



City of Jacksonville Beach

Regular Meeting Agenda

Community Redevelopment Agency

11 North Third Street
Jacksonville Beach, Florida

Monday, November 18, 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.
- CRA Meeting held on September 23, 2024
 - CRA Meeting held on October 16, 2024

COURTESY OF THE FLOOR TO VISITORS

OLD BUSINESS

NEW BUSINESS

- A. Resolution 2025-03 Support for Continuation and Expansion of the Outdoor Dining Pilot Program
- B. Approve/Disapprove an Agreement with The Southern Group for Consulting Services to the Community Redevelopment Agency

ITEMS FOR DISCUSSION

ADJOURNMENT

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

In accordance with Section 286.0114, Florida Statutes, any member of the public may 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 made part of the record. 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 Wednesday, October 16, 2024 at 3:00 PM
in Council Chambers**



CALL TO ORDER

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

ROLL CALL

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

APPROVAL OF MINUTES

COURTESY OF THE FLOOR TO VISITORS

OLD BUSINESS

NEW BUSINESS

A. Facade Grant Applications

A motion was made by Mr. Gary Paetau to approve both of the grant applications in full. This was seconded by Mr. Thad Moseley. All board members were in favor. The item passed unanimously.

B. Adopt/Deny Resolution No. 2025-02 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY2024 Southend Community Redevelopment Capital Improvement Budget and to appropriate Southend Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A

A motion was made by Mr. Paetau to adopt Resolution No. 2025-02, this was seconded by Mr. Moseley. All board members were in favor. This resolution passed unanimously.

C. Adopt/Deny Resolution No. 2025-01 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY2024 Downtown Community Redevelopment Capital Improvement Budget and to appropriate Downtown Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A.

A motion was made by Mr. Paetau to adopt resolution 2025-01. This was seconded by Mr. Whittington. All board members were in favor. Passed unanimously.

ITEMS FOR DISCUSSION

ADJOURNMENT

There being no further business, this meeting adjourned at 3:22 PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Chairman

Date: _____

**Minutes of the Community Redevelopment Agency
held Monday, September 23, 2024 at 3:00 PM
in Council Chambers**



CALL TO ORDER

This meeting was called to order at 3:01 PM

ROLL CALL

Chairman:	David McGraw - Absent	Thad Moseley
Board Members:	Meghan Edwards - Absent	Gary Paetau
	Frances Povloski - Absent	
Alternates:		Ron Whittington
Also present were:		

COURTESY OF THE FLOOR TO VISITORS

APPROVAL OF MINUTES

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

- Joint Boards Workshop August 22, 2024
- CRA Meeting August 26, 2024

- A. Minutes for Joint Boards Workshop held on August 22, 2024**
- B. Minutes of the Regular Community Redevelopment Agency Meeting held on August 26, 2024**

DOWNTOWN CAPE

OLD BUSINESS

NEW BUSINESS

- A. Latham Plaza Scope and Fee**

Mr. Moseley stated that a lot of time and effort had gone into this project thus far, and now is the time to move forward and get things accomplished. Mr. Whittington concurred.

A motion was made Mr. Whittington to approve the scope and fee for Latham Plaza. This was seconded by Mr. Moseley. All members present were in favor.

B. Resolution 2024-03 Downtown Plan Amendment

Mr. Moseley thanked staff for getting the plan redone, and stated it lays out the projects and costs clearly and concise. Mr. Paetau asked if approving this today was the last time the CRA would have approvals, and if staff was going to add elements such as photos and graphs, would the content change? Staff stated the content the agency approved would not change. The only thing that would look different would be the final version for council, because there will be images, color, etc. Mr. Moseley stated he felt confident if staff found anything substantial needing change, or errors, they would report those back to the agency.

A motion was made by Mr. Moseley to approve the CRA Downtown Plan Amendment via Resolution 2024-03. This was seconded by Mr. Whittington. All board members present were in favor.

ITEMS FOR DISCUSSION

A. Safety Grant Program Draft

Staff presented a draft program to agency members. Mr. Moseley asked questions regarding interior vs exterior improvements, and what would our intent be, and if they were to be interior how could we make sure our police had access when necessary? Staff stated at this time, the plan was to fund exterior cameras only.

Mr. Paetau asked if we should consider increasing the amount per grant to be a little more than what is in the draft. Staff stated they would discuss with the police department and get back to the agency with the final draft. Mr. Paetau also asked what would happen to the investments if a business left or closed? Staff stated they would do more research.

Ultimately, the agency members present support the safety grant program.

B. Sea Turtle Concept Recommendation - PAAC

Staff shared the sea turtle concept the PAAC preferred with the agency. Mr. Moseley noted that material wise, aluminum may be better than bronze. The agency members present discussed and all agreed they were comfortable with the direction given by PAAC. Staff will work with the artist to create a formalized concept, budget, material, etc.

ADJOURNMENT

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

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Chairman

Date: _____



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

CRA AGENDA ITEM	
TO:	Community Redevelopment Agency
FROM:	Taylor Mobbs
DATE:	09/11/2024
SUBJECT:	Support for Continuation and Expansion of the Outdoor Dining Pilot Program

BACKGROUND

In an effort to incentivize business development and redevelopment in the downtown CRA district, the CRA recommended a pilot program for outdoor dining to City Council. That pilot program was adopted on January 17, 2023, and approved to continue for 2 years. This program is set to expire in January 2025. The resolution attached expresses the agency's full support of continuing this outdoor dining program, as well as extending the program to other corridors in the downtown district.

Corridors to consider expansion are as follows:

- Second Avenue North between First and Second Street
- Third Avenue North between First and Second Street
- Fourth Avenue North between First and Second Street
- Fifth Avenue North between First and Second Street
- Sixth Avenue North between First and Second Street

This proposed expansion takes into consideration existing, planned, and potential future restaurant opportunities.

FINANCIAL IMPACT

None at this time.

REQUESTED ACTION

Adopt/Deny Resolution No. 2025-03 for continued support and expansion of the Outdoor Dining Program

ATTACHMENTS

1. Resolution 2025-03
2. Existing and Proposed Sidewalk Dining Program Corridors (1)

CRA RESOLUTION NO. 2025-03

A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY, EXPRESSING ITS SUPPORT FOR THE ADOPTION BY THE CITY COUNCIL OF AN ORDINANCE APPROVING THE OUTDOOR DINING PILOT PROGRAM TO CONTINUE AND EXPAND; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville Beach has identified Local Economic Development as one of its priorities in the City of Jacksonville Strategic Plan; and

WHEREAS, the City of Jacksonville Beach City Council approve Ordinance No. 2022-8188 amending chapter 28, establishing section 28-12 a sidewalk dining program in downtown incentive zone within the downtown redevelopment district; and

WHEREAS, it was determined the best location for the pilot program would be 1st Avenue North, from 1st Street North to 2nd Street North, also referred to as the "Civic Corridor"; and

WHEREAS, the initial pilot program was set to expire on January 17, 2025; and

WHEREAS, at its meeting on November 18, 2024, the Community Redevelopment Agency vocalized its support of the Outdoor Dining Pilot Program, and the support for continuing this program long term, and expanding this program to the corridors attached to this resolution; and

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

SECTION 1. The Community Redevelopment Agency hereby expresses its support of the City Council adopting the following:

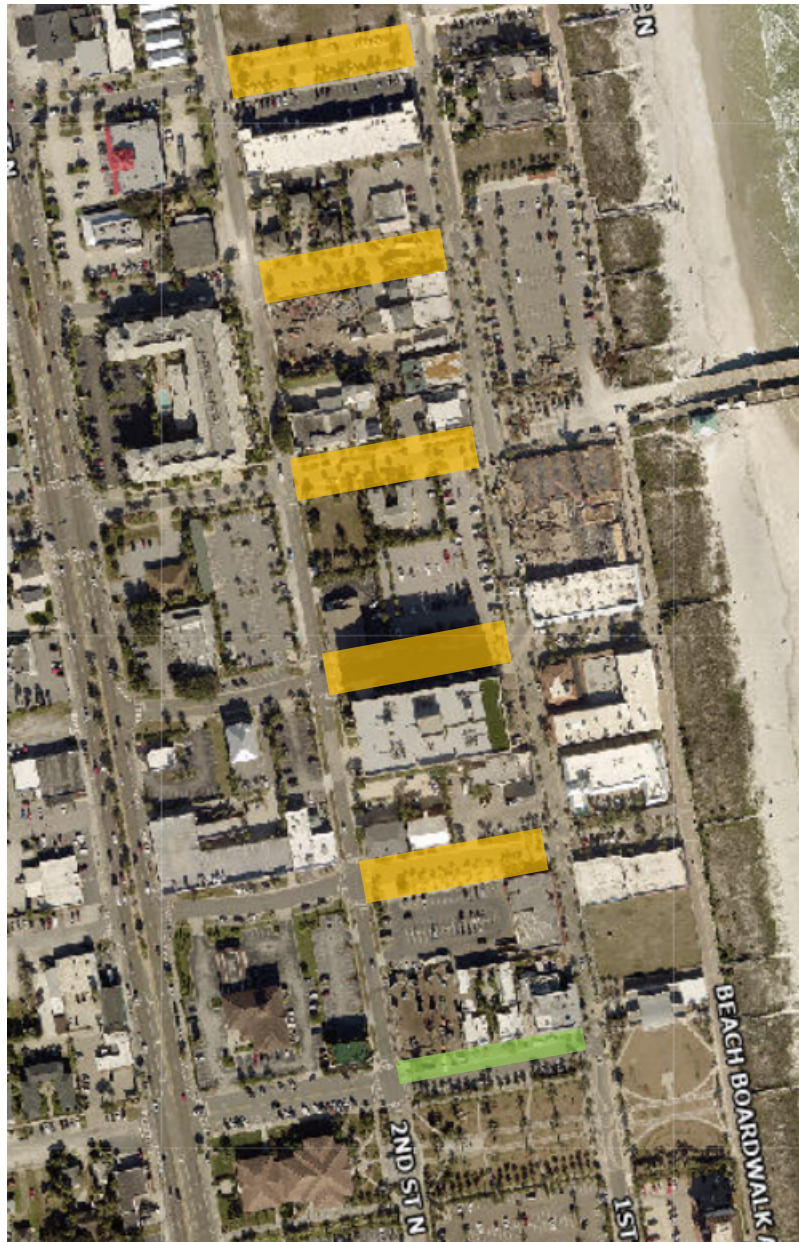
1. Approval of continuing the Outdoor Dining Pilot Program; and
2. Approval of the expansion of the program into the corridors attached to this resolution.

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

DULY ADOPTED IN OPEN MEETING THIS 18th DAY OF NOVEMBER, 2024.

David McGraw, Chairman

Existing and Proposed Sidewalk Dining Program Corridors



-  Existing
-  Proposed



CRA AGENDA ITEM	
TO:	Community Redevelopment Agency
FROM:	Taylor Mobbs
DATE:	09/13/2024
SUBJECT:	Agreement with The Southern Group for Consulting Services to the Community Redevelopment Agency

BACKGROUND

Staff is requesting to continue utilizing consulting services from The Southern Group. The Southern Group will continue to support staff with document preparation, meeting preparation, monitoring legislative issues at the State level, amending the plans, P3 project development, and more.

The Southern Group has been assisting the agency since 2020, and provides critical support and guidance on many redevelopment topics.

The renewal will allow staff to continue to use their services through the end of fiscal year 2025 (September 30, 2025), and a new scope and fee will be brought back to the agency in September 2025.

FINANCIAL IMPACT

The monthly fee associated with the scope is \$6,250.00

REQUESTED ACTION

Approve/Disapprove the scope of work and fee proposal from The Southern Group, Beginning December 12, 2024 and Expiring September 30, 2025

ATTACHMENTS

1. TSG Contract

November 11, 2024

Ms. Heather Ireland
Director of Planning and Development
City of Jacksonville Beach
11 North Third Street
Jacksonville Beach, FL 32250

Dear Ms. Ireland:

Thank you very much for your continued interest in The Southern Group of Florida, Inc. (The Southern Group). We appreciate the opportunity to provide consulting services to the City of Jacksonville Beach and the Jacksonville Beach Community Redevelopment Agency in Florida. The Southern Group is committed to providing the highest level of service in furtherance of your goals. This agreement will describe the terms under which that representation will occur. This agreement will describe the terms under which that representation will occur which is contingent upon the underlying contract and existing agreement with the Jacksonville Aviation Authority (RFP No. 23-20-25001). The underlying contract with the Jacksonville Aviation Authority is being used as a basis for providing services to the City of Jacksonville Beach. As such, all terms and conditions of that Agreement will be applicable to the relationship between The Southern Group and the City of Jacksonville Beach.

Services and activities will include, but not be limited to, the following:

P3 Partnership and RFP/Q | While considering the recent changes to state statutes, TSG will:

- Establish Public Private Partnership Approaches regarding publicly owned land -lease or for sale
- for consideration by City prior to RFQ(P) issuance
- Identify potential P3 developers based on plan guidance and market interest prior to RFP(Q) issuance
- Review basic requirements of the RFO(Q) with the CRA and the Jacksonville Beach City Council
- Finalize RFP(Q) and advise regarding issuance schedule.
- Prepare an evaluation process for respondents to the RFP(Q)
- Establish negotiation parameters for P3 Developer.

P3 Partnership and Negotiations | Utilizing the negotiated parameters for the P3 Developer, TSG will:

- Commence negotiations with P3 developer for consideration by CRA and the City and complete within a 120-day period.
- Assist in approval process by the CRA and the City Council
- Monitor schedule of performance for the developer after executed contract.

Updating the CRA Plan | While considering the recent changes to state statutes, TSG will:

- Review current downtown plan objectives and status.
- Assist in preparing downtown plan amendment document.
- Assist in moving plan amendments through approval process including public workshops as appropriate.
- If appropriate, utilize workshops as a visioning concept building on the adopted plans.
- Assist in budget preparation for the next fiscal year with the CRA Board

The Southern Group's entire team will be available to advance the City of Jacksonville Beach and the Jacksonville Beach Community Redevelopment Agency's interests. You may wish to review in detail the qualifications of the team at www.thesoutherngroup.com. However, in order to ensure that your needs are efficiently and fully addressed, I will be the primary contact for this representation. My contact information is reflected on the attached sheet.

In exchange for these services, the City of Jacksonville Beach and the Jacksonville Beach Community Redevelopment Agency has agreed to pay The Southern Group \$6,250.00 per month beginning December 12, 2024 through September 30, 2025, with the month of December 2024 being prorated. This agreement may be terminated by either party upon receipt of 30 days' written notice. The Southern Group will send an invoice on the first of each month for the current month's services and payment is due by the end of each month. Our preferred method of payment is via ACH or wire transfer. Otherwise, all payments should be remitted to P.O. Box 10570, Tallahassee, FL 32302.

Costs directly attributable to the performance of this work will be billed in addition to the monthly retainer, and these costs may include travel, consulting registration fees, and other expenses incurred on the City of Jacksonville Beach and the Jacksonville Beach Community Redevelopment Agency's behalf. No monthly costs that in the aggregate exceed \$100 will be incurred without your prior approval. Please note that under no circumstances will work continue to be done by any lobbyist of The Southern Group if any invoice is unpaid beyond 90 days after their due date.

Also, by signing below, you agree that you will complete any forms necessary to comply with consulting registration requirements under Florida law that may arise as a result of our representation of the City of Jacksonville Beach and the Jacksonville Beach Community Redevelopment Agency during the term of this contract or after its termination should reporting periods overlap.

It should also be noted that The Southern Group has affiliated offices in other states and within the state of Florida. The Southern Group has a policy of declining representation of clients when that representation would immediately create a direct conflict with other clients that The Southern Group currently represents. You have retained The Southern Group for representation in Florida, and we know of no conflicts with our current clients. In order to ensure the candor and trust in our relationship that forms the basis of effective representation, it is the policy of The Southern Group to keep confidential within each office all information about your business interests and strategies.

I believe the above reflects our understanding. If it does, please sign this agreement and return with the completed client information, which is enclosed. I appreciate your attention to this matter and look forward to working with you. Please never hesitate to contact me if we can assist the City of Jacksonville Beach and the Jacksonville Beach Community Redevelopment Agency in any way.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Gilmore".

Jim Gilmore

Enclosures

For the City of Jacksonville Beach and the
Jacksonville Beach Community
Redevelopment Agency

Date