



# City of Jacksonville Beach

## Workshop Agenda

### Community Redevelopment Agency

11 North Third Street  
Jacksonville Beach, Florida

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Wednesday, May 15, 2024

3:00 PM

Council Chambers

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#### MEMORANDUM TO:

Members of the City of Jacksonville Beach Community Redevelopment Agency

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

#### CALL TO ORDER

#### ROLL CALL

#### ITEMS FOR DISCUSSION

- A. P3 Project Criteria Overview
- B. Miscellaneous Development/Staff Updates

#### ADJOURNMENT

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#### NOTICE

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

*In accordance with Section 286.0114, Florida Statutes, any member of the public can attend a public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.*

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

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

cc: City Manager; City Attorney



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| CRA AGENDA ITEM |                                |
|-----------------|--------------------------------|
| TO:             | Community Redevelopment Agency |
| FROM:           | Taylor Mobbs                   |
| DATE:           | 05/09/2024                     |
| SUBJECT:        | P3 Overview                    |

### BACKGROUND

As we start to move forward with the Latham Plaza Parking Lot Public Private Partnership, it is imperative to reaffirm the criteria and goals that will be outlined in the Request for Proposals. This memorandum serves as a reminder of the key criteria previously discussed that will shape the development of this project.

Criteria for a 35-+foot tall mixed-use building with a parking structure:

- Retail and Office Uses: Incorporate retail and office spaces, with the option for residential uses. (NO hotel)
- Active Commercial Uses: Ensure active commercial uses on the ground floor facing 1st Street and Latham Plaza.
- Rooftop Restaurant: Include a rooftop restaurant situated on the east/north side of the building.
- Enhanced Building Setback: Provide an enhanced building setback from Latham Plazas to accommodate outdoor seating, public walkways, and other public amenities.
- Enhanced Pedestrian Corridors: Enhance pedestrian corridors on First and Second Streets.
- Optional Event or Conference Space: Include event or conference space (optional, and not part of a hotel).
- Publicly Accessible Restrooms: Provide publicly accessible restrooms on the ground level.
- Art Installations: Incorporate art installations adjacent to Latham Plaza and other areas when applicable.
- Police Storage/Office Space: Optional inclusion of police storage and/or office space/command post.
- Parking Provision: Replace existing surface parking with parking equal to or greater, accommodating new commercial uses and additional parking within the requirements of the LDC, as well as parking for City Hall staff.
- Architectural Design Criteria: Ensure architectural design meets CBD zoning district standards or agreed upon deviations pursuant to a rezoning application.
- Complementary Parking Structure Design: Design the parking structure component to complement the overall building design.
- Utilization of CPTED Principles: Implement Crime Prevention Through Environmental Design
- Inclusion in Paid Parking Program: Include parking spaces in the paid parking program.



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As a reminder, these criteria will form the basis of the Request for Proposals. It's important to note the the RFP itself does not represent the final project. Instead, it serves as an opportunity for interested parties to demonstrate their financial capacity and present their ideas or concepts for evaluation. Following a review by the staff committee on design, the City will enlist the services of a firm specializing in assessing the financial aspects of the P3 proposal. Evaluation will be based on a balanced assessment of financial feasibility and design, with scores assigned during a public meeting. Upon identification of a preferred candidate, City staff will seek approval from the agency and Council to proceed to the next phase, during which all project details will be further refined.

#### FINANCIAL IMPACT

TBD

#### REQUESTED ACTION

No action is requested at this time. For informational purposes only.

#### ATTACHMENTS