



City of Jacksonville Beach

Regular Meeting Agenda

Community Redevelopment Agency

11 North Third Street
Jacksonville Beach, Florida

Tuesday, May 28, 2024

3:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Community Redevelopment Agency

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

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

A.

- January 22, 2024 Minutes
- March 13, 2024 Minutes
- March 25, 2024 Minutes
- April 10, 2024 Minutes
- April 22, 2024 Minutes
- May 15, 2024 Minutes

COURTESY OF THE FLOOR TO VISITORS

OLD BUSINESS

NEW BUSINESS

ITEMS FOR DISCUSSION

- A. FY2025 Preliminary Budget Review
- B. Five-Year Capital Improvement Plan FY2025-2029 Review
- C. Downtown Landscaping Plans
- D. Downtown Plan Update

ADJOURNMENT

NOTICE

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

In accordance with Section 286.0114, Florida Statutes, any member of the public can attend 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, (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

**Minutes of the Community Redevelopment Agency
held Monday, January 22, 2024 at 3:00 PM
in Council Chambers**



CALL TO ORDER

A. Administer Oaths of Office to Meghan Edward and Thad Moseley

City Clerk administered Oaths of Office

ROLL CALL

Chairman: David McGraw
Board Members: Meghan Edwards Christi Elflein
Gary Paetau Frances Povloski
Alternates: Thad Moseley
Also present were: Taylor Mobbs and Heather Ireland

APPROVAL OF MINUTES

A motion was made by Gary Paetau to approve the minutes from :

- October 18, 2023
- October 30, 2023
- November 15, 2023
- December 20, 2023

this was seconded by Frances Povloski. All members were in favor, none opposed.

A.

- **October 18, 2023 Workshop**
- **October 30, 2023 Regular Meeting**
- **November 15, 2023 Regular Meeting**
- **December 20, 2023 Regular Meeting**

B. January 10, 2024 Joint Boards Workshop

A motion was made to approve the joint board workshop minutes by Gary Paetau, this was seconded by Christi Elflein.

COURTESY OF THE FLOOR TO VISITORS

Mr. Ken Marsh addressed the agency members regarding the consolidated plan.

OLD BUSINESS

NEW BUSINESS**ITEMS FOR DISCUSSION****A. FY25 Budget Priorities**

Staff reminded the agency of the budget process and what to expect over the next few months. Staff asked the agency members to rank and discuss projects, and where their priorities lie.

Staff will continue this discussion at a future meeting as the budget planning process moves forward.

B. January Staff Report

The agency members were provided an update of projects within the districts.

It is noted, Mr. Paetau commented on the Casa Marina Hotels new windows and stated they looked great. These windows were funded by a facade grant.

ADJOURNMENT

There being no further business, this meeting was adjourned at 3:52 PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Chairman

Date: _____

**Minutes of the Community Redevelopment Agency
held Wednesday, March 13, 2024 at 3:00 PM
in Council Chambers**



CALL TO ORDER

This meeting was called to order at 3PM.

ROLL CALL

Chairman: David McGraw
Board Members: Meghan Edwards Christi Elflein
Gary Paetau Frances Povloski - Absent
Alternates: Thad Moseley Ron Whittington
Also present were: Heather Ireland and Taylor Mobbs

ITEMS FOR DISCUSSION

A. FY2023 Jacksonville Beach Community Redevelopment Agency Financial Statements and Independent Auditor's Report

CFO Ashlie Gossett addressed the agency and provided an explanation and overview of the FY23 audit.

Ms. Gossett reminded the agency the CRA is a component of the overall City audit, but Florida statute requires the CRA to file their own audit.

Mr. Paetau asked Ms. Gossett what capital assets the audit was referring to, Ms. Gossett stated those are the parcels of land titled to the agency.

Mr. Paetau also asked what are all of the operating expenses and what items do they cover. Ms. Gossett stated they cover all functions and powers of the agency, as well as landscape supplies, materials, internal service charges, etc. Essentially any expense necessary to the day to day operations of the agency.

Ms. Gossett reminded the agency there will be no vote today to accept the audit, today is for informational purposes only.

B. Latham Plaza - Revised Concept Update

Staff provided the agency with the most recent concept for Latham Plaza. This concept is refined from comments received from the public, agency, and city council.

Chairman McGraw stated he liked the concept but would like to see somewhere for a photo opportunity. The rest of the members concurred.

Overall, the agency members agreed they felt happy with the design moving forward.

ADJOURNMENT

There being no further business this meeting was adjourned at 3:43 PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Chairman

Date: _____

**Minutes of the Community Redevelopment Agency
held Monday, March 25, 2024 at 3:00 PM
in Council Chambers**



CALL TO ORDER

This meeting was called to order at 3PM.

ROLL CALL

Chairman: David McGraw
Board Members: Meghan Edwards Christi Elflein
Gary Paetau Frances Povloski
Alternates: Thad Moseley Ron Whittington
Also present were: Taylor Mobbs and Heather Ireland

APPROVAL OF MINUTES

COURTESY OF THE FLOOR TO VISITORS

No visitors spoke.

Staff utilized this opportunity to introduce the new City Attorney, Mr. David Migut

STAFF REPORT

Staff provided the agency on the status of various projects within the districts.

Mr. Paetau noted that the construction fencing around the former Habibi is deteriorating and is a hazard. Staff stated they would have code enforcement take a look at the fencing.

Mr. Paetau also stated there were repairs to be made around the skate park where areas seem to be eroded. He also stated exercise equipment in the park are missing pieces and need some repairs. Mr. Paetau also informed staff that some of the concrete pavers around storm drains are sinking in and asked staff to look into this.

Ms. Povloski stated that she believes the workout equipment in the park was donated, therefore the CRA cannot pay to maintain it. Staff stated they felt this was accurate but would check with finance to be certain.

OLD BUSINESS

NEW BUSINESS

A. Accept/Reject the FY2023 Jacksonville Beach Community Redevelopment Agency Financial Statements and Independent Auditor's Report

The content was discussed at the previous CRA workshop.

A motion was made to accept the audit report by Mr. Paetau. Ms. Elflein seconded. Ms. Povloski abstained from voting, all other members voted to accept the financials.

ITEMS FOR DISCUSSION**A. Approve/Disapprove the scope of work and fee proposal from the Southern Group dated 01/17/2024 for professional services to the Community Redevelopment Agency**

The Southern Group briefed the agency on the plans for the extension of their contract.

The agency discussed the contract briefly, and board member Frances Povloski stated what an asset the Southern Group has been to the agency, and they were critical in establishing several critical programs.

A motion was made by Ms. Povloski to approve the contract, this was seconded by Mr. Paetau. All were in favor.

B. FY 25 Budget Priorities Discussion

Mr. Paetau stated he wanted to sit down and discuss how we can better support our police department. Mr. Paetau stated he heard the cameras were not working and wanted an update on the status of those. The officer in attendance at the meeting stated that the cameras are in fact working and operational.

Ms. Povloski stated that the agency has always supported the police department in any way they have asked.

Ms. Povloski also stated that she felt like a priority for her was truly identified ownership over the maintenance of projects to ensure things are maintained moving forward.

ADJOURNMENT

There being no further business, this meeting was adjourned at 3:47 PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Chairman

Date: _____

**Minutes of the Community Redevelopment Agency
held Wednesday, April 10, 2024 at 3:00 PM
in Council Chambers**



CALL TO ORDER

This meeting was called to order at 3PM.

ROLL CALL

Chairman: David McGraw
Board Members: Meghan Edwards Christi Elflein
Gary Paetau Frances Povloski
Alternates: Thad Moseley Ron Whittington
Also present were: Taylor Mobbs and Heather Ireland

ITEMS FOR DISCUSSION

A. City Council - CRA Workshop Topics

The staff provided the agency members with a memo regarding items the City Council would like to discuss at a future meeting.

First on the list was the P3 project. Mr. Thad Moseley stated that the parking lot is blighted. He stated we should move the garage idea out of the district and have a developer just develop the entire site and not have the location be utilized as a garage. Mr. McGraw asked if the architects design criteria was something that would be put together based off of staffs comments? Staff replied yes there would be nothing new added, this was just a box to check for the state statue requirements.

Mr. Paetau asked is the RFP out yet, and also what do we want to downtown as a whole regarding parking?

Director Ireland stated council is all for lowering the parking requirements but we need to provide the spaces elsewhere.

The next topic the agency discussed was landscaping. Mr. Paetau asked what was going on at 4th Ave North? Ms. Povloski asked about the mulch in some of the flower beds downtown and stated she remembered voting on a concrete aggregate material not mulch.

Other topics were briefly discussed, and staff stated they will create a presentation and an update for the joint meeting once that date is set.

ADJOURNMENT

There being no further business this meeting was adjourned at 4:23 PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Chairman

Date: _____

**Minutes of the Community Redevelopment Agency
held Monday, April 22, 2024 at 3:00 PM
in Council Chambers**



CALL TO ORDER

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

ROLL CALL

Chairman: David McGraw
Board Members: Meghan Edwards Christi Elflein
Gary Paetau Frances Povloski
Alternates: Thad Moseley Ron Whittington - Absent
Also present were: Heather Ireland, Taylor Mobbs, Christian Popoli

COURTESY OF THE FLOOR TO VISITORS

Mr. David Smith addressed the agency regarding concerns for the RD rezoning of the current Mango's. Mr. Smith stated the rezoning does not follow what the CRA plan calls for and encouraged the agency to not recommend approval of the agency.

APPROVAL OF MINUTES

OLD BUSINESS

NEW BUSINESS

A. PC# 04-24
ADDRESS: 602 1st Street North
OWNER: Jax Beach Investment Holding, LLC & Duck Dive, LLC
APPLICANT: Emily Pierce, Rogers Towers, P.A.

SUMMARY OF APPLICATION: PC# 04-24: Rezoning Application to Rezone property from Central Business District: CBD and Redevelopment District: RD to Redevelopment District: RD Zoning District, for property located at: 125 5th Ave North, 129 5th Ave North, 135 5th Ave North, 0 1st St. North, and 602 1st St. North. (*Mango's bar and adjacent property*), to allow for the redevelopment of the property into a mixed-use restaurant/drinking establishment/office/retail project.

Mr. Paetau asked how long would the approval of the rezoning be in place? Mr. Popoli stated that zoning cannot expire until the zoning is changed, so in theory the rezoning would be

permanent. Mr. Paetau also stated overall he thinks it's a good project, but has concerns over how it activates first street and how does it correlate with the urban trails. Mr. Popoli stated that first street would be an 'in' only street, and there will not be cars exiting onto first street. The designers have not gotten into the specific designs of the street and landscape, but as this progresses landscaping can be done to be pedestrian friendly. Mr. Paetau also asked if the height was still restricted to 35 feet? Staff answered that the height was in fact still to remain at 35 feet and they could not go higher.

Ms. Elflein asked if they were to tear down Mangos would they have issues with the 1st street parking and entrance area? Ms. Elflein also asked if there were additional updates other than the restroom and porch. The applicant answered and stated yes they have already cleaned and repainted and want to bring things up to standard with landscaping outdoors.

There being no further questions or comments, Ms. Elflein made a motion to approve recommending the rezoning application with the condition to add more pedestrian friendly elements along 1st Street. This was seconded by Ms. Povloski. All members were in favor.

ITEMS FOR DISCUSSION

ADJOURNMENT

There being no further business, this meeting adjourned at 3:53 PM.

**Minutes of the Community Redevelopment Agency
held Wednesday, May 15, 2024 at 3:00 PM
in Council Chambers**



CALL TO ORDER

This meeting was called to order at 3:02 PM.

ROLL CALL

Chairman: David McGraw
Board Members: Meghan Edwards Christi Elflein - Absent
Gary Paetau Frances Povloski - Absent
Alternates: Thad Moseley - Absent Ron Whittington
Also present were: CFO Ashlie Gossett, Heather Ireland and Taylor Mobbs

ITEMS FOR DISCUSSION

A. P3 Project Criteria Overview

Staff provided the agency with the criteria previously discussed regarding the P3 project.

Mr. Jim Gilmore referenced some changes in the statute and informed the agency the City would ultimately have to own the project. Mr. Paetau asked if they would have to pay for the project? Mr. Gilmore stated no that was not a requirement.

Mr. Paetau also noted that he would like to see an element added to the list on sustainability.

B. Miscellaneous Development/Staff Updates

CFO Gossett provided the agency members with the financial assumptions, also provided to City Council, which provides an overview for where things with the budget currently stand. Ms. Gossett requested the agency discuss the potential of adding half of a full time position (the other half to be funded by Public Works) to act as a project manager on our current and future capital improvement projects.

Mr. Paetau asked what employees are funded by the CRA and could they receive a breakdown of that for clarification? Ms. Gossett stated the CRA coordinator was fully CRA funded, the planning director was 25% funded, the City engineer was 25% funded, the project engineer was 75% funded, and the potential future project manager would be

The agency members concurred that they would support this, but also wanted to look at hiring additional CRA staff to monitor conditions in the downtown. The agency then said maybe not adding a new position, but potentially funding a portion of a salary for someone already in parks and recreation. Ms. Gossett said she would look into this.

Staff then provided the agency on a few new businesses in both downtown and southend, and plans for future CRA meetings.

ADJOURNMENT

There being no further business this meeting was adjourned at 4:01 PM.

DOWNTOWN REDEVELOPMENT DISTRICT
CAPE PROGRAM
FY2025 Preliminary Budget for Discussion with CRA Board
Date Prepared: 5/15/2024

Account Description	2022 Actuals	2023 Actuals	2024 Actuals @ 5-15-2024	2024 Original Budget	2025 PROPOSED Budget	\$ Change	% Change
Personal Services	958,299	1,138,106	548,528	1,231,553	1,245,731	14,178	1.2%
	958,299	1,138,106	548,528	1,231,553	1,245,731	14,178	1.2%
Travel & Training	3,723	880	2,595	5,000	5,000	-	0.0%
Repair & Maintenance equipment and vehicles	95,486	45,858	25,246	182,121	187,477	5,356	2.9%
Other operating expenses including bank fees, communications, utilities, postage, copier leases, office supplies, and internal service charges	65,184	86,306	31,090	60,000	77,110	17,110	28.5%
	164,393	133,044	58,931	247,121	269,587	22,466	9.1%
Cap Outlay - Mach & Equip	-	181,322	109,143	31,170	40,993	9,823	31.5%
Cap Outlay - Vehicles	99,925	110,602	-	188,000	124,000	(64,000)	-34.0%
	99,925	291,924	109,143	219,170	164,993	(54,177)	-24.7%
Total Expenditures	1,222,616	1,563,074	716,602	1,697,844	1,680,311	(17,533)	-1.0%

Authorized Positions (100% Allocated to DT District)	
Position(s)	Department
Sergeant (1)	Police
Corporal (2)	
Police Officer (8)	

DOWNTOWN REDEVELOPMENT DISTRICT
ADMINISTRATION
FY2025 Preliminary Budget for Discussion with CRA Board
Date Prepared: 5/15/2024

Account Description	2022 Actuals	2023 Actuals	2024 Actuals @ 5-15-2024	2024 Original Budget	2025 PROPOSED Budget	\$ Change	% Change
Personal Services	175,809	221,532	227,328	250,134	325,602	75,468	30.2%
Total Personal Services	175,809	221,532	227,328	250,134	325,602	75,468	30.2%
Professional & legal Services	39,360	39,000	29,120	80,000	70,000	(10,000)	-12.5%
Accounting and Audit	4,000	3,250	3,313	5,000	5,000	-	0.0%
Other Contractual Services	40,000	85,784	25,100	100,000	100,000	-	0.0%
Landscaping & Tree Trimming	44,042	95,346	66,784	81,000	166,000	85,000	104.9%
Travel & Training	2,543	2,102	(28)	8,000	5,000	(3,000)	-37.5%
Repair & Maintenance	112,406	48,464	28,574	101,500	120,000	18,500	18.2%
Paver Cleaning	132,168	205,338	153,202	200,000	200,000	-	0.0%
CRA Renovations	-	7,369	24,509	100,000	100,000	-	0.0%
Other operating expenses including bank fees, communications, utilities, postage, copier leases, office supplies, and internal service charges	100,090	165,674	104,064	186,857	165,720	(21,137)	-11.3%
Total Operating Expenditures	474,609	652,326	434,637	862,357	931,720	69,363	8.0%
Cap Outlay - Improvements	1,346,062	944,560	5,244,255	9,555,775	7,756,975	(1,798,800)	-18.8%
Total Capital Outlay	1,346,062	944,560	5,244,255	9,555,775	7,756,975	(1,798,800)	-18.8%
Incentives Program			-	500,000	300,000	(200,000)	-40.0%
Total Grants to Others	-	-	-	500,000	300,000	(200,000)	-40.0%
Total Expenditures	1,996,479	1,818,418	5,906,220	11,168,266	9,314,297	(1,853,969)	-16.6%

Salary and Benefits % Allocation by Agency				
Position	Department	Downtown	South Beach	Total CRA Allocation
Community Redevelopment Program Manager	Planning & Development	70.0%	30.0%	100%
Planning & Development Director		15.5%	9.5%	25%
City Engineer	Public Works	15.0%	9.5%	25%
Redevelopment Engineer		46.5%	28.5%	75%
Construction Project Superintendent		45.0%	5.0%	50.0%
Construction Coordinator		45.0%	5.0%	50.0%

*New Allocation in FY2025

**New Position in FY2025

SOUTH BEACH REDEVELOPMENT DISTRICT
ADMINISTRATION
FY2025 Preliminary Budget for Discussion with CRA Board
Date Prepared: 5/15/2024

Account Description	2022 Actuals	2023 Actuals	2024 Actuals @ 5-15-2024	2024 Original Budget	2025 PROPOSED Budget	\$ Change	% Change
Personal Services	95,154	96,564	67,872	117,307	127,372	10,065	8.6%
Total Personal Services	95,154	96,564	67,872	117,307	127,372	10,065	8.6%
Professional & legal Services	41,790	39,100	-	50,000	47,500	(2,500)	-5.0%
Accounting and Audit	4,000	3,250	3,313	5,000	5,000	-	0.0%
Other Contractual Services	68,608	66,718	45,984	60,000	60,000	-	0.0%
Landscaping & Tree Trimming	25,960	31,174	12,236	35,000	35,000	-	0.0%
Travel & Training	1,688	1,223	-	3,000	3,000	-	0.0%
Repair & Maintenance	88,138	84,477	82,893	161,160	161,160	-	0.0%
Other operating expenses including audit, bank fees, communications, utilities, postage, copier leases, office supplies, and internal service charges	63,972	122,352	45,131	84,274	83,341	(933)	-1.1%
Total Operating Expenditures	294,155	348,294	189,556	398,434	395,001	(3,433)	-0.9%
Cap Outlay - Improvements	4,141,747	3,104,141	403,995	2,150,000	1,900,000	(250,000)	-11.6%
Cap Outlay - Mach & Equip			-	-	-	-	
Total Capital Outlay	4,141,747	3,104,141	403,995	2,150,000	1,900,000	(250,000)	-11.6%
Total Expenditures	\$4,531,055	\$3,548,999	\$661,423	\$2,665,741	\$2,422,373	(\$243,368)	-9.1%

Salary and Benefits % Allocation by Agency				
Position	Department	Downtown	South Beach	Total CRA Allocation
Community Redevelopment Program Manager	Planning & Development	70.0%	30.0%	100%
Planning & Development Director		15.5%	9.5%	25%
City Engineer	Public Works	15.0%	9.5%	25%
Redevelopment Engineer		46.5%	28.5%	75%
Construction Project Superintendent		45.0%	5.0%	50.0%
Construction Coordinator		45.0%	5.0%	50.0%

*New Allocation in FY2025

**New Position in FY2025

CAPITAL OUTLAY LISTING

FUND-DEPT	CIP PAGE #	PROJECT TITLE	ITEM DESCRIPTION	AMOUNT
DT 181-0903	47	Downtown Cape Vehicles	Vehicle replacement program	124,000
DT 181-0903	47	Downtown Cape Vehicles -ATV	Vehicles ATV Type	25,000
DT 181-0903	72	Radio Replacement Prgm (In Police CIP)	Radio replacement program	15,993
				<u>164,993</u>
DT 181-1601	44	Downtown Redv Rd & Associated Infrastructure	Infrastructure Ph 3C	4,756,975
DT 181-1601	45	Downtown Action Plan	Art master plan	300,000
DT 181-1601	45	Downtown Action Plan	Wayfinding signage	100,000
DT 181-1601	45	Downtown Action Plan	Latham Plaza master plan	2,000,000
DT 181-1601	45	Downtown Action Plan	Pier Parking Lot	500,000
DT 181-1601	46	Downtown Landscape & Infrastructure	Planter beds	100,000
				<u>7,756,975</u>
SE 182-1602	49	Southend Road & Associated Infrastructure Imp.	Stormwater - South Basin	250,000
SE 182-1602	50	Southend South Beach Park Infrastructure Imp.	Southend Connectivity Corridors	500,000
SE 182-1602	50	Southend South Beach Park Infrastructure Imp.	S Bch Passive Park infrastructure	900,000
SE 182-1602	50	Southend South Beach Park Infrastructure Imp.	S Bch Park infrastructure	250,000
				<u>1,900,000</u>
TOTALS BY FUNDING SOURCE			DOWNTOWN FUND 181	7,921,968
			SOUTHEND FUND 182	<u>1,900,000</u>
			TOTAL	<u>9,821,968</u>

Capital Improvement Plan: FY2025-2029 **DRAFT**

Community Redevelopment Agency

Funding Sources	FY2025	FY2026	FY2027	FY2028	FY2029	Total
181 - Downtown Tax Increment	7,921,968	4,810,982	8,855,264	3,888,198	9,726,594	35,203,006
182 - Southend Tax Increment	1,900,000	11,000,000	2,084,000	4,136,000		19,120,000
317 - Infrastructure Capital Projects	7,493,025		1,122,550			8,615,575
423 - Stormwater Utility			314,462	2,227,077		2,541,539
Grand Total	17,314,993	15,810,982	12,376,276	10,251,275	9,726,594	65,480,120

Expenses	FY2025	FY2026	FY2027	FY2028	FY2029	Total
Downtown Redevelopment						
Downtown Road & Associated Infrastructure	12,250,000	1,200,000	8,450,000	2,750,000	9,000,000	33,650,000
Downtown Action Plan	2,900,000	3,100,000	950,000	600,000	600,000	8,150,000
Downtown Landscape & Infrastructure	100,000	500,000	500,000	500,000		1,600,000
Downtown Cape Vehicles & Equipment	149,000		65,000	25,000	113,000	352,000
Downtown Cape Radio Replacement Pgm	15,993	10,982	12,814	13,198	13,594	66,581
Downtown Redevelopment Total	15,414,993	4,810,982	9,977,814	3,888,198	9,726,594	43,818,581
Southend Redevelopment						
Southend Road & Associated Infrastructure	250,000	10,500,000	1,898,462	6,363,077		19,011,539
Southend South Beach Park Infrastructure	1,650,000	500,000	500,000			2,650,000
Southend Redevelopment Total	1,900,000	11,000,000	2,398,462	6,363,077	-	21,661,539
Grand Total	17,314,993	15,810,982	12,376,276	10,251,275	9,726,594	65,480,120

The five-member Jacksonville Beach Community Redevelopment Agency (CRA) was established in 1978, pursuant to Chapter 163, Part III of the Florida Statutes. The CRA was created for the purpose of carrying out community redevelopment programs for the City. The CRA is responsible for managing the City's two redevelopment districts: Downtown and Southend. Programs consist of a variety of redevelopment and community policing activities. The Agency receives administrative, engineering and project management support from the City's Planning & Development and Public Works departments. Work in the two redevelopment districts is carried out in coordination with the City Council and City Manager.

Both Community Redevelopment District programs are funded from appropriations based on increases in property tax revenues generated from within the two districts. The funds derived from the tax increments are held in separate trust funds administered by the Agency. Unless otherwise noted, the recommended funding source for these projects is from the Downtown or Southend Tax Increment Fund. Other projects may be added in the future from the master plans for the Downtown and Southend Redevelopment Districts. In the future, listed projects may be deleted and/or shifted on time-line due to budgetary constraints.

Capital Improvement Plan: FY2025-2029 **DRAFT**

Project Title: *Community Redevelopment Agency – Downtown Redevelopment District Road & Associated Infrastructure Improvements*

Program Focus Area: Downtown District Public Infrastructure Improvements:

The initial focus of the CRA was the rejuvenation of the Downtown District. The redevelopment effort to date has been centered on improvements to the public infrastructure to facilitate private investments in the area. These projects are managed primarily by the Public Works Department.

Project Description and Reason Necessary:

Within the City there are roads, which need to be rebuilt because of deterioration caused by aging, compromise of the base and excess elevation due to many overlays. The degree of required rebuilding differs with the condition of each road. When roads are identified for reconstruction, Public Works reviews other utility and traffic systems (water, wastewater, stormwater, pavement and road base, sidewalk, etc.) in the right-of-way for prudent upgrades and repairs to maximize return on investment. Estimated planning costs are variable until project scope, design, bid advertisement and bid award are complete.

- **Phase 3B Project:** 2nd St. N. from Beach Boulevard to 6th Ave. N. will be designed (FY2025) and constructed at a future date.
- **Phase 3C Project 3:** Downtown Improvements include:
 1. Returning the 12th Ave. South sedimentation basin to permitted design and capacity including removal and disposal of sediment (\$2M); new/improved culverts under 9th Street South; new/improved culverts under Fairway Lane; new/improved culverts/bridge under the golf course cart path (\$3.75M).
 2. Downstream outfall improvements including clearing, widening, installing a concrete lining to the ditch channel from the control structure (weir) to the Intracoastal waterway (\$6.5M).
 3. Improvements to the Central Basin including concrete-capped sheet pile walls will be evaluated as a consideration of increasing size of the basin in an outlying year (FY2029) if it determined that this expansion is needed (\$9M).
- **Phase 3D Project 6** (City funded): Approximate design boundary consists of 3rd Street, 13th Avenue South, Beach Street End, and 16th Avenue South (outside of, and adjacent to the south boundary of the Downtown Redevelopment District). The scope of work for these phases includes improvements to sanitary sewer, water distribution, stormwater, roadways, alleys, and street ends throughout the area plus other identified ancillary public improvements throughout the area.
- **Phase 3D Project 7** (CRA funded): Approximate design boundary consists of 3rd Street, 9th Avenue North, Beach Street End, and 6th Avenue North (at the north end of the boundary of the Downtown Development District). The scope of work for this phase includes improvements to sanitary sewer, water distribution, stormwater, roadways, alleys, and street ends throughout the area plus other identified ancillary public improvements throughout the area.

Capital Improvement Plan: FY2025-2029 **DRAFT**

Design phasing boundaries are currently:

Approximate Design Boundaries ⁽¹⁾				
Phase 3C:	<u>North</u>	<u>South</u>	<u>West</u>	<u>East</u>
Project 3 ⁽²⁾	Downstream Improvements		Intracoastal Waterway	Central Basin
Phase 3D:				
Project 6	13 th Ave. S.	16 th Ave. S.	3 rd St.	Beach Street End
Project 7	9 th Ave. N.	6 th Ave. N.	3 rd St.	Beach Street End
(1) The scope of downstream improvements have been based on the design consultant's stormwater modeling and analysis results. The design and construction work may be incorporated into Projects 3 through 6. (2) Project 3 will be 17.27% City funded and 82.73% CRA funded.				

- **Dune Walkovers:** There are forty-nine (49) existing dune walkovers located in Jacksonville Beach, twenty-eight (28) of which are located in the Downtown CRA district.
- **Beach Outfalls:** There are twenty-nine (29) existing beach outfalls within the City. There are fifteen (15) existing beach outfalls located inside 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, pending funding availability. The new outfall piping will also be extended underneath the primary dune east of the bulkhead to avoid the need to dig trenches through the dunes to facilitate the outfalls' discharge onto the beach following major rainfall events.

Capital Improvement Plan: FY2025-2029 **DRAFT**

Project (Fund Source)	Phase	FY2025	FY2026	FY2027	FY2028	FY2029	Total
Phase 3B (DT TIF)	Design		\$200,000				\$1,950,000
	Construct			\$1,750,000			
Phase 3C Project 3 Downstream Imp (DT TIF) City Portion (BJB)	Construct	\$4,756,975 \$993,025		\$5,377,450 \$1,122,550		\$9,000,000	\$21,250,000
Phase 3D (BJB / INF SURTAX) Project 6	Construct	\$6,500,000					\$6,500,000
Phase 3D (DT TIF) Project 7	Design			\$200,000			\$1,950,000
	Construct				\$1,750,000		
Dune Walkovers - Non ADA (DT TIF)	Construct		\$1,000,000				\$1,000,000
Beach Outfalls (DT TIF)	Construct				\$1,000,000		\$1,000,000
	Total	\$12,250,000	\$1,200,000	\$8,450,000	\$2,750,000	\$9,000,000	\$33,650,000

Funding Source	FY2025	FY2026	FY2027	FY2028	FY2029	Total
DT TIF	\$4,756,975	\$1,200,000	\$7,327,450	\$2,750,000	\$9,000,000	\$25,034,425
BJB	\$7,493,025		\$1,122,550			\$8,615,575
Total	\$12,250,000	\$1,200,000	\$8,450,000	\$2,750,000	\$9,000,000	\$33,650,000

Recommended Funding Source – Downtown Redevelopment Tax Increment Fund (DT TIF) with Water / Sewer & ½ Cent Infrastructure Surtax (BJB) Bonds, funding work adjacent to the district's South boundary.

NOTES:

1. These estimated planning costs are variable until project scope, design, bid advertisement and bid award are complete.
2. When roads are identified for reconstruction, Public Works reviews other utility and traffic systems (water, wastewater, stormwater, pavement and road base, sidewalk, etc.) in the right-of-way for prudent upgrades and repairs to maximize return on investment.
3. Other projects may be added in the future for other necessary road reconstruction. Listed projects may be deleted and/or shifted on time-line due to budgetary constraints.

Capital Improvement Plan: FY2025-2029 **DRAFT**

Project Title: *Community Redevelopment Agency – Downtown Redevelopment District Action Plan Implementation*

Program Focus Area: Downtown Action Plan Implementation and Management Plan

The Downtown Redevelopment Plan was amended in 2015 to add a Downtown Action Plan. The Action Plan was based on community input and developed to:

- Make downtown attractive to a variety of residents and visitors of all ages;
- Increase transportation and parking options, making it easier to get downtown;
- Make visitors feel safer; and
- Create a sense of place by adding design features that make downtown a unique and memorable destination.
- Redesign Latham Plaza and Seawalk Pavilion area to be more inclusive and functional year round

Project Description and Reason Necessary:

The Downtown Action Plan included a list of action items, which addressed additions or improvements in the use of public space and public amenities, art, signage and lighting. The combined effect would be an approved appearance, a stronger sense of place, and future opportunities to brand and market Jacksonville Beach.

The CRA approved funding for Dix Hite + Partners to develop the plans, specifications, construction documents and estimates of probable costs for the implementation of Downtown Action Plan for the following project elements:

- Art Master Plan
- Lighting Plan
- Wayfinding/Signage Plan
- Latham Plaza Reconstruction
- Pier Parking Lot Improvements
- Ocean Front Park

IN FY24, the CRA continued to work with the City Council and citizens to refine the final design concept for Latham Plaza.

Funding Source: Downtown Tax Increment Fund (181)

Items:	FY2025	FY2026	FY2027	FY2028	FY2029	Total
Art Master Plan	\$300,000	\$300,000	\$300,000	\$400,000	\$400,000	\$1,700,000
Lighting Master Plan		\$200,000	\$200,000	\$200,000	\$200,000	\$800,000
Wayfinding Signage	\$100,000	\$100,000	\$100,000			\$300,000
Latham Plaza Master Plan	\$2,000,000	\$2,000,000				\$4,000,000
Pier Parking Lot	\$500,000	\$500,000				\$1,000,000
Ocean Front Park			\$350,000			\$350,000
Total	\$2,900,000	\$3,100,000	\$950,000	\$600,000	\$600,000	\$8,150,000

Project Title: *Community Redevelopment Agency – Downtown Redevelopment District Landscape and Infrastructure Improvements*

Capital Improvement Plan: FY2025-2029 **DRAFT**

Program Focus Area: Downtown District – Parks and Public Infrastructure Improvements:

Downtown Connectivity Corridors - \$1,500,000: This project includes connectivity corridors within the downtown redevelopment area that should provide safe non-motorized transport between neighborhoods, parks, commercial districts and the beach. These corridors will connect to the City funded urban trails. More information about the Urban Trails Project is available in the Parks Capital Improvement Plan.

Downtown Planter Beds - \$100,000: This project includes the circular, and obscure shaped planter beds within the Downtown District. The CRA intends to replace hardscaping and materials within the beds to achieve a more cohesive look throughout the downtown, and upgrade the plants located in the beds.

Funding Source: Community Redevelopment Agency (DT TIF)

Description	FY2025	FY2026	FY2027	FY2028	FY2029	Total
Connectivity corridors		\$500,000	\$500,000	\$500,000		\$1,500,000
Planter Beds	\$100,000					\$100,000
Total	\$100,000	\$500,000	\$500,000	\$500,000		\$1,600,000

Capital Improvement Plan: FY2025-2029 **DRAFT**

Project Title: *Community Redevelopment Agency – Downtown Redevelopment District Downtown Community Policing Initiative*

Department/Division: Police Department/Community Redevelopment Agency – Downtown Redevelopment District

Strategic Plan Priorities, Goals and Objectives: Provide adequate public safety for all residents, businesses and visitors (P1.G1.I1)

Project Description and Reason Necessary:

The Downtown Community Policing Initiative, or Downtown CAPE, began a pilot project in November of 2006. It was subsequently expanded to eleven officers and permanently integrated into the Downtown Community Redevelopment Plan. The officers provide a concentrated presence in the Central Business District, but are authorized to provide police services throughout the Downtown Redevelopment District. Funding for this program is managed by the Police Department. Vehicles dedicated to the Downtown CAPE program will be replaced as projected in this plan. The Downtown CAPE fleet currently consists of twenty-one vehicles:

- 2 - Ford Taurus
- 1 - Ford F-150
- 8 - Ford Explorer
- 2 - Honda ATV
- 2 - Quads
- 6 - Segway

The Police Department conducted an assessment of its fleet in order to develop a comprehensive replacement plan. The Department proposed and the City Council approved, at its 3/7/2022 meeting, a planned useful life of eight (8) years for marked vehicles and 10 years for unmarked vehicles to better suit its needs and to ensure the optimal operating performance of its fleet.

The vehicle replacement schedule reflects the newly adopted standard.

Funding Source: Community Redevelopment Agency (DT TIF)

Veh #	Mileage	Year	Description	FY2025	FY2026	FY2027	FY2028	FY2029	Total
1785	40,043	2017	Ford Taurus	\$62,000					
1786	60,913	2017	Ford Taurus	\$62,000					
ATV9	603 HRS	2020	Honda ATV	\$25,000					
1968	44,410	2019	Ford Taurus			\$65,000			
QUAD4	816 HRS	2023	Polaris Quad				\$25,000		
2022	30,234	2020	Ford F-150					\$65,000	
2028	45,589	2020	Ford Explorer					\$48,000	
Total				\$149,000	-	\$65,000	\$25,000	\$113,000	\$352,000

Capital Improvement Plan: FY2025-2029 **DRAFT**

Project Title: *Community Redevelopment Agency – Southend Redevelopment District Road & Associated Infrastructure Improvements*

Since the adoption of the Southend redevelopment plan in 1987, six major public-private projects have been completed (Riptide, South Beach Regional Shopping Center, South Beach Parkway Shopping Center, Ocean Cay, South Beach Mixed Use Development, Ocean Terrace and Paradise Key). In addition to the projects involving private enterprises, numerous public infrastructure projects have been constructed to support the redevelopment activity in the district. The infrastructure projects are managed primarily by the Public Works Department; parks facilities projects are managed by both the Public Works and the Parks & Recreation Departments.

Project Description and Reason Necessary: Within the City there are roads, which need to be rebuilt because of deterioration caused by aging, compromise of the base and excess elevation due to asphalt overlays. The degree of required rebuilding differs with the condition of each road. When roads are identified for reconstruction, Public Works reviews other utility and traffic systems (water, wastewater, stormwater, pavement and road base, sidewalk, etc.) in the right-of-way for prudent upgrades and repairs to maximize return on investment. Estimated planning costs are variable until project scope, design, bid advertisement and bid award are complete.

- **South Beach Parkway Roadway/ Stormwater Improvements Project (Phase 3):** The design of improvements to the South Beach Parkway Stormwater Pond (at Marsh Landing Parkway) that receives Ocean Terrace stormwater design is being reviewed by City staff.
- **Stormwater/Roadway Improvements (Phase 5):**
 1. Downstream outfall improvements, including downstream silt removal, pipe cleaning/rehabilitation and channel stabilization. (\$10.5M)
- **Stormwater/Reuse Improvements (Phase 6):** Stormwater system improvements include Osceola Avenue from South Beach Parkway east to Sandra Drive, and Osceola Regional Pond modifications and reconstruction necessary at the JTB Basin pumping station and pond improvements.

Capital Improvement Plan: FY2025-2029 **DRAFT**

Project (Fund Source)	Phase	FY2025	FY2026	FY2027	FY2028	FY2029	Total
South Beach Parkway Road Imps (Phase 3): Ocean Terrace Pond*	Construct			\$1,000,000			\$1,000,000
South Basin Stormwater Outfall Channel Imps (Phase 5) – South Basin Silt Removal, Pipe Cleaning/Rehab and Channel Stabilization	Design	\$250,000					
	Construct		\$10,500,000				\$10,750,000
Stormwater/Reuse Imps (Phase 6) – Osceola Avenue from South Beach Parkway to Sandra Drive and Osceola Pond modifications	Design (CRA)			\$584,000			
	Design (City)			\$314,462			
	Construct (CRA)				\$4,136,000		
	Construct (City)				\$2,227,077		
	Total	\$250,000	\$10,500,000	\$1,898,462	\$6,363,077		\$19,011,539

The CRA/City have a 65%/35% split of costs for parts of the Stormwater/Road Improvements Phases 5 and 6 based on Southend CRA Stormwater Ditch Contribution Apportionment.

*Project re-budgeted from FY2022 CIP

Funding Source	FY2025	FY2026	FY2027	FY2028	FY2029	Total
SB TIF	\$250,000	\$10,500,000	\$1,584,000	\$4,136,000		\$16,470,000
SW (City above)			\$314,462	\$2,227,077		\$2,541,539
Total	\$250,000	\$10,500,000	\$1,898,462	\$6,363,077		\$19,011,539

Recommended Funding Source – Southend Tax Increment Fund (SE TIF). Foundation for project scoping is in the Southend Redevelopment Master Plan (also incorporating appropriate portions of the City's Reuse Master Plan Study). Scope includes improvements to sanitary sewer, water distribution, reuse, stormwater and road systems throughout the area plus other identified ancillary public improvements.

NOTES:

1. These estimated planning costs are variable until project scope, design, bid advertisement and bid award are complete.
2. When roads are identified for reconstruction, Public Works reviews other utility and traffic systems (water, wastewater, stormwater, pavement and road base, sidewalk, etc.) in the right-of-way for prudent upgrades and repairs to maximize return on investment.
3. Other projects may be added in the future for other necessary road reconstruction. Listed projects may be deleted and/or shifted on time-line due to budgetary constraints.

Capital Improvement Plan: FY2025-2029 **DRAFT**

Project Title: *Community Redevelopment Agency – Southend Redevelopment District South Beach Park Infrastructure Improvements*

Strategic Plan Priorities, Goals and Objectives: Provide recreational amenities desired by the community. (P2.G2.I2)

The South Beach Park area includes recreational opportunities for all ages. Beginning with the land acquisition for the park area, the Southend Redevelopment plan has provided for the Skate Park, tennis courts, beach volleyball, exercise trails, splash pad, basketball courts, pickle ball court, multi-use play field, picnic shelters, and restrooms. In March 2017, the Plan was amended to include maintenance of these Tax Increment Funded facilities and improvements.

Southend Connectivity Corridors - \$1,500,000: This project includes connectivity corridors within the Southend redevelopment area that should enable safe non-motorized transport between neighborhoods, parks, commercial districts and the beach. These corridors will connect to the City funded urban trails. More information about the Urban Trails Project is available in the Parks Capital Improvement Plan.

South Beach Park Sidewalk and Parking - \$250,000: Construction of a sidewalk on the southern part of the park will provide safer pedestrian ingress/egress off Ponce de Leon Street and provide additional parking.

Passive Park – Jax Drive/South Beach Parkway - \$900,000: This project includes several empty lots to the north of Jax Drive on South Beach Parkway (northwest corner), as well as a single lot to the South of Jax Drive on South Beach Parkway (southwest corner). This may be a passive park or rest area. Budget includes design fees.

Projects:	FY2025	FY2026	FY2027	FY2028	FY2029	Total
Southend Connectivity Corridors	\$500,000	\$500,000	\$500,000			\$1,500,000
South Beach Park Sidewalk & Parking on Ponce de Leon St.	\$250,000					\$250,000
Passive Park	\$900,000					\$900,000
Total	\$1,650,000	\$500,000	\$500,000			\$2,650,000

Capital Improvement Plan: FY2025-2029 **DRAFT**

Project Title: Radio Replacement Program

Department/Division: Citywide

Strategic Plan Priorities, Goals and Objectives: Identify and develop processes to utilize public safety resources in the most efficient and effective manner (P2.G1.O1.)

Project Description and Reason Necessary: The police department administers the radio system for the city. Most of the City's non-police radios are not supported by the vendor, and when they stop functioning they cannot be repaired. We will begin to replace these radios gradually over the next ten years.

Funding Source: Electric, Water/Sewer, Downtown TIF Fund, and General Capital Projects Fund via transfers from the General Fund

CITYWIDE RADIO INVENTORY			
Department	Funding Source	Radio Type	Inventory Count
Police	315-Gen Cap Projects Fund	Portable Radio	170
		Mobile Radio	14
Police	181-Downton TIF Fund	Portable Radio	5
		Mobile Radio	3
Ocean Rescue	315-Gen Cap Projects Fund	Portable Radio	42
		Mobile Radio	2
Emergency Operations Center (EOC)	315-Gen Cap Projects Fund	Portable Radio	8
		Mobile Radio	4
Beaches Energy Services	410-Electric Fund	Portable Radio	46
		Mobile Radio	37
Public Works	420-Water Sewer Fund	Portable Radio	54
		Mobile Radio	5
Total			390

FY2025 REPLACEMENTS	
QTY	Cost
-	-
6	\$31,988
-	-
3	\$15,993
4	\$11,340
-	-
-	-
-	-
2	\$5,670
3	\$13,726
5	\$14,175
-	-
23	\$92,892

5-YEAR REPLACEMENTS	FY2025	FY2026	FY2027	FY2028	FY2029	Total
315-Gen Cap Projects Fund (Police, Parks, EOC)	43,328	44,628	39,592	40,780	42,003	210,331
181-Downtown TIF Fund	15,993	10,982	12,814	13,198	13,594	66,581
410-Electric Fund	19,396	19,978	28,439	26,195	30,172	124,180
420-Water Sewer Fund	14,175	14,600	21,054	21,685	19,145	90,659
Total:	\$92,892	\$90,188	\$101,899	\$101,858	\$104,914	\$491,751



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

CRA AGENDA ITEM	
TO:	Community Redevelopment Agency Members
FROM:	Staff
DATE:	05/16/2024
SUBJECT:	Downtown Landscaping Plan

BACKGROUND

City staff has collaborated with the parks and recreation department to develop a comprehensive landscaping plan for the downtown area. Parks and recreation has partnered with Prestige Landscapes to design this plan, which features native and resilient vegetation capable of withstanding coastal conditions. Additionally, the plan encompasses the landscaping plans around the new sculpture by Mr. Xavier Cortada.

FINANCIAL IMPACT

There is currently no additional financial impact as this has been budgeted for in the downtown landscaping section of the budget.

REQUESTED ACTION

No formal action is required at this time; this information is provided for your awareness only.

ATTACHMENTS

1. Downtown Landscaping Concepts

City of Jacksonville Beach



PRESTIGE
LANDSCAPES
OF NORTH FLORIDA, INC.





Landscape Design Suggestions

<i>Plants:</i>	<i>Specimen Curved Sabal Palms</i>
	<i>Triple Roebellini</i>
	<i>Bird Of Paradise</i>
	<i>Crinum Lily</i>
	<i>Dune Sunflower</i>
	<i>Arboricola, 'Trinette'</i>
	<i>Cardboard Palm</i>
	<i>Fire Cracker Plant</i>
	<i>Natal Plum, 'Emerald Blanket'</i>
	<i>Jack Frost Ligustrum</i>





Landscape Design Suggestions

Plants: Dune Sunflower
Crinum Lily
Natal Plum, 'Emerald Blanket'
Croton, 'Mammy' (Replace Annually)
Podocarpus, 'Pringles'
Specimen Boulder





Landscape Design Suggestions

Add: False Agave
Cardboard Palm
Variegated Pittosporum
Croton, 'Mammy'
Juniper, 'Parsonii'
Liriope
Bulbine
Dune Sunflower





Landscape Design Suggestions

Add:
Ligustrum
Bush Daisies
False Agave
Indian Hawthorn
Croton, 'Mammy'
Liriope
Anne Marie Lantana or Annuals
Sod





Landscape Design Suggestions

Add:

- Torulosa Juniper*
- Hibiscus*
- Bird Of Paradise*
- False Agave*
- Contie Fern*
- Natal Plum, 'Emerald Blanket'*



Handicap symbol
PARKING BY
DISABLED
PERMIT
ONLY
\$250.00
FINE

WELLS FARGO



Landscape Design Suggestions

Add:

- Bird Of Paradise*
- Pittosporum, 'Green'*
- Dwarf Ixora*
- Blue My Mind*
- Anne Marie Lantana*
- Yellow Lantana*
- Liriope*
- Shillings Holly*
- Fire Bush*
- Sod*
- Boulders*





Landscape Design Suggestions

- Add:*
- Ligustrum Tree*
 - Pittosporum, 'Green'*
 - Pittosporum, 'Variegated'*
 - Dwarf Ixora*
 - Liriope*
 - Bird Of Paradise*
 - Blue My mind*
 - Anne Marie Lantana*
 - Fire Bush*
 - Yellow Lantana*
 - Sod*
 - Boulders*



Landscape Design Suggestions

*Add: Fire Cracker Bush
 Crinum Lily
 Natal Plum, 'Emerald Blanket'
 Bolders*







Landscape Design Suggestions

Add: *Indian Hawthorn*
 Crinum Lily
 Jack Frost Ligustrum
 Natal Plum, 'Emerald Blanket'
 Boulders



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Landscape Design Suggestions

*Add: Jack Frost Ligustrum
Shillings Holly
Boulder
Sample -River Rock With Epoxy
Sample -Mini Pine Bark*



2nd Ave N
1st St N

NO TURN ON RED
HELP AVOID CAR BACKUPS



Landscape Design Suggestions

Add: Podocarpus, 'Maki'
Crinum Lily
Jack Frost Ligustrum
Dune Sunflower
Dwarf Bottlebrush
Shillings Holly
Boulders
Mini Pine Bark Nuggets

401

WEDNESDAY
S3 CLAWS
S4 PREMIUM VODKA
DJ OZ

NO
PARKING
ANY
TIME

STOP
ROOM



Landscape Design Suggestions

*Add: River Rock With Epoxy
Boulders*



DO NOT
ENTER

Jacksonville Beach
Fishing Pier

Landscape Design Suggestions

*Add: Shillings Holly
Dune Sunflower
Boulders
Mini Pine Bark Nuggets*



Jacksonville Beach

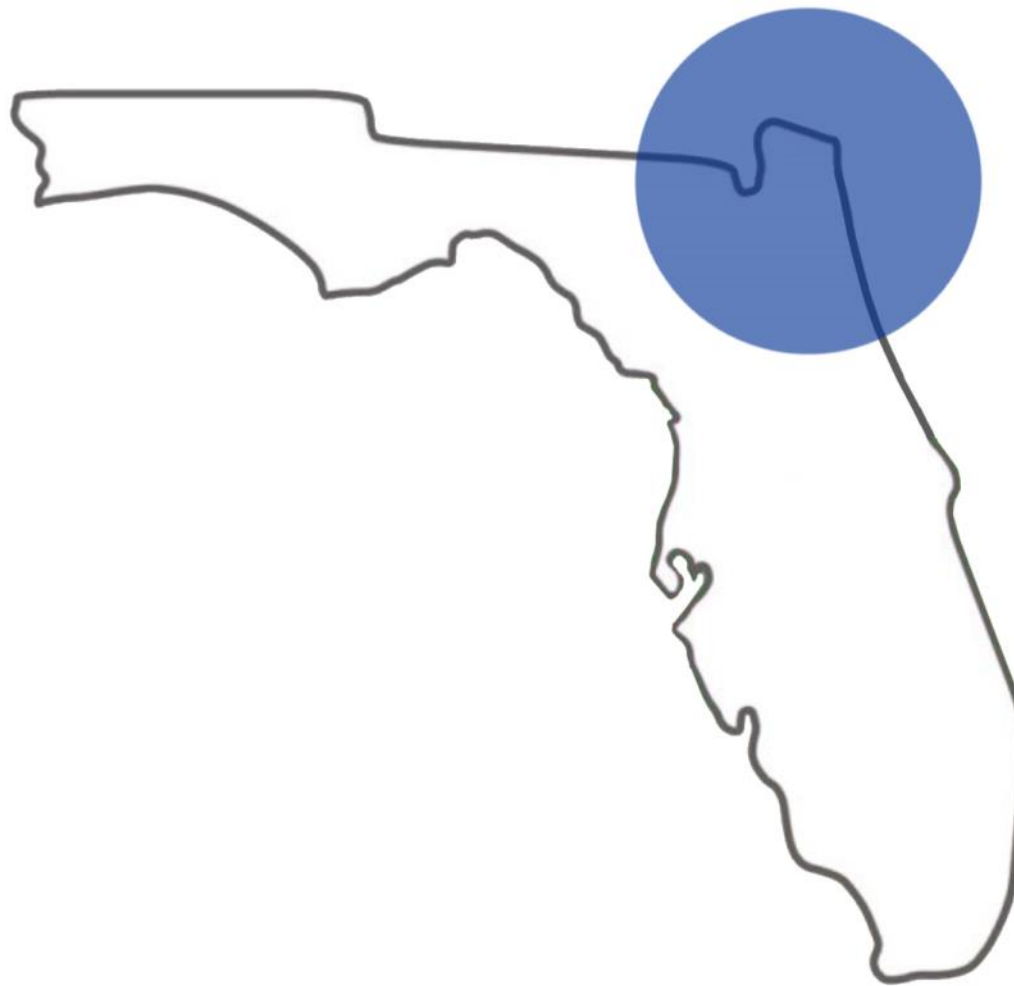
Shops, Restaurants & Public Parking



Landscape Design Suggestions

Add: River Rock With Epoxy
Boulders





PRESTIGE LANDSCAPES

OF NORTH FLORIDA, INC.

PRESTIGE LANDSCAPES OF NORTH FLORIDA
CHRIS KENNY - OWNER
904-315-8041
ST. JOHNS, FLORIDA 32260
chris@pliflorida.com



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CRA AGENDA ITEM	
TO:	Community Redevelopment Agency
FROM:	Staff
DATE:	05/16/2024
SUBJECT:	Downtown Plan Update

BACKGROUND

In 2020, an "Analysis of Downtown Redevelopment Plan" was prepared by the Shepard Firm. This analysis reviewed the original plan language and all subsequent amendments. The resulting analysis provided all language determined to be effective and relevant and organized it as much as possible. The analysis was intended to serve as a skeleton for a future comprehensive amended plan. No new content was created, unless where necessary to provide context.

CRA Staff with assistance from The Southern Group has been reviewing the "Simulated Jacksonville Beach Downtown Redevelopment Plan" with the intention of preparing a draft updated plan to present to the CRA for review and consideration. Staff recommends the following:

1. Update the Introduction of the Plan to reflect current conditions;
2. Update the Redevelopment Powers and Requirements to comply with Statutes;
3. Restate the Redevelopment Objectives that are still relevant and add objectives from the Strategic Plan;
4. Simplify the Implementation Strategy and reference statutes;
5. Update section on Redevelopment District: RD Zoning;
6. Identify and list completed projects and projects that have started and are on-going;
7. Identify and detail Capital Projects still to be completed;
8. List any new projects identified by the CRA or Council;
9. Add Strategic Plan projects;
10. Update the CAPE Section and delete outdated information; and
11. Update graphics throughout the document.

FINANCIAL IMPACT

REQUESTED ACTION

Staff seeks direction from the CRA to proceed as recommended. Once a draft is ready, staff will present at a CRA meeting.

ATTACHMENTS



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