-OF-WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA); THENCE RUN NORTH 89°27'20" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SECOND AVENUE NORTH A DISTANCE OF 654.72 FEET TO A POINT ON THE WESTERLY LINE OF SAID SURVEYED SECTION 32 WHERE SAID RIGHT-OF-WAY LINE TURNS TO THE SOUTHEAST; THENCE RUN SOUTH 36°11'22" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SECOND AVENUE NORTH (BEING ALSO THE WESTERLY LINE OF SURVEYED SECTION 32) A DISTANCE OF 97.94 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE TURNS TO THE EAST; THENCE RUN NORTH 89°27'20" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SECOND AVENUE NORTH A DISTANCE OF 664.40 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2539, PAGE 1035, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN SOUTH 00°32'40" EAST ALONG THE WESTERLY BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS VOLUME 2539, PAGE 1035, OFFICIAL RECORDS VOLUME 3420, PAGE 686, OFFICIAL RECORDS VOLUME 740, PAGE 278 AND OFFICIAL RECORDS VOLUME 3033, PAGE 950, A DISTANCE OF 370 FEET TO A POINT LYING AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT OFFICIAL RECORDS VOLUME 3033, PAGE 950, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH 89°27'20" EAST ALONG THE SOUTHERLY BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS VOLUME 3033, PAGE 950 A DISTANCE OF 100 FEET MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH (A 60

FOOT RIGHT-OF-WAY; THENCE RUN SOUTH 00°32'40" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH A DISTANCE OF 249.88 FEET MORE OR LESS TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (A 200 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 89°27'20" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF BEACH BOULEVARD A DISTANCE OF 958.11 FEET TO THE POINT OF BEGINNING.

BEING THE SAME LANDS AS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

A PART OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SURVEYED SECTION 32 SAID TOWNSHIP AND RANGE AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°27'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 704.33 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 67.00 FEET; THENCE SOUTH 89°50'14" EAST, A DISTANCE OF 243.02 FEET; THENCE NORTH 04°00'30" WEST, A DISTANCE OF 36.07 FEET; THENCE NORTH 89°27'20" EAST, A DISTANCE OF 463.51 FEET; THENCE SOUTH 00°32'40" EAST, A DISTANCE OF 100.00 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD AND THE POINT OF BEGINNING.

PARCEL "B"

A PART OF THE SUBMERGED LANDS OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SURVEYED SECTION 32 SAID TOWNSHIP AND RANGE AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 100 FEET TO SAID WESTERLY LINE OF SURVEYED SECTION 32; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 415.51 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 924.54 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, AS NOW ESTABLISHED AS A 500 FOOT RIGHT OF WAY AND AS RECORDED IN PLAT BOOK 14, PAGES 65-74 OF SAID PUBLIC RECORDS; THENCE NORTH 01°03'40" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°27'20" EAST DEPARTING FROM SAID EASTERLY LINE, A DISTANCE OF 925.90 FEET; THENCE SOUTH 00°32'40" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL "C"

A PART OF SURVEYED SECTION 32 AND A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 89°27'20" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 542.43 FEET; THENCE NORTH 00°32'40" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 366.88 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE NORTH 00°32'40" WEST, A DISTANCE OF 133.09 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 348.73 FEET THENCE NORTH 00°32'40" WEST, A DISTANCE OF 119.91 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SECOND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE NORTH 89°27'20" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 469.40 FEET; THENCE SOUTH 00°32'40" EAST, A DISTANCE OF 253.00 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 140.68 FEET TO THE POINT OF BEGINNING.

PARCEL "C-1"

A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SURVEYED SECTION 32 OF SAID TOWNSHIP 2 SOUTH, RANGE 29 EAST AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 89°27'20" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 542.43 FEET; THENCE NORTH 00°32'40" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 309.94 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE NORTH 00°32'40" WEST, A DISTANCE OF 56.94 FEET; THENCE NORTH 89°27'20" EAST, A DISTANCE OF 140.68 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 253.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SECOND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE NORTH 89°27'20" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET TO THE NORTHWESTERLY CORNER OF THE LANDS AS DESCRIBED IN O.R. VOLUME 2539, PAGE 1035 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°32'40" EAST, ALONG THE WESTERLY LINE OF SAID LANDS AND ALONG THE WESTERLY LINE OF THE LANDS AS DESCRIBED O.R. VOLUME 3420, PAGE 686 AND O.R. VOLUME 740, PAGE 278 OF SAID PUBLIC RECORDS, A DISTANCE OF 309.94 FEET; THENCE SOUTH 89°27'20" WEST, DEPARTING FROM SAID WESTERLY LINE, A DISTANCE OF 315.68 FEET TO THE POINT OF BEGINNING.

PARCEL "D"

A PART OF SURVEYED SECTION 32 AND A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 89°27'20" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 542.43 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 00°32'40" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 309.94 FEET; THENCE NORTH 89°27'20" EAST, A DISTANCE OF 315.68 FEET TO THE WESTERLY LINE OF THE LANDS AS DESCRIBED IN O.R. VOLUME 740, PAGE 278 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY THENCE SOUTH 00°32'40" EAST, ALONG THE WESTERLY LINE OF SAID LANDS AND ALONG THE WESTERLY LINE OF THE LANDS AS DESCRIBED IN O.R. VOLUME 3033, PAGE 950, O.R. VOLUME 4945, PAGE 31 AND O.R. VOLUME 2098, PAGE 550, A DISTANCE OF 309.94 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE SOUTH 89°27'20" WEST; ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 315.68 FEET TO THE POINT OF BEGINNING.

PARCEL "E"

A PART OF UNSURVEYED SECTION 32, A PART OF SURVEYED SECTION 32 AND A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 WITH THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET; THENCE NORTH 00°32'40" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO SAID WESTERLY LINE, A DISTANCE OF 645.00 FEET; THENCE 00°32'40" EAST, A DISTANCE OF 199.97 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE SOUTH 89°27'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 542.43 FEET TO THE POINT OF BEGINNING.

PARCEL "F"

A PART OF SURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°27'20" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 495.41 FEET TO THE WESTERLY LINE OF THE CASTRO Y. FERRER GRANT; THENCE SOUTH 36°11'22" EAST ALONG SAID WESTERLY LINE AND ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID 2ND AVENUE NORTH, A DISTANCE OF 97.94 FEET; THENCE SOUTH 00°32'40" EAST, DEPARTING FROM SAID WESTERLY LINE AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 119.91 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 450.15 FEET TO THE AFOREMENTIONED WESTERLY LINE

OF SURVEYED SECTION 32; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 224.21 FEET TO THE POINT OF BEGINNING.

PARCEL "H"

A PART OF SURVEYED SECTION 32 AND SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29, EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°27'20" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 11.24 FEET; THENCE SOUTH 27°41'56" EAST A DISTANCE OF 212.96 FEET; THENCE NORTH 89°27'20" EAST A DISTANCE OF 802.77 FEET; THENCE SOUTH 00°32'40" EAST A DISTANCE OF 320.00 FEET; THENCE SOUTH 89°27'20" WEST A DISTANCE OF 655.00 FEET; THENCE NORTH 00°32'40" WEST A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY LINE OF AFOREMENTIONED SURVEYED SECTION 32; THENCE NORTH 27°41'56" WEST ALONG SAID WESTERLY LINE OF SURVEYED SECTION 32 A DISTANCE OF 561.36 FEET TO THE POINT OF BEGINNING.

(See notation at end of exhibit regarding overlap and adjustment to acreage.)

PARCEL "I"

A PART OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SURVEYED SECTION 32, SAID TOWNSHIP AND RANGE WITH THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 415.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°27'20" WEST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 04°00'30" EAST, A DISTANCE OF 36.07 FEET; THENCE NORTH 89°50'14" WEST, A DISTANCE OF 243.02 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 634.82 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY AS NOW ESTABLISHED AS A 500 FOOT RIGHT OF WAY AND AS RECORDED IN PLAT BOOK 14, PAGES 65-74 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 01°03'40" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 100 FEET; THENCE NORTH 89°27'20" EAST, DEPARTING FROM SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 924.54 FEET; THENCE SOUTH 00°32'40" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

PARCEL "L"

A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF 20TH STREET NORTH (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°27'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 100.00 FEET; THENCE NORTH 00°32'40" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE A DISTANCE OF 249.88 FEET; THENCE NORTH 89°27'20" EAST A DISTANCE OF 100.00 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF 20TH STREET NORTH; THENCE SOUTH 00°32'40" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 249.88 FEET TO THE POINT OF BEGINNING.

PARCEL "N"

A PART OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID UNSURVEYED SECTION 32 AND THE SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 27°41'56" EAST ALONG SAID EASTERLY LINE OF UNSURVEYED SECTION 32, A DISTANCE OF 561.36 FEET TO THE INTERSECTION WITH A LINE 300 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF BEACH BOULEVARD (STATE ROAD NO. 212); THENCE SOUTH 89°27'20" WEST, ALONG SAID LINE, A DISTANCE OF 415.51 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 499.49 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH; THENCE NORTH 89°27'20" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 159.31 FEET TO THE POINT OF BEGINNING.

PARCEL "O"

A PART OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SURVEYED SECTION 32, SAID TOWNSHIP AND RANGE AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 100.00 FEET TO SAID WESTERLY LINE OF SURVEYED SECTION 32; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 463.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 04°00'30" EAST, A DISTANCE OF 36.07 FEET; THENCE NORTH 89°50'14" WEST, A DISTANCE OF 243.02 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 33.00 FEET; THENCE NORTH 89°27'20" EAST, A DISTANCE OF 240.82 FEET TO THE POINT OF BEGINNING.

(NOTE: The legal description of Parcel H overlaps portions of Parcels C, C-1, D, E and F, so that the total acreage conveyed is less than the sum of the acreage of the individual parcels.)

TOGETHER WITH ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO THE EASEMENTS RESERVED IN DEED BOOK 1353, PAGE 131, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA (TO THE EXTENT SUCH RIGHTS MAY NOT HAVE ALREADY VESTED IN GRANTEE BY MERGER OF TITLE OR THROUGH THE CONVEYANCE OF ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO PARCEL "N").

LEASEHOLD PARCEL:

LEASEHOLD ESTATE CREATED BY UNRECORDED LEASE DATED APRIL 16, 2013 BY AND BETWEEN THE CITY OF JACKSONVILLE BEACH, A FLORIDA MUNICIPAL CORPORATION, LESSOR, AND ROSE AND KEN, INC., A FLORIDA CORPORATION, LESSEE; AS ASSIGNED TO WINDWARD JACKSONVILLE BEACH OWNER, LLC, A LIMITED LIABILITY COMPANY, BY ASSIGNMENT OF LEASE DATED NOVEMBER 18, 2019, AND RECORDED ~~1646~~ IN OFFICIAL RECORDS BOOK ~~908~~ PAGE ~~233~~ OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DEMISING FOR A TERM OF YEARS, THE FOLLOWING PROPERTY, TO WIT:

A PART OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 1060, PAGE 276, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN S. 89°27'20" W. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD AS NOW ESTABLISHED AS A 400 FOOT RIGHT-OF-WAY, A DISTANCE OF 634.8 FEET; THENCE RUN N. 00°32'40" W., A DISTANCE OF 100 FEET; THENCE N. 89°27'20" E., A DISTANCE OF 634.8 FEET; THENCE RUN S. 00°32'40" W., A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

WINDWARD JACKSONVILLE BEACH OWNER LLC

2999 NE 191ST ST
AVENTURA, FL 33180

Primary Site Address
2315 BEACH BLVD
Jacksonville Beach FL 32250

Official Record Book/Page
19085-00719

File #
9432

2315 BEACH BLVD**Property Detail**

RE #	177290-0000
Tax District	USD2
Property Use	2000 Transit Term/Marinas
# of Buildings	5
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	1145954

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$15,599,986.00	\$12,515,296.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$17,000,000.00	\$18,516,800.00
Assessed Value	\$17,000,000.00	\$18,516,800.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$17,000,000.00	See below

RECEIVED

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19085-00719	1/17/2020	\$25,000,000.00	WD - Warranty Deed	Unqualified	Improved
14218-00797	9/27/2007	\$100.00	MS - Miscellaneous	Unqualified	Improved
14165-02423	8/18/2007	\$100.00	QC - Quit Claim	Unqualified	Improved
13479-00009	8/21/2006	\$100.00	QC - Quit Claim	Unqualified	Improved
07984-01745	11/23/1994	\$1,660,000.00	WD - Warranty Deed	Unqualified	Improved
07984-01735	5/3/1994	\$100.00	QC - Quit Claim	Unqualified	Vacant
07984-01732	5/10/1994	\$100.00	QC - Quit Claim	Unqualified	Vacant
01133-00081	1/7/1946	\$102,800.00	MS - Miscellaneous	Qualified	Improved
01060-00276	7/14/1960	\$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	BHSC1	Bulkhead Sheet Piling	1	0	0	400.00	\$253,368.00
1	PVCC1	Paving Concrete	3	0	0	555.00	\$1,052.00
1	PVCC1	Paving Concrete	5	0	0	13,520.00	\$23,498.00
2	SDSC6	Sprinkler Dry System	5	0	0	80,567.00	\$60,425.00
2	WMCC1	Wall Masonry/Concrt	3	0	0	558.00	\$2,750.00
2	DKWC2	Deck Wooden	1	0	0	7,820.00	\$49,501.00
3	ELHC6	Elevator Hydraulic	1	0	0	1.00	\$16,985.00
3	GRCC2	Garage/Util Bdg Conc	3	17	9	153.00	\$2,030.00
3	MZWC6	Mezzanine Wood	5	0	0	720.00	\$11,310.00
4	FCLC1	Fence Chain Link	5	0	0	504.00	\$1,988.00
4	CVPC2	Covered Patio	3	8	8	64.00	\$442.00
4	ESHC6	Elevator Stops Hydra	1	0	0	3.00	\$10,343.00
5	SWSC6	Sprinkler Wet System	1	0	0	14,700.00	\$8,967.00
5	FCBC1	Fence Chain Barbed	5	0	0	1,310.00	\$7,768.00
6	GRMC2	Garage/Util Bdg Metl	5	96	30	2,880.00	\$23,155.00
6	DKWC2	Deck Wooden	1	0	0	11,025.00	\$69,788.00
7	PVAC1	Paving Asphalt	1	0	0	54,200.00	\$44,281.00
8	PVCC1	Paving Concrete	1	0	0	2,961.00	\$5,614.00
9	PVAC1	Paving Asphalt	1	0	0	2,880.00	\$2,972.00
10	DKWC2	Deck Wooden	1	0	0	6,670.00	\$42,221.00
11	BHCC1	Bulkhead Concrete	1	0	0	660.00	\$140,026.00
12	DKWC2	Deck Wooden	1	0	0	312.00	\$1,975.00
13	PVAC1	Paving Asphalt	1	0	0	41,915.00	\$36,047.00
14	PVCC1	Paving Concrete	1	0	0	630.00	\$1,194.00

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Property Appraiser - Property Details

15	PVCC1	Paving Concrete	1	0	0	2,088.00	\$3,959.00
16	WMCC1	Wall Masonry/Concr	1	0	0	838.00	\$2,665.00
17	BHCC1	Bulkhead Concrete	1	0	0	1,760.00	\$1,275,789.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1010	COMMERCIAL WATERFRONT	JPUD	0.00	0.00	Common	391,988.00	Square Footage	\$9,799,700.00
2	1010	COMMERCIAL WATERFRONT	JPUD	0.00	0.00	Common	69,994.00	Square Footage	\$1,049,910.00
3	1010	COMMERCIAL WATERFRONT	JPUD	0.00	0.00	Common	66,531.00	Square Footage	\$1,663,275.00
4	9500	SUBMERGED LAND	JPUD	0.00	0.00	Common	14.18	Acreage	\$2,411.00

Legal

LN	Legal Description
1	32-2S-29E 26.313
2	PT SURVEYED & UNSURVEYED SEC 32,
3	PT D DE CASTRO Y FERRER GRANT SEC 38
4	RECD O/R 19085-719 BEING PARCEL A-O

Buildings

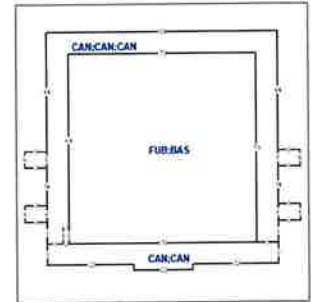
Building 1

Building 1 Site Address
2315 BEACH BLVD Unit
Jacksonville Beach FL 32250

Building Type	1801 - OFFICE 3-8 STY
Year Built	1986
Building Value	\$797,824.00

Type	Gross Area	Heated Area	Effective Area
Canopy	1796	0	449
Canopy	1796	0	449
Canopy	1796	0	449
Finished upper story 2	9800	9800	9800
Base Area	4900	4900	4900
Unfinished Storage	12	0	5
Canopy	48	0	12
Canopy	48	0	12
Canopy	48	0	12
Canopy	48	0	12
Canopy	48	0	12
Canopy	48	0	12
Canopy	48	0	12
Canopy	48	0	12
Canopy	732	0	183
Canopy	732	0	183
Total	21948	14700	16514

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame



Element	Code	Detail
Stories	3.000	
Baths	27.000	
Rooms / Units	25.000	
Avg Story Height	10.000	

2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$19,408,840.00	\$0.00	\$19,408,840.00	\$143,823.03	\$155,779.23	\$143,262.47
Public Schools: By State Law	\$20,024,900.00	\$0.00	\$20,024,900.00	\$62,814.06	\$64,800.58	\$62,689.95
By Local Board	\$20,024,900.00	\$0.00	\$20,024,900.00	\$39,664.61	\$45,015.98	\$39,587.22
FL Inland Navigation Dist.	\$19,408,840.00	\$0.00	\$19,408,840.00	\$564.62	\$621.08	\$557.03
Jax Beach	\$19,408,840.00	\$0.00	\$19,408,840.00	\$70,484.08	\$77,532.49	\$70,508.43
Water Mgmt Dist. SJRWMD	\$19,408,840.00	\$0.00	\$19,408,840.00	\$3,862.36	\$3,831.31	\$3,831.31
Urban Service Dist2	\$19,408,840.00	\$0.00	\$19,408,840.00	\$0.00	\$0.00	\$0.00
			Totals	\$321,212.76	\$347,580.67	\$320,436.41
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$17,644,400.00	\$17,644,400.00	\$0.00	\$17,644,400.00		
Current Year	\$20,024,900.00	\$19,408,840.00	\$0.00	\$19,408,840.00		

2022 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

<https://paopropertysearch.coj.net/Basic/Detail.aspx?RE=1772900000>

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Property Appraiser - Property Details

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

[2022](#)[2021](#)[2020](#)[2019](#)[2018](#)[2017](#)[2016](#)[2015](#)[2014](#)

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

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Property Appraiser - Property Details

WINDWARD JACKSONVILLE BEACH OWNER LLC2999 NE 191ST ST
AVENTURA, FL 33180**Primary Site Address**2573 N 2ND AVE
Jacksonville Beach FL 32250**Official Record Book/Page**

19085-00719

File #

9432

2573 N 2ND AVE**Property Detail**

RE #	177279-0100
Tax District	USD2
Property Use	9900 Res Acrg Not Classified AG > 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	3610441

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property](#).

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$571.00	\$520.00
Land Value (Market)	\$90,010.00	\$90,010.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$90,581.00	\$90,530.00
Assessed Value	\$90,581.00	\$90,530.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$90,581.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19085-00719	1/17/2020	\$25,000,000.00	WD - Warranty Deed	Unqualified	Vacant
14172-00527	8/18/2007	\$100.00	QC - Quit Claim	Unqualified	Vacant
10771-01127	11/11/2002	\$1,930,000.00	WD - Warranty Deed	Unqualified	Vacant
07269-02326	2/5/1992	\$100.00	WD - Warranty Deed	Unqualified	Vacant
05719-02362	10/3/1983	\$105,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SHAC2	Shed Aluminum	0	8	8	64.00	\$520.00

Land & Legal**Land**

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	JRS-1	0.00	0.00	Common	2.50	Acreage	\$75,000.00
2	9602	SWAMP	JRS-1	0.00	0.00	Common	3.90	Acreage	\$1,170.00
3	9612	SALT WATER MARSH	JRS-1	0.00	0.00	Common	81.41	Acreage	\$13,840.00

Legal

LN	Legal Description
1	38-2S-29E 87.81
2	PT SECS 31,32 UNSURVEYED RECD
3	O/R 19085-719 BEING PARCEL J

Buildings

No data found for this section

2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$90,581.00	\$0.00	\$90,581.00	\$738.89	\$727.02	\$668.61
Public Schools: By State Law	\$90,581.00	\$0.00	\$90,581.00	\$322.71	\$293.12	\$283.57
By Local Board	\$90,581.00	\$0.00	\$90,581.00	\$203.78	\$203.63	\$179.07
FL Inland Navigation Dist.	\$90,581.00	\$0.00	\$90,581.00	\$2.90	\$2.90	\$2.60
Jax Beach	\$90,581.00	\$0.00	\$90,581.00	\$362.11	\$361.84	\$329.06
Water Mgmt Dist. SJRWMD	\$90,581.00	\$0.00	\$90,581.00	\$19.84	\$17.88	\$17.88
Urban Service Dist2	\$90,581.00	\$0.00	\$90,581.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,650.23	\$1,606.39	\$1,480.79
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$90,648.00	\$90,648.00	\$0.00	\$90,648.00		
Current Year	\$90,581.00	\$90,581.00	\$0.00	\$90,581.00		

2022 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

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Property Appraiser - Property Details

Property Record Card (PRC)

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[2022](#)[2021](#)[2020](#)[2019](#)[2018](#)[2017](#)[2016](#)[2015](#)[2014](#)

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Property Appraiser - Property Details

WINDWARD JACKSONVILLE BEACH OWNER LLC2999 NE 191ST ST
AVENTURA, FL 33180**Primary Site Address**0 N 2ND AVE
Jacksonville Beach FL 32250**Official Record Book/Page**

19085-00719

Tile #

9432

0 N 2ND AVE**Property Detail**

RE #	177294-0000
Tax District	USD2
Property Use	9600 Waste Land
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	177285

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Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$604.00	\$604.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$604.00	\$604.00
Assessed Value	\$604.00	\$604.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$604.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19085-00719	1/17/2020	\$25,000,000.00	WD - Warranty Deed	Unqualified	Vacant
10771-01127	11/18/2002	\$1,930,000.00	WD - Warranty Deed	Unqualified	Vacant
05748-01662	11/15/1983	\$1,000.00	WD - Warranty Deed	Unqualified	Vacant
05748-01659	11/15/1983	\$120,000.00	WD - Warranty Deed	Unqualified	Vacant
05748-01656	11/15/1983	\$157,444.00	WD - Warranty Deed	Unqualified	Vacant
05748-01653	11/15/1983	\$239,500.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal**Land**

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	9612	SALT WATER MARSH	JRS-1	0.00	0.00	Common	3.55	Acreage	\$604.00

Legal

LN	Legal Description
1	32-2S-29E 3.55
2	PT GOVT LOT 1 RECD O/R 19085-719
3	BEING PARCEL G

Buildings

No data found for this section

2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$604.00	\$0.00	\$604.00	\$4.92	\$4.85	\$4.46
Public Schools: By State Law	\$604.00	\$0.00	\$604.00	\$2.15	\$1.95	\$1.89
By Local Board	\$604.00	\$0.00	\$604.00	\$1.36	\$1.36	\$1.19
FL Inland Navigation Dist.	\$604.00	\$0.00	\$604.00	\$0.02	\$0.02	\$0.02
Jax Beach	\$604.00	\$0.00	\$604.00	\$2.41	\$2.41	\$2.19
Water Mgmt Dist. SJRWMD	\$604.00	\$0.00	\$604.00	\$0.13	\$0.12	\$0.12
Urban Service Dist2	\$604.00	\$0.00	\$604.00	\$0.00	\$0.00	\$0.00
Totals				\$10.99	\$10.71	\$9.87

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$604.00	\$604.00	\$0.00	\$604.00
Current Year	\$604.00	\$604.00	\$0.00	\$604.00

2022 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

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Property Appraiser - Property Details

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[2022](#)[2021](#)[2020](#)[2019](#)[2018](#)[2017](#)[2016](#)[2015](#)[2014](#)

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Property Appraiser - Property Details

WINDWARD JACKSONVILLE BEACH OWNER LLC 2999 NE 191ST ST
AVENTURA, FL 33180**Primary Site Address**
0 N 2ND AVE
Jacksonville Beach FL 32250**Official Record Book/Page**
19085-00719**Tile #**
9432**0 N 2ND AVE****Property Detail**

RE #	177397-0010
Tax District	USD2
Property Use	2000 Transit Term/Marinas
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	1434508

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Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$5,865.00	\$1,263,438.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$5,865.00	\$1,263,438.00
Assessed Value	\$5,865.00	\$6,451.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$1,256,987.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$5,865.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptionsSJRWMD/FIND Taxable Value
No applicable exemptionsSchool Taxable Value
No applicable exemptions**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19085-00719	1/17/2020	\$25,000,000.00	WD - Warranty Deed	Unqualified	Vacant
03543-00362	6/1/1973	\$210,000.00	WD - Warranty Deed	Unqualified	Vacant
03986-00170	8/4/1975	\$1,000.00	CT - Certificate of Title	Unqualified	Vacant
05735-00878	12/16/1983	\$300,000.00	WD - Warranty Deed	Unqualified	Vacant
07269-02328	2/5/1992	\$100.00	WD - Warranty Deed	Unqualified	Vacant
05857-01515	9/25/1984	\$80,000.00	WD - Warranty Deed	Unqualified	Vacant
07269-02322	2/5/1992	\$100.00	WD - Warranty Deed	Unqualified	Improved
10771-01127	11/14/2002	\$1,930,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal **Land**

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	JRS-1	430.00	105.00	Common	430.00	Front Footage	\$1,257,750.00
2	9612	SALT WATER MARSH	JRS-1	0.00	0.00	Common	33.46	Acreage	\$5,688.00

Legal

LN	Legal Description
1	38-2S-29E 34.50
2	B DE CASTRO Y FERRER GRANT
3	PT RECD O/R 19085-719 BEING PARCEL K

Buildings

No data found for this section

2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$246,891.00	\$0.00	\$246,891.00	\$2,012.46	\$1,981.60	\$1,822.38
Public Schools: By State Law	\$246,891.00	\$0.00	\$246,891.00	\$878.93	\$798.94	\$772.92
By Local Board	\$246,891.00	\$0.00	\$246,891.00	\$555.01	\$555.01	\$488.08
FL Inland Navigation Dist.	\$246,891.00	\$0.00	\$246,891.00	\$7.90	\$7.90	\$7.09
Jax Beach	\$246,891.00	\$0.00	\$246,891.00	\$986.26	\$986.26	\$896.91
Water Mgmt Dist. SJRWMD	\$246,891.00	\$0.00	\$246,891.00	\$54.04	\$48.74	\$48.74
Urban Service Dist2	\$246,891.00	\$0.00	\$246,891.00	\$0.00	\$0.00	\$0.00
			Totals	\$4,494.60	\$4,378.45	\$4,036.12

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$246,891.00	\$246,891.00	\$0.00	\$246,891.00
Current Year	\$246,891.00	\$246,891.00	\$0.00	\$246,891.00

2022 TRIM Property Record Card (PRC)

7/26/23, 12:29 PM

Property Appraiser - Property Details

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Property Record Card (PRC)

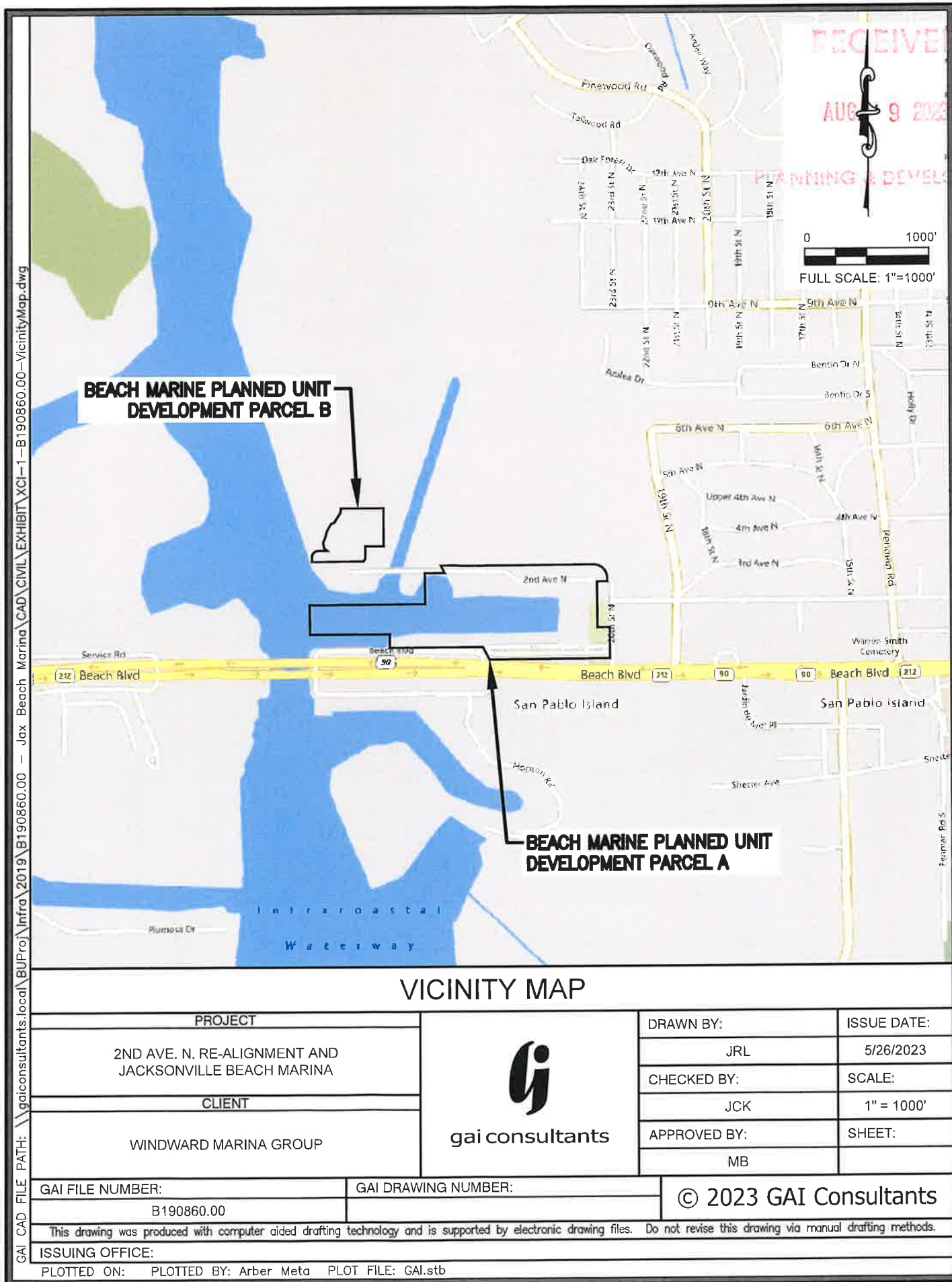
The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

[2022](#)[2021](#)[2020](#)[2019](#)[2018](#)[2017](#)[2016](#)[2015](#)[2014](#)

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More Information

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RECEIVED

AUG 9 2023

PLANNING & DEVELOPMENT

0 500'
FULL SCALE: 1"=500'

LEGEND

CONSERVATION (5.26 AC.)

COMMUNITY COMMERCIAL (15.35 AC.)

RECREATION OPEN SPACE (0.99 AC.)

LOW DENSITY RESIDENTIAL (10.181 AC.)

GAI CAD FILE PATH: Z:\Infra\2019\B190860.00 - Jax Beach Marina\CAD\CIVIL\EXHIBIT\XCI-1-B190860.00-Exhibits\FandF1.dwg

MASTER EXHIBITS MAP BEFORE FLUM

PROJECT		 gai consultants	DRAWN BY:	ISSUE DATE:
2ND AVE. N. RE-ALIGNMENT AND JACKSONVILLE BEACH MARINA			JRL	5/26/2023
CLIENT			CHECKED BY:	SCALE:
WINDWARD MARINA GROUP			JCK	1" = 500'
			APPROVED BY:	SHEET:
			MB	F
GAI FILE NUMBER:		GAI DRAWING NUMBER:		© 2023 GAI Consultants
B190860.00				
This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.				
ISSUING OFFICE:				
PLOTTED ON: PLOTTED BY: Jennifer C. Klich PLOT FILE: GAI.stb				

Exhibit "F1"

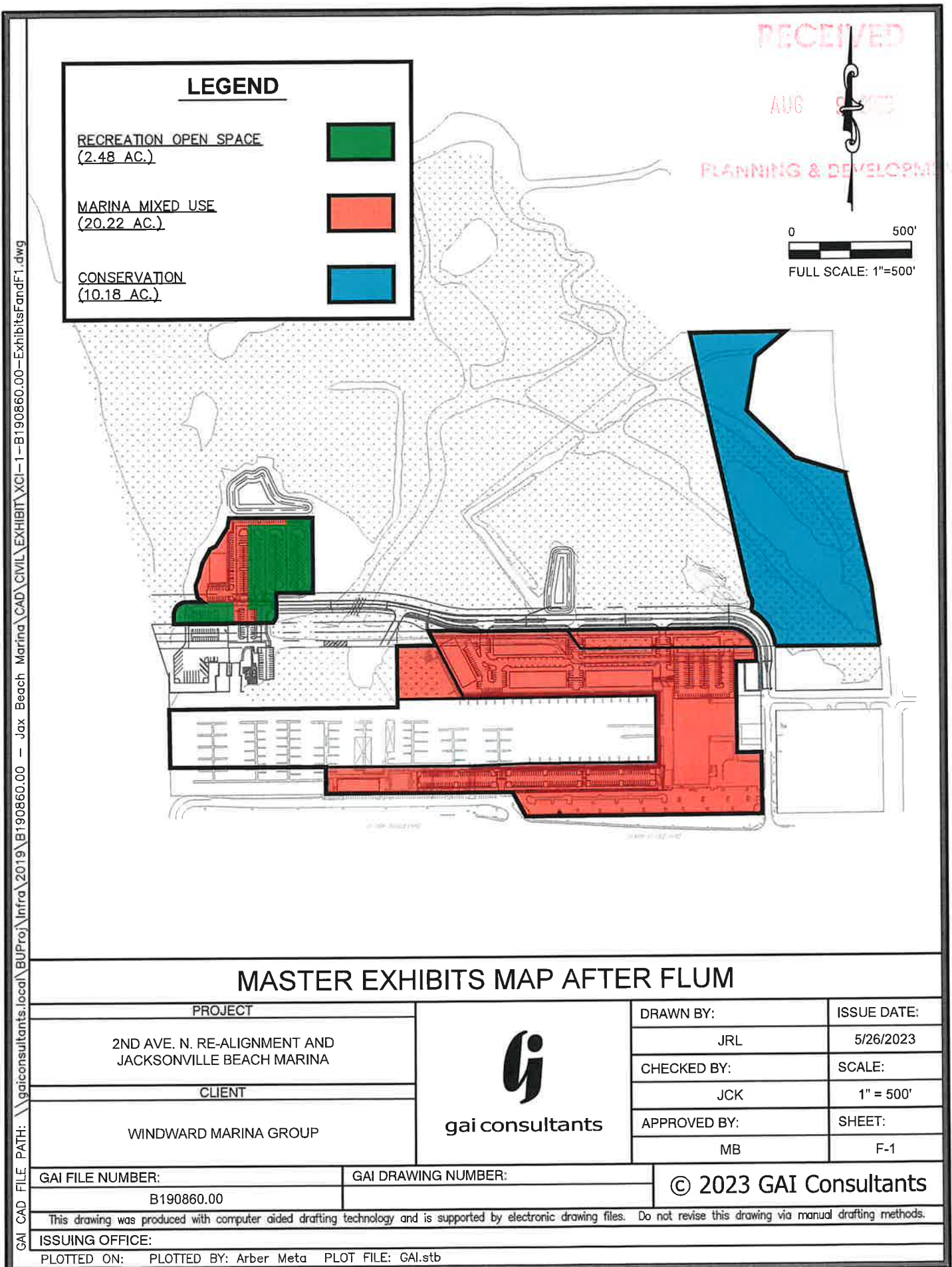
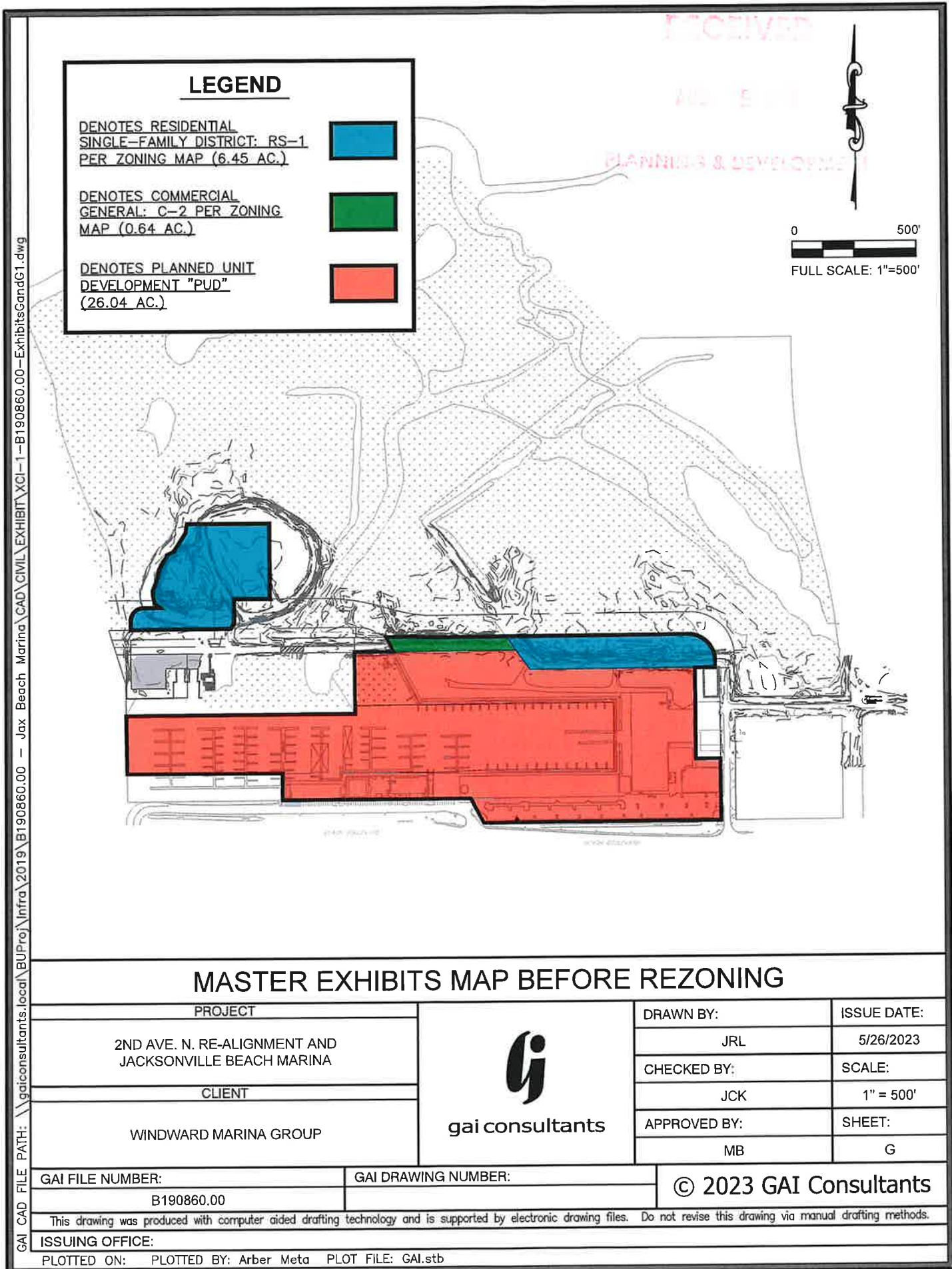
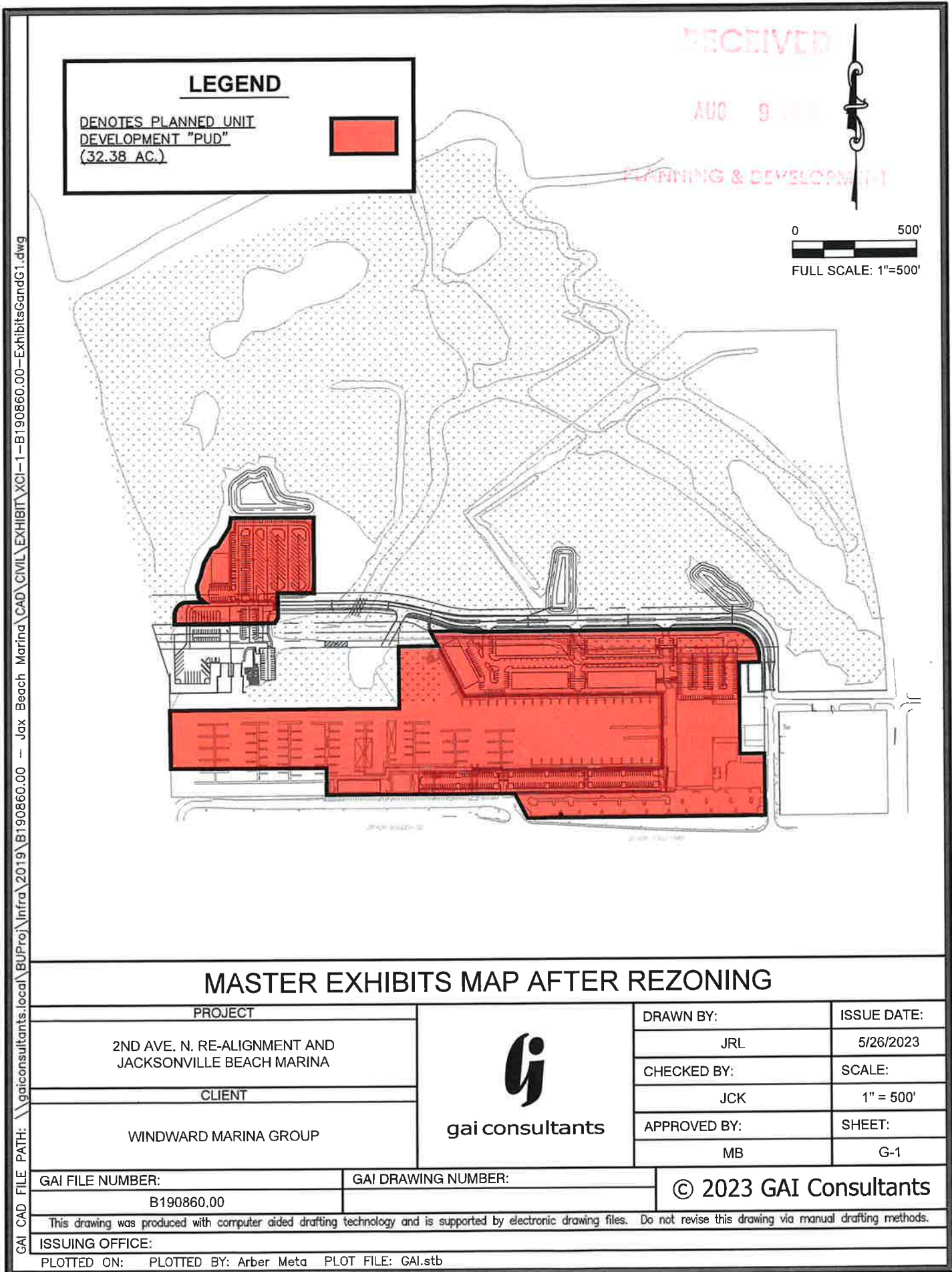


Exhibit "G"



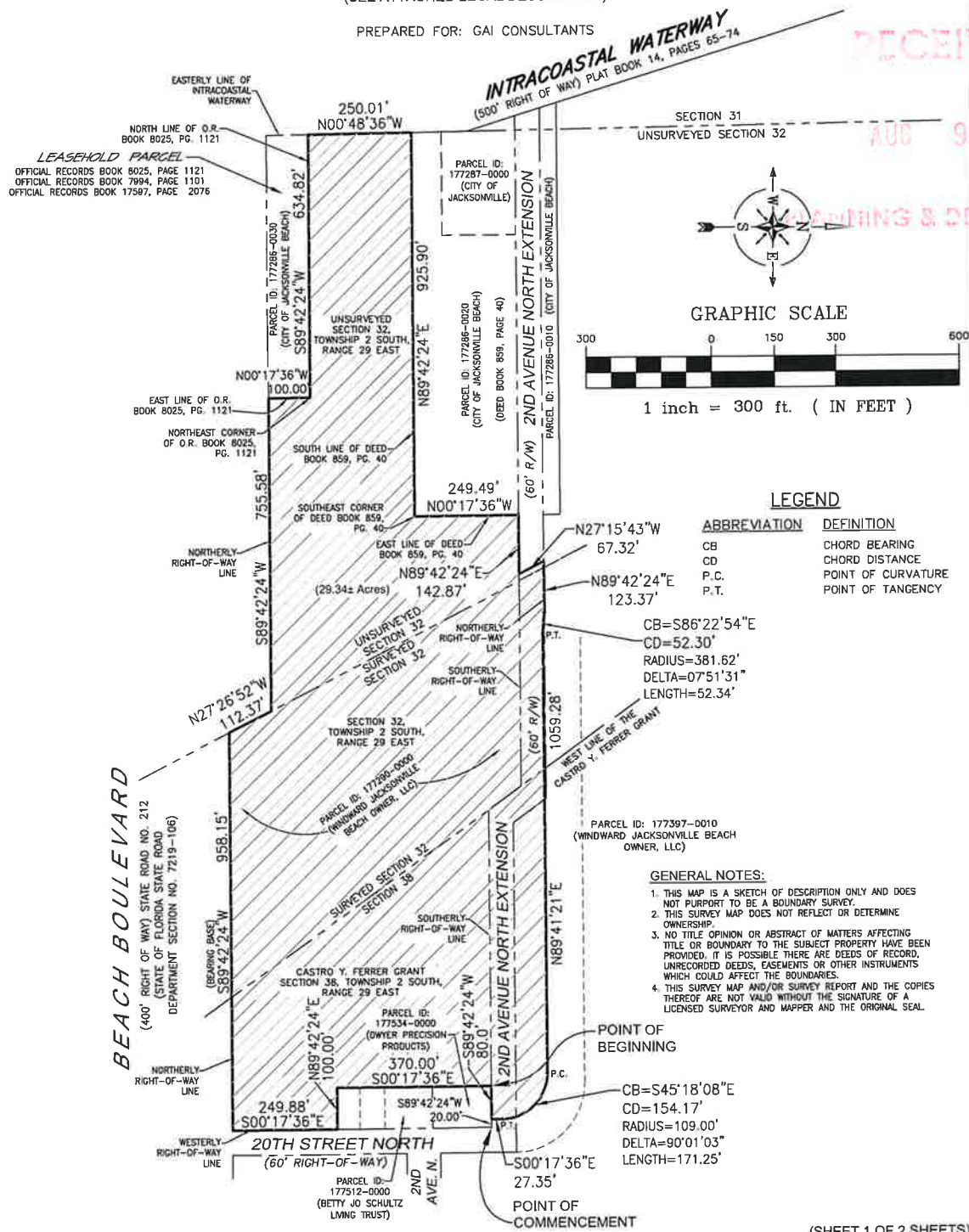
GAI CAD FILE PATH: \\gaiconsultants.local\BUPProj\Infra\2019\B190860.00 - Jax Beach Marina\CAD\CIVIL\EXHIBIT\XCI-1-B190860.00-ExhibitsGandG1.dwg

Exhibit "G1"



(NOT FULL &
COMPLETE
WITHOUT SHEET
2 OF 2 SHEETS)

PREPARED FOR: GAI CONSULTANTS



(SHEET 1 OF 2 SHEETS)

SURVEYORS – MAPPERS – LAND PLANNERS

P.O. BOX 10046 — FLEMING ISLAND, FLORIDA — 32006 — PHONE (904) 215-0707 — FAX (904) 215-0711

HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SIGNED July 13, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettsurveyors.com

BEARING DATUM BASED ON NORTH R/W OF BEACH BLVD (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO: — PAGE: —

LEGAL: N/A

ORDER NO. 10-03-04

COMPUTER FILE: MAP PUD PARCEL A.dwg

SCALE: $1"=300'$

FILE NO.: S-6134-PUDA

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT
SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTION)

(NOT FULL &
COMPLETE
WITHOUT SHEET
1 OF 2 SHEETS)

LEGAL DESCRIPTION (PUD PARCEL "A")

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SURVEYED SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 00°17'36" EAST, 370.00 FEET; THENCE NORTH 89°42'24" EAST, 100.00 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH; THENCE SOUTH 00°17'36" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 249.88 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (STATE ROAD No. 212, A VARIABLE WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 958.15 FEET; THENCE NORTH 27°26'52" WEST, 112.37 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 755.58 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 00°17'36" WEST, ALONG THE EAST LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 8025, PAGE 1121 OF AFORESAID PUBLIC RECORDS, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 634.82 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE INTRACOASTAL WATERWAY, AS RECORDED IN PLAT BOOK 14, PAGES 65 THROUGH 74, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTH 00°48'36" WEST, ALONG LAST SAID LINE, A DISTANCE OF 250.01 FEET; THENCE DEPARTING SAID EASTERLY LINE NORTH 89°42'24" EAST, ALONG THE SOUTH LINE OF THOSE LANDS RECORDED IN DEED BOOK 859, PAGE 40 OF SAID PUBLIC RECORDS, A DISTANCE OF 925.90 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°17'36" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 249.49 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 142.87 FEET; THENCE NORTH 27°15'43" WEST, 67.32 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.37 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE NORTHERLY; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 381.62 FEET, THROUGH A CENTRAL ANGLE OF 07°51'31", AN ARC DISTANCE OF 52.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°22'54" EAST, 52.30 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°41'21" EAST, 1059.28 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 109.00 FEET, THROUGH A CENTRAL ANGLE OF 90°01'03", AN ARC DISTANCE OF 171.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°18'08" EAST, 154.17 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°17'36" EAST, 27.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.34 ACRES, MORE OR LESS, IN AREA.

(SHEET 2 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.

SURVEYORS – MAPPERS – LAND PLANNERS

P.O. BOX 10046 – FLEMING ISLAND, FLORIDA – 32006 – PHONE (904) 215-0707 – FAX (904) 215-0711

FIELD BOOK NO.: _____	PAGE: _____	LEGAL: _____ PG. 2	ORDER NO.: <u>10-03-04</u>
COMPUTER FILE: <u>MAP PUD PARCEL A</u>	SCALE: <u>1" = N/A</u>	FILE NO.: <u>S-6134-PUDA</u>	

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.

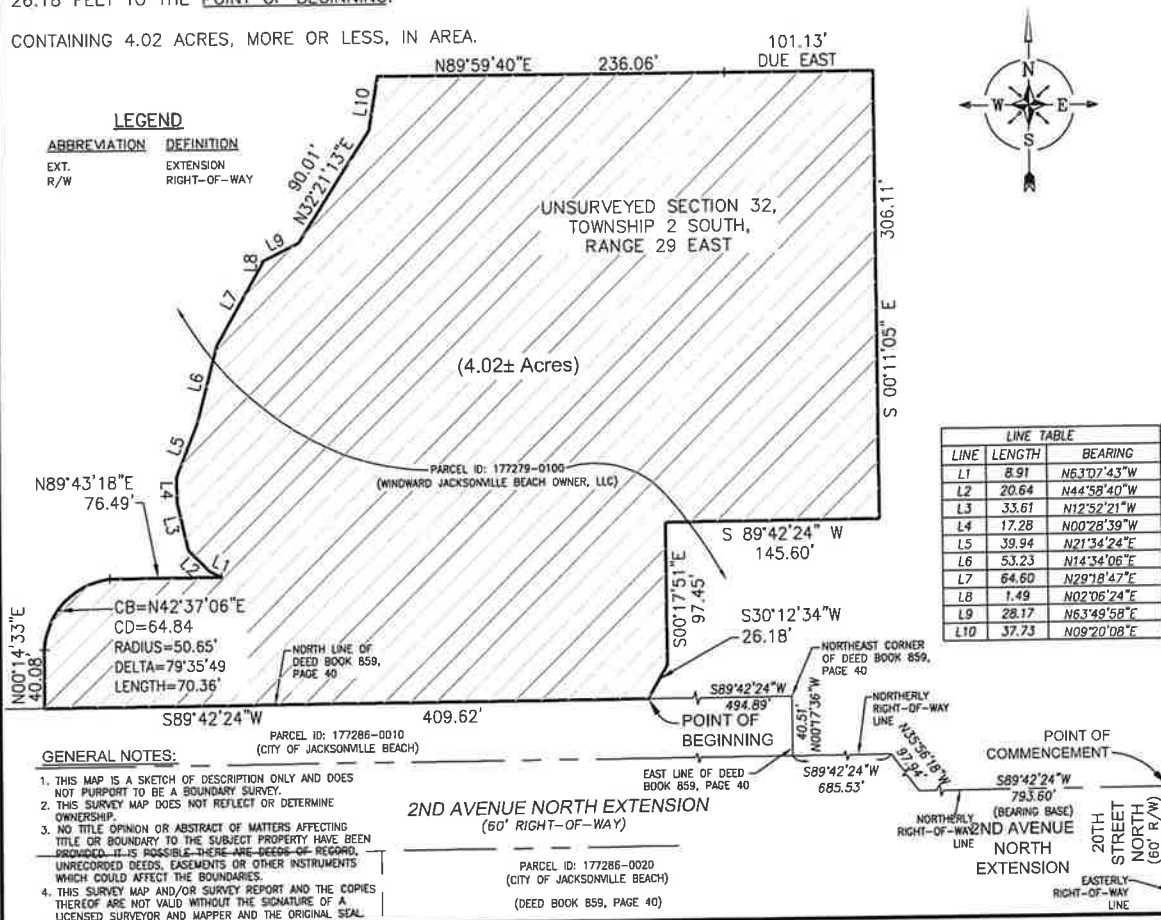
PREPARED FOR: GAI CONSULTANTS

LEGAL DESCRIPTION (PUD PARCEL "B")

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH OF LAST SAID LANDS, 494.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 409.62 FEET; THENCE NORTH 00°14'33" EAST, 40.08 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.65 FEET, THROUGH A CENTRAL ANGLE OF 79°35'49", AN ARC DISTANCE OF 70.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°37'06" EAST, 64.84 FEET; THENCE NORTH 89°43'18" EAST, 76.49 FEET; THENCE NORTH 63°07'43" WEST, 8.91 FEET; THENCE NORTH 44°58'40" WEST, 20.64 FEET; THENCE NORTH 12°52'21" WEST, 33.61 FEET; THENCE NORTH 00°28'39" WEST, 17.28 FEET; THENCE NORTH 21°34'24" EAST, 39.94 FEET; THENCE NORTH 14°34'06" EAST, 53.23 FEET; THENCE NORTH 29°18'47" EAST, 64.60 FEET; THENCE NORTH 02°06'24" EAST, 1.49 FEET; THENCE NORTH 63°49'58" EAST, 28.17 FEET; THENCE NORTH 32°21'13" EAST, 90.01 FEET; THENCE NORTH 09°20'08" EAST, 37.73 FEET; THENCE NORTH 89°59'40" EAST, 236.06 FEET; THENCE DUE EAST, 101.13 FEET; THENCE SOUTH 00°11'05" EAST, 306.11 FEET; THENCE SOUTH 89°42'24" WEST, 145.60 FEET; THENCE SOUTH 00°17'51" EAST, 97.45 FEET; THENCE SOUTH 30°12'34" WEST, 26.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.02 ACRES, MORE OR LESS, IN AREA.

**CHARLES BASSETT & ASSOC., INC.****SURVEYORS - MAPPERS - LAND PLANNERS**

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION

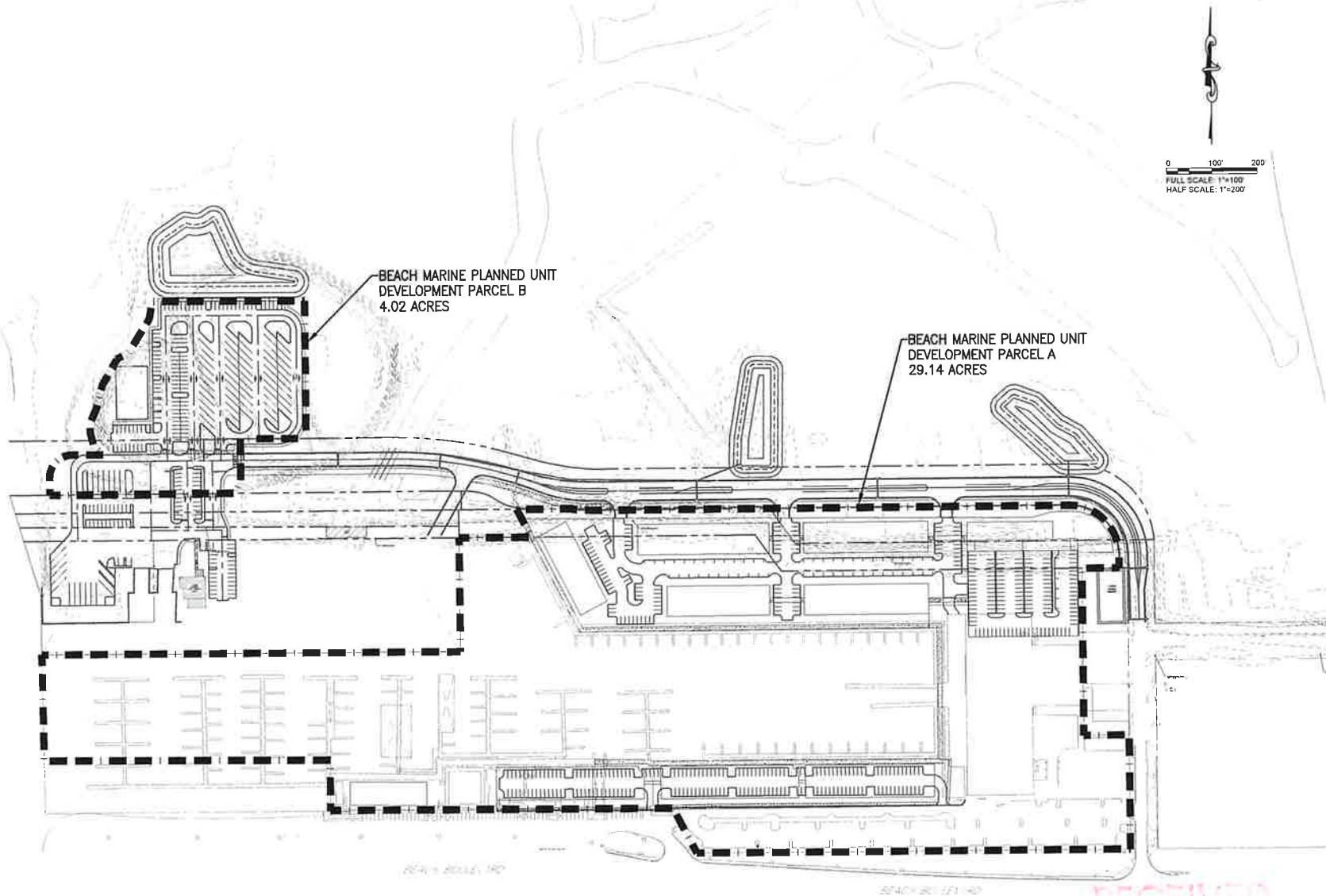
PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
 LICENSED BUSINESS NUMBER 6628
 rbassett@bassettssurveyors.com

SIGNED July 12, 2023BEARING DATUM BASED ON NORTH R/W 2nd AVE N. EXT. (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONEFIELD BOOK NO: - PAGE: -LEGAL: N/AORDER NO: 10-03-04COMPUTER FILE: MAP PUD PARCEL B.dwgSCALE: 1"=100'FILE NO: S-6134-PUDB

Z:\WORK\2019\B1105660.DWG - 2nd Beach Marina\GAI\CON\CONVERT\VD-1-41192460.DWG - Conservation\LandUse.dwg Jul 07, 2023 - 5:53pm

Exhibit "I"



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PHASING EXHIBIT

**2ND AVE. N. RE-ALIGNMENT AND
JACKSONVILLE BEACH MARINA**

USA:



gai consultants

12574 Flagler Center Blvd
Suite 202
Jacksonville, FL 32207
PHONE: 904-363-1110

PROJECT NO./DASH NO.

SHEET

EX-PHASE

PLANNING & DEVELOPMENT



Z:\Infra\2019\B190860.00 - Jax Beach Marina\CAD\CIVIL\EXHIBIT\PU\Site Plan 2 (11-8-23).dwg Nov 09, 2023 - 8:56am

LEGEND

ASPHALT

CONCRETE

EXISTING WETLANDS

EXISTING STRUCTURE/OBJECT TO BE DEMOLISHED

			Existing	Required	Proposed w/ lease
Dockside Seafood Restaurant (Existing)	4000 SF	Standard Spaces	56	40	57
		ADA Spaces	2	2	2
City of Jacksonville Trail Parking (NEW)		Standard Spaces	--	4	4
		ADA Spaces	--	1	1
Boat Ramp (Existing)		Standard Spaces	8	--	11
		ADA Spaces	1	--	1
		Trailer	36	--	36
		Trailer - Overflow		--	56
		Trailer - ADA	2	--	2
Marine Mixed-Use (NEW)	16,800 SF	Standard Spaces	--	68	99
8,400 SF PER FLOOR		ADA Spaces	--	3	5

0 60' 120'
FULL SCALE: 1"=60'
HALF SCALE: 1"=120'

REVISIONS					DESCRIPTION
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Exhibit "M"

Jax Beach Marine
PUD Site Plan

SHARED PARKING ANALYSIS - UTILIZING ITE TRIP GENERATION MANUAL (11th Ed) (Released September 2021)

Date: May 25, 2023

Trip Gen Code	932	710	710	420	842
Land Use	High-Turnover (Sit-Down) Restaurant	General Office Building	General Office Building	Marina	Recreational Vehicle Sales
Description	Proposed 2-story restaurant near existing 3-story office bldg	Existing 3-story bldg	Existing Boat Club Bldg	Existing Wet & Dry Boat Slips	Existing Boat Sales/Showroom (Marine Max)
Unit	Space (SF)	Space (SF)	Space (SF)	Berths	Space (SF)
Quantity	18000	14700	2000	547	10414

Average Rate: Weekday, AM	9.57	$\ln(T) = 0.86 \ln(X) + 1.16$	$\ln(T) = 0.86 \ln(X) + 1.16$	0.07	0.46
Peak Hour (7am - 9am)					
% Entering	55%	88%	3	33%	85%
% Existing	45%	12%	12%	67%	15%
Parking Spaces Required	95	28	15	26	4
Notes:					
Average Rate: Weekday, PM	9.05	$\ln(T) = 0.83 \ln(X) + 1.29$	$\ln(T) = 0.83 \ln(X) + 1.29$	0.21	0.77
Peak Hour (4pm - 6pm)					
% Entering	61%	17%	17%	60%	31%
% Existing	39%	83%	83%	40%	69%
Parking Spaces Required	99	6	1	69	2
Notes:					
Average Rate: Saturday, Peak	11.19	0.53	0.53	0.22	0.85
Hour of Generator					
% Entering	51%	54%	54%	44%	54%
% Existing	49%	46%	46%	56%	46%
Parking Spaces Required	103	4	1	53	5
Notes:					
Average Rate: Sunday, Peak	25.83	0.21	0.21	0.31	0.77
Hour of Generator					
% Entering	55%	58%	58%	68%	37%
% Existing	45%	42%	42%	32%	63%
Parking Spaces Required	256	2	0	115	3
Notes:					

Average Rate: Weekday, AM	9.57	$\ln(T) = 0.86 \ln(X) + 1.16$	$\ln(T) = 0.86 \ln(X) + 1.16$	0.07	0.46
Peak Hour (7am - 9am)					
% Entering	55%	88%	3	33%	85%
% Existing	45%	12%	12%	67%	15%
Parking Spaces Required	95	28	15	26	4
Notes:					
Average Rate: Weekday, PM	9.05	$\ln(T) = 0.83 \ln(X) + 1.29$	$\ln(T) = 0.83 \ln(X) + 1.29$	0.21	0.77
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Parking Spaces Required	256	2	0	115	3
Notes:					

RECEIVED
AUG 9 2023
PLANNING & DEVELOPMENT

Sunday Peak Hour Total
MAXIMUM PARKING REQ'D

376

Data not available. Used Weekday
PM Peak hour of generator



Beaches Energy Services

1460-A Shetter Ave

Jacksonville Beach

FL 32250

Phone: 904.247.6281

www.beachesenergy.com



June 27, 2023

Re: Beach Marine

2315 Beach Blvd, Jacksonville Beach

Dear Ms. Klich:

This letter is to advise that the above referenced address is within the service area of Beaches Energy Services. Adequate power will be available upon compliance with requirements of the local codes and ordinances.

We look forward to serving this project and should you require further information we will be please to respond.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Cuevas', is written over a horizontal line.

Don Cuevas, PE
Electrical Engineering Supervisor

RECEIVED
AUG 19 2023
PLANNING & DEVELOPMENT

Application Review Request: COJ PDD: School Impact Analysis**Proposed Name:** Beach Marine PUD**Requested By:** Jennifer Klich**Reviewed By:** W. Randall Gallup**Due:** 7/25/2023Analysis based on maximum dwelling units: **296**

School Type	CSA ¹	2022-23 Enrollment/CSA	Current Utilization (%)	New Student/ Development ²	5-Year Utilization (%)	Available Seats - CSA ³	Available Seats - Adjacent CSA 5
Elementary	6	5,666	75%	37	84%	236	1,544
Middle	6	1,018	71%	15	80%	475	572
High	6	2,697	89%	21	90%	54	737
Total New Students				73			

NOTES:¹ Proposed Development's Concurrently Service Area (CSA)² Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

³ Available CSA seats include current reservations



5934 Richard Street
Jacksonville, FL 32216

June 30, 2023

Beach Marine Development
c/o Jennifer Klich, PE
2315 Beach Blvd
Jacksonville Beach, FL 32250

RE: Beach Marine Development

Dear Ms. Klich:

Please consider this letter as confirmation that Comcast Cable has the capability to provide all their broadband services (Cable, Internet and Phone) to the Beach Marine Development Project in Jacksonville Beach, Florida.

The Scope of Work will vary and may be discussed during pre-construction meetings.

This should **not be** considered a letter of commitment by Comcast to service the property.

Appropriate Easements, Rights of Entry, Service Agreement, dedicated/exclusive underground conduits (if applicable) and any other infrastructure requirements or funding requirements may be required.

Comcast would like to extend a warm "Thank You" for inquiring about our services.

I may be reached at 904-518-9901 should you require additional information.

Sincerely,

Paula Rhoden
Paula Rhoden

cc: Tim Solomon
Vince Taylor



2200 Old Middleburg Rd
Jacksonville, FL 32210

Phone: 904-327-5823 Jeff Prosser
MGR OPS PLNG & DESIGN SE/CA
AT&T SOUTHEAST

7/18/2023

Re: Beach Marine Proposed Unit Development

Attention Jennifer C. Klich

Ms. Klich :

This letter is to notify you that AT&T already has fiber telephone and internet services to this area in Jacksonville, Florida. Business fiber speeds up to 10G are available in this area. When your plans are formulated, please contact me at (904)-327-5823 or email jp1458@att.com and I will provide you with the proposed new conduit/cable routing on your property should that be needed. This will be coordinated with your on-site construction superintendent.

This criteria is covered in the Florida Public Service Commission Part IV Telephone Service Standards 25-4.90 Right-of-Way and Easements.

Please provide me with an estimate of your start construction date, as well as your anticipated service date. I realize these are only estimates, but this information is needed for planning purposes.

Below is a list of documentation and information that the AT&T engineer would like concerning this location

- Full size hard copy of overall site plan and electrical drawings.
- Addresses for all units requiring service.

Once this information is known I will request a plan for service to the commercial building thru AT&T's Building Industry Consulting Service (BICS)

If I can be of further assistance, please let me know. I will look forward to hearing from you soon.

Sincerely,

Jeff Prosser

