



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

City Council

Monday, June 2, 2025

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 May 19, 2025
- B. Special Council Briefing held on May 27, 2025

APPROVAL OF THE AGENDA

ANNOUNCEMENTS

COURTESY OF THE FLOOR TO VISITORS

CONSENT AGENDA

MAYOR AND CITY COUNCIL

- A. Kevin Hogencamp City Award
- B. Proclamation - Casa Marina Centennial Anniversary

CITY CLERK

CITY MANAGER/NEW BUSINESS

- A. Approve/Disapprove commemorative signage for Ian Church at South Beach Park

RESOLUTIONS

ORDINANCES

- A. Approve/Disapprove Ordinance No. 2025-8224 on the first reading for a rezoning of property located at 102 Sixth Avenue North from Central Business District: CBD to Redevelopment District: RD for a mixed-use project, and schedule a second reading for June 16, 2025

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.

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.

OPENING CEREMONIES: INVOCATION, FOLLOWED BY SALUTE TO THE FLAG

Council Member Horn 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	Dan Janson
	Greg Sutton	John Wagner	Bruce Wouters

Also present were: City Manager Mike Staffopoulos, Deputy City Manager Karen Nelson, City Attorney David Migut, Director of Public Works Dennis Barron, and City Clerk Sheri Gosselin.

APPROVAL OF MINUTES:

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

- Regular City Council Meeting held on May 5, 2025
- Council Briefing held on May 12, 2025

APPROVAL OF THE AGENDA

Motion: It was moved by Mr. Janson, seconded by Ms. Golding, to approve the agenda.

Voice Vote: In a voice vote, the motion passed unanimously.

ANNOUNCEMENTS:

Council Member Golding congratulated Communications Manager Jacob Board and the City of Jacksonville Beach for receiving recognition from the Florida Municipal Communicators Association and highlighted the success of the "Take Two Tuesdays" video series. Ms. Golding thanked the Jacksonville Beach Police Department for supporting the "Dancing in the Streets" event in a neighboring city. Ms. Golding recognized City Clerk Sheri Gosselin for her 30 years of service and wished her well in retirement at the end of the month.

Council Member Wouters thanked Fletcher High School Principal Dean Ledford for attending the unveiling of the memorial tree at Beaches Memorial Park honoring U.S. Marine Corps Sergeant Bradley Hanson. He noted it was a meaningful tribute to Sgt. Hanson, and expressed appreciation for the Hanson family and the many members of the Fletcher community who attended.

Council Member Wagner expressed appreciation to the City of Neptune Beach for hosting the recent Northeast Florida League of Cities meeting, which brought together representatives from neighboring municipalities to learn, network, and share ideas.

Council Member Sutton acknowledged the 38th anniversary of the USS Stark missile attack, which claimed the lives of 37 sailors in 1987. He noted Representative Kiyan Michael attended the USS Stark memorial and the Northeast Florida League of Cities meeting.

Council Member Horn thanked Mayor Hoffman, Mayor Brown of Neptune Beach, and Mayor Ford of Atlantic Beach for their recent joint letter to the Florida Department of Environmental Protection

opposing the proposed land swap in the Guana Tolomato Matanzas National Estuarine Research Reserve. He urged residents to voice their concerns to lawmakers and officials at all levels to help protect the area and its wildlife.

Mayor Hoffman highlighted recent events, including speaking at Fletcher Middle School's National Junior Honor Society induction and the openings of Sizemore's Seafood and TJ Maxx. She congratulated Fletcher High's graduating class and noted upcoming events, including the Community Indicators Report, the Citizen Police Academy Alumni garage sale on May 31, 2025, and Country Fest on June 14, 2025. She recognized National Public Works Week, thanking Director of Public Works Dennis Barron and his team.

COURTESY OF THE FLOOR TO VISITORS:

- Michele Matisoo, 139 37th Avenue South, Jacksonville Beach, spoke about the beach access entrance on 37th Avenue South and covers for trash cans on the beach.
- Darrell Griswold, 131 37th Avenue South, Jacksonville Beach, spoke about beach access dune walkovers.
- Roger Whiting, 1103 2nd Avenue North, Atlantic Beach, spoke about concerns regarding a new building on 6th Avenue North.
- Bryan Green, 3810 Tropical Terrace, Jacksonville Beach, spoke about dune walkover issues.
- Kathy Jackson, 194 Bermuda Place, Jacksonville Beach, spoke about safety concerns regarding the dune walkover on 37th Avenue South.

CONSENT AGENDA:

- Item A Accept the Monthly Financial Reports for the month of April 2025**
- Item B Approve a Crossing Agreement with Mattamy Jacksonville, LLC, to allow Mattamy to construct an access road over the City Easement and under the City's utility infrastructure located within the City Easement**
- Item C Approve the proposed Worker's Compensation settlement of \$90,000 for Claimant Kevin Stewart**
- Item D Approve the City Manager's appointment of Molly Allegre to the City Clerk position, effective May 20, 2025**

Motion: It was moved by Mr. Janson, seconded by Ms. Golding, to approve the consent agenda.

Council Member Sutton requested Item D be pulled from the Consent Agenda.

Voice Vote: In a voice vote, the motion to approve the Consent Agenda, minus Item D, passed unanimously.

MAYOR AND CITY COUNCIL: None

CITY CLERK: None

CITY MANAGER/NEW BUSINESS:

- Item A**
- 1. Award/Reject Bid No. 2425-05 to Revinu, Inc., for the Sludge Hauling;**
 - 2. Authorize the Mayor and City Manager to negotiate and execute any contract as a result of this bid award; and**
 - 3. Delegate authority to the City Manager to approve and execute all subsequent contract renewals through the maximum contract term**

Mr. Barron provided background on the item.

Motion: It was moved by Mr. Janson, seconded by Ms. Golding, to award Bid No. 2425-05 to Revinu, Inc., for the Sludge Hauling.

Discussion: None

Roll Call Vote: Ayes – Golding, Horn, Janson, Sutton, Wagner, Wouters, and Mayor Hoffman

The motion passed unanimously.

Motion: It was moved by Mr. Janson, seconded by Ms. Golding, to authorize the Mayor and City Manager to negotiate and execute any contract as a result of this bid award.

Discussion: None

Roll Call Vote: Ayes – Horn, Janson, Sutton, Wagner, Wouters, Golding, and Mayor Hoffman

The motion passed unanimously.

Motion: It was moved by Mr. Janson, seconded by Ms. Golding, to delegate authority to the City Manager to approve and execute all subsequent contract renewals through the maximum contract term.

Discussion: None

Roll Call Vote: Ayes – Janson, Wagner, Golding, and Mayor Hoffman
Nays – Sutton, Wouters, Horn

The motion passed 4-3.

- Item B**
- Approve the City Manager's appointment of Molly Alleger to the City Clerk position, effective May 20, 2025**

Deputy City Manager Karen Nelson provided background on the item.

Motion: It was moved by Mr. Janson, seconded by Ms. Golding, to approve the City Manager's appointment of Molly Alleger to the City Clerk position, effective May 20, 2025.

Discussion: A discussion ensued about the interview process, candidates, and recognizing

Ms. Gosselin and Ms. Alleger.

Roll Call Vote: Ayes – Sutton, Wagner, Wouters, Golding, Horn, Janson, and Mayor Hoffman

The motion passed unanimously.

RESOLUTIONS: None

ORDINANCES: None

ADJOURNMENT:

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

Voice Vote: Ayes: Golding, Janson, Sutton, Wagner, Wouters, Mayor Hoffman,
Nays: Horn

The motion passed 6-1.

There being no further business, the meeting adjourned at 6:42 P.M.

Submitted by: Sheri Gosselin
City Clerk

Approval:

Christine H. Hoffman, MAYOR

Date: _____

**Minutes of Special City Council Briefing
Tuesday, May 27, 2025 – 5:30 P.M.
City Hall 1st Floor Conference Room
11 North 3rd Street, Jacksonville Beach, FL**



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

The following City Council Members were in attendance:

Mayor: Christine Hoffman

Council Members: Sandy Golding (via phone) Bill Horn Dan Janson
Greg Sutton John Wagner Bruce Wouters

Also present were City Manager Mike Staffopoulos, Director of Parks and Recreation Jason Phitides and Deputy City Clerk Jodilynn Byrd.

Purpose of Briefing

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

City Manager

Urban Trails

Director of Parks and Recreation Jason Phitides provided the Council with a summary of the Urban Trails project, from concept to current status. It was the consensus of the Council to decline the grant offered by the Florida Recreation Department Assistance Program (FRDAP) for the 4th Avenue North corridor.

A conversation ensued regarding the prioritization of trail corridors. It was the consensus of the Council to email their top 3-5 preferred corridors. Staff would then create a preferred corridor construction schedule based on the Council's feedback and present it at a future Council Briefing for consideration.

Other

City Manager Mike Staffopoulos provided the Council with an updated calendar of Council Briefing topics.

Council Member Wagner provided a handout to the Council regarding a proposed pilot program for a food truck event in a privately owned parking lot in the Central Business District. A conversation ensued regarding the current ordinances in place and the topic not being publicly noticed on the agenda. It was the consensus of the Council to place the topic on the July 14, 2025, Council Briefing agenda for discussion.

Mr. Staffopoulos stated the Florida League of Cities contacted him and Council Member Golding to serve as community representatives on a committee panel to discuss the five property tax proposals. Mr. Staffopoulos and Ms. Golding accepted the invitation.

The Briefing adjourned at 7:03 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:	Trevor Hughes, Chief of Parks Maintenance and Development
DATE:	05/01/2025
SUBJECT:	Commemorative Signage for Ian Church at South Beach Park

BACKGROUND

The Parks and Recreation Department recently received an application for an Honorary Street Sign designation. Ian Church was a U.S. Marine Corps veteran and firefighter with the Jacksonville Fire and Rescue Department (JFRD), Station 60 (located at Osceola Ave and South Beach Parkway). Originally from New York, Ian found his home in Jacksonville Beach, where he lived with his wife and three young children. He began his service in the Marines in 2001 and was later diagnosed with melanoma linked to his military service. Despite his health challenges, Ian continued to serve his community as a firefighter.

Known for his courage and compassion, Ian was part of a significant fire response on December 31, 2023, where he rescued a homeowner's dog. He was deeply loved by his colleagues and family and remembered for his humor, dedication, and unwavering sense of duty. Ian passed away from cancer on August 20, 2024, at the age of 41, leaving behind a legacy of bravery and love for the Jacksonville Beach community.

Ian Church left a mark on the hearts of those who knew him and was a valued member of our community. While Ian's contributions are noteworthy, they do not fully align with the established criteria for the Honoree Street Designation, requiring significant civic involvement; cultural, humanitarian, historic, or military achievement; or part of a historic event relevant to the specific City street; or to the geographical location of the specific street.

However, to honor his legacy, staff propose placing commemorative signage, in the form of a street sign, at the entrance to the parking lot of Fire Station 60 within South Beach Park. JFRD, along with Ian Church's family, supports this proposal. Resolution 2061-2020, Naming and Renaming City Buildings and Facilities Policy, provides: "The City Council, by majority vote, shall have the final authority to designate commemorative names and plaques for City buildings and facilities."

FINANCIAL IMPACT

The family will provide signage costs equal to the Honorary Street Sign fee. The current fee is \$400.

REQUESTED ACTION

Approve/Disapprove commemorative signage for Ian Church at South Beach Park

ATTACHMENTS

1. Ian Church Application
2. Fire Station 60 Signage location a



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

- 3. Fire Station 60 Signage location
- 4. Resolution No. 2061-2020

AGENDA ITEM:	A.
MEETING DATE:	June 2, 2025

City of Jacksonville Beach Application for Honorary Street Name Designation

Name of Person/Group requesting designation: Ian Church

Address: 1839 Arden way, Jax Beach, FL 32250

Phone Number: 904-999-7539

Cell Number: 904-210-8301

Email address: vannelsonbrittany@gmail.com

Location of requested designation: Arden Way and Tallwood Rd preferred. If not there then somewhere by Station 60 in south jax beach.

Honorary Street Designation Name: Ian Church

Reasons support honorary designation: My husband, Ian Church, passed away 08/20/2024 suddenly from Cancer. He was a 41 years old and engineer with JFRD. He worked at Station 60 next to Sunshine park. Prior to JFRD, he worked for Clay country fire/rescue. My husband was a Marine Corps veteran and his first day of bootcamp was 09/11/2001. He was originally diagnosed with Melanoma in 2007 and they said it was due to his radioactive exposure from his service in the marines. He went into remission in 2009 and has had checks with his oncologist and dermatologist every 6 months. Even knowing his pre-disposition to cancer, he chose to join the fire department because of his love for the brotherhood and service to others. (1 out of 3 firefighters die from cancer) The guys on his shift always joked that Ian was the worst with directions and the captain at Station 60, Patrick Riley, suggested I apply for one of these signs so he can always find his way home. We have 3 kids age 4, 2, 2. I am born and raised in Jax beach. Ian lived here with me since 2018.

Contributions to the City of Jacksonville Beach of historical relevance:

As mentioned above, Ian worked at Station 60 in Jax Beach. There was a major fire on 31DEC2023 on 2nd street that ian was apart of and went up and rescued the owners dog. He was from New York, but loved Jacksonville beach and wanted to raise his children here.

Applicant acknowledges responsibility for cost of sign(s) BVC Yes (please initial)





RESOLUTION NO. 2061-2020

A RESOLUTION BY THE CITY OF JACKSONVILLE BEACH, FLORIDA, ADOPTING A POLICY FOR CITY COUNCIL TO REVIEW AND APPROVE REQUESTS FOR NAMING AND RENAMING OF CITY BUILDINGS AND FACILITIES; PROVIDING FOR ADOPTION OF RECITALS, REPEAL OF PRIOR INCONSISTENT RESOLUTIONS AND COUNCIL DECISIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville Beach ("City") desires to establish a policy, processes, and guidelines for the naming or renaming of City buildings and facilities to honor deceased individuals who have made significant contributions to the City community; and

WHEREAS, the City Council intends to provide all citizens and groups in the community the opportunity to honor deceased individuals who have made significant contributions to the community by naming or renaming City buildings and facilities, subject to review and majority approval by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF 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.

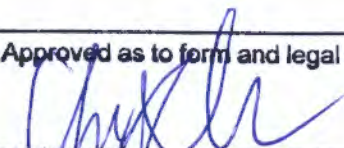
SECTION 2. Policy. The policy for naming or renaming City buildings and facilities attached hereto as Attachment A, is hereby approved and incorporated herein for all purposes.

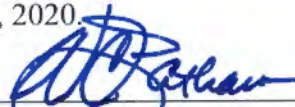
SECTION 3. Repeal of Prior Inconsistent Resolutions. All prior resolutions, parts of resolutions or Council decisions in conflict herewith are repealed to the extent of the conflict.

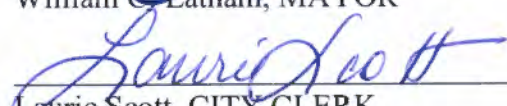
SECTION 4. Severability. If any section, sentence, clause, or phrase of this Resolution should be held invalid, unlawful, or unconstitutional, said determination shall not be held to invalidate or impair the validity, force, or effect of any other section, sentence, phrase, or portion of this Resolution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

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

AUTHENTICATED this 17th day of August, 2020.

Approved as to form and legal sufficiency:

Chris Ambrosio, City Attorney


William C. Latham, MAYOR


Laurie Scott, CITY CLERK

ATTACHMENT "A"
RESOLUTION 2061-2020
NAMING AND RENAMING CITY BUILDINGS AND FACILITIES POLICY

PURPOSE

To establish uniform procedures for the naming or renaming City buildings and facilities in a manner that is compatible with community interest to enhance the values and heritage of the City of Jacksonville Beach. This policy does not pertain to City streets and street names.

GENERAL POLICY

The following guidelines have been established to provide for a consistent and uniform procedure in the naming or renaming of City buildings and facilities.

PROVISIONS

A. General Guidelines.

1. The City Council, by majority vote, shall have the final authority to name and rename all City buildings and facilities.
2. The City Council, by majority vote, shall have the final authority to designate commemorative names and plaques for City buildings and facilities.
3. Under extraordinary circumstances, the City Council may, by majority vote, revoke or remove the current name of any City building and facility.
4. No City building or facility shall be named after a seated elected or appointed official.

B. Qualification Criteria for Naming or Renaming City Buildings and Facilities.

1. Qualifying criteria include the following:
 - a. City controlled buildings and facilities may only be named or renamed after any deceased individual (Honoree) who has made significant and substantial contributions of a service, cultural, or historic nature to the City of Jacksonville Beach, as determined by a majority of the City Council. Said contributions need not be financial in nature; they may include extensive service and/or support to the City organization or the community in general.
 - b. The area in which the Honoree has made the most significant contribution should be considered when determining which building or facility will be named or renamed after him or her. That is, when possible, there should be a correlation between the service provided by the Honoree and the City building or facility.

- c. When determining whether to rename a City building or facility, the City Council shall consider all factors they deem relevant, including whether some or all of the following accurately describe the Honoree for whom the City building or facility is proposed to be renamed:
 - i. The Honoree made lasting and significant* contributions to the protection of natural or cultural resources in the City of Jacksonville Beach; or
 - ii. The Honoree made substantial* contributions to the betterment of a specific City building or facility consistent with the established standards for the City building or facility; or
 - iii. The Honoree made substantial* contributions to the advancement of recreational opportunities within the City of Jacksonville Beach; or
 - iv. The Honoree was associated with an economic development or redevelopment activity within the City of Jacksonville Beach; or
 - v. The Honoree had a positive impact on the lives of the residents of the City of Jacksonville Beach; or
 - vi. The Honoree volunteered 10 or more years of service to the community.
- *Additional information as to how/why the contribution of the Honoree is significant or substantial may be required.*
- e. Upon the naming or renaming of a City building or facility, the name shall not be used for any other dedication, naming, or renaming related to City property.
 - f. The City Council, at its sole and unlimited discretion, may remove or change the name of any City building or facility at any time, unless contractually or legally obligated to do otherwise.

C. Criteria for Naming City Buildings and Facilities.

- a. For purposes of this Subsection C., City facilities also include reference to parks and recreational facilities.
- b. For new City buildings and facilities, the naming process shall begin as early in the project as possible.
- c. City building and facility names shall be selected to either recognize natural features related to the City of Jacksonville Beach community, or to recognize an

Honoree who made a lasting and significant contribution to the betterment of the City of Jacksonville Beach.

- d. Areas within City buildings and facilities that may be named separately from the main building include points of entry; rooms, patios, or wings within a City building; facility features (such as a column or fountain); walkways; trails; recreational facilities (such as group picnic areas, sports fields, water features, or park monuments); physical features (such as mountains, hills, or vistas); drive-ways; or other related items.
- e. If Council approved by majority vote, then commemorative plaques shall be placed in public City buildings and facilities. Names for the commemorative plaques shall be selected to recognize an Honoree who has made a lasting and significant contribution to the betterment of the City of Jacksonville Beach.

D. Procedure for Naming or Renaming City Buildings and Facilities.

- 1. Requests for naming or renaming a City building or facility shall be submitted to the City Manager's office in writing on the City's Building/Facility Naming or Renaming Application. The applicant is required to provide clear evidence that the Honoree has made a significant and lasting contribution to the betterment of the City of Jacksonville Beach, as referenced in Section B 1 (c) above.
- 2. All submittals, whether from a City Council member, individual, organization or City staff, must include the name and address of the submitter, unless the person's address is otherwise protected from public disclosure per Florida law. In that case, the submitter must provide City staff with alternative means of receiving communication. **OTHERWISE, NO ANONYMOUS SUBMITTALS WILL BE ACCEPTED.**
- 3. Upon receipt of the application, the City Manager or designee shall review the application and shall place the proposed City building or facility naming/renaming item on a future City Council agenda for formal review and consideration by the City Council. If the City Council denies the Application by majority vote, no further action is taken. If the City Council approves the Application, staff is directed to move forward with implementing the naming or renaming of the City building or facility. The steps taken to implement the request will be developed as an internal City process. The decision of the City Council will be final. The opportunity to submit an application does not create any legal rights or privileges for the submitter.

City of Jacksonville Beach Building/Facility Naming or Renaming Application

Applicant Name: _____

Address: _____

Phone: _____

E-Mail: _____

Location of City building or facility to be named or renamed: _____

Honoree to be Recognized: _____

Proposed Name: _____

Please Check all that apply:

Please provide date of death for Honoree: _____ (mm/dd/yyyy)

_____ The Honoree made lasting and significant* contributions to the protection of natural or cultural resources for the City of Jacksonville Beach.

_____ The Honoree made substantial contributions* to the betterment of a specific City facility or park consistent with the established standards for that facility or park.

_____ The Honoree made substantial contributions* to the advancement of recreational opportunities within the City of Jacksonville Beach.

_____ The Honoree was associated with an economic development or redevelopment activity within the City of Jacksonville Beach.

_____ The Honoree had a positive impact on the lives of residents of the City of Jacksonville Beach.

_____ The Honoree volunteered 10 or more years of service to the community.

***Please provide additional information as to how/why the contribution of the Honoree was significant or substantial not to exceed two typed pages.**

CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Heather Ireland, Planning and Development
DATE:	05/02/2025
SUBJECT:	Ordinance No. 2025-8224 Rezoning of Property Located at 102 Sixth Avenue North from Central Business District: CBD to Redevelopment District: RD for a Mixed-use Project

BACKGROUND

The subject application is to rezone the property located at 102 Sixth Avenue North from Central Business District: CBD to Redevelopment District: RD. The subject property consists of the northern half of the block located at the intersection of First Street North and Sixth Avenue North. Currently, the property is occupied by a strip commercial shopping center, originally constructed in 1975. This structure has seen some improvements over its lifespan, but it is now proposed to be demolished for the site to be redeveloped into a five (5) story mixed-use commercial and residential (36 dwelling units) or hotel (125 rooms) structure.

The subject property is located within the Central Business District (CBD) zoning district, and is one of the few remaining sites with legacy height entitlements of 59 feet. This developer will be able to utilize those height entitlements to exceed the 35-foot height limit, and build a structure that will be five (5) stories. The proposed design will be one complete structure with first floor commercial spaces along Sixth Avenue North, that will wrap the eastern corner onto First Street North. The structure will include both private parking for the residential units, or hotel parking, and the first floor will be public parking for the retail uses. The private parking will have separate access from the public parking. Per Sec. Sec. 34-623(f), First Street North and Sixth Avenue North are both designated as pedestrian-oriented streets. Therefore, the main entrance and exit for parking, both public and private, will be located on the west side of the building, adjacent to Second Street North, as noted on the preliminary Development Plan.

The proposed RD site plan will deviate slightly from the CBD general design standards and layout, specifically related to lot coverage and setbacks. The structure will meet all required sight triangles located at each intersection. The CBD required standards call for a maximum lot coverage of 90%, and a minimum rear yard setback of 10 feet. The proposed plan will have 92% lot coverage and no rear yard setback. The applicant has committed to providing all necessary storm water collection required by the Public Works Department. The property to the rear is the Mango's RD redevelopment, approved by the City Council in 2024. The Mango's RD project will have surface parking adjacent to the rear of the new structure that is the subject of this application, and is also commercial in use, so no compatibility issues will be created.

RD zoning districts are allowed within the Community Redevelopment Area Downtown District as part of the adopted Redevelopment Plan. The RD rezoning request must be compliant with both the standards outlined in Article V, Division 3 standards for all rezoning requests, the required criteria within Section 34-621 related to the written description and preliminary development plan, and not be in conflict with the adopted 2050 Comprehensive Plan.

Criteria: Article V, Division 3

(1) Whether the proposed amendment is consistent with the Comprehensive Plan;

- **The proposed RD project will be consistent with the 2050 Comprehensive Plan, and specifically will help implement the following Visions, Intents and Strategies:**
 - *Strategy FLU 1.2.6: Where permitted by the future land use designation, the City shall encourage development of vertically mixed-use buildings that provide office, commercial, and retail uses on the ground floor so to activate the pedestrian realm and foster a walkable built environment, and residential dwelling units on the second floor and above.*
 - *Strategy FLU 1.2.14 – Encourage the maintenance, restoration and adaptive reuse of existing developed areas, including buildings, infrastructure and other assets, to reduce energy use and Vehicle Miles Traveled (VMTs).*
 - *Strategy FLU 1.3.3 – The intensity of development in areas where in-fill development for commercial, office, service, or industrial uses is proposed shall be similar in scale to that of the directly adjacent properties, or as specified in the adopted Community Redevelopment Plans.*
 - *Strategy FLU 1.3.7 – The City shall support and encourage redevelopment of the core downtown area, also known as the Central Business District (CBD) zoning district boundaries, in accordance with its Downtown Vision Plan and detailed site design regulations. These design regulations shall be incorporated into the Central Business District: CBD Zoning District regulations of the Jacksonville Beach Land Development Code, and shall address such aspects as building design and frontage requirements, landscaping, required parking, and location of parking facilities and driveways.*

(2) Whether the proposed amendment is in conflict with any portion of the LDC;

- **The proposed RD redevelopment does not conflict with any portions of the LDC, save for the few CBD standards noted above, which are minor in nature and do not pose a conflict in staff's opinion.**

(3) Whether and the extent to which the proposed amendment is consistent with existing and proposed land uses;

- **As noted above, the proposed project is generally consistent with the adopted 2050 Comprehensive Plan, and specifically the CBD land use, and its strategies.**

(4) 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 project will be required to comply with the LDC and any Public Works Department required levels of service (LOS) required in the Comprehensive Plan, LDC, and any utility supply or demand requirements. It is not anticipated that this project will have a negative impact on the City's existing infrastructure.

(5) 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;

- The proposed project would not have an adverse impact on the natural environment. The proposed site for this project is a currently developed commercial center with substantial paved areas. The existing project was constructed many decades ago, and the current infrastructure related to stormwater and natural vegetation is not up to current standards, and the proposed redevelopment will meet new requirements, which should have a positive impact on the environment.

(6) Whether and the extent to which the proposed amendment would adversely affect the property values in the area;

- Although staff cannot determine an accurate impact on property values, it is not anticipated that the proposed development will have an adverse impact on surrounding property values. Generally, property values at the beach have continued to increase, and these rates are driven by market conditions. The project is in the Downtown Community Redevelopment Area, which is generally anticipated as the place the City and the CRA Board would encourage commercial mixed-use redevelopment, and this strategy has led to overall increases in property values, as noted by the increase in TIF funding since the adoption of the Downtown CRA Plan.

(7) Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern consistent with the definition of compatibility as defined in FSS 163.3164(9) and would not constitute spot zoning as defined in Article III;

- Based on both State Statute and LDC definitions for spot zoning, this proposed rezoning does not constitute spot zoning. RD zoning changes are encouraged in the Downtown CRA Plan as well as the CBD requirements in the LDC. The proposed uses are not substantially different from those currently allowed in the CBD, and would be more restrictive based on the written description section related to permitted and conditional uses.

(8) Whether it is impossible to find other lands in

- **As noted previously, this property is one of a few with remaining height entitlements. Additionally, this property is located in the Downtown CRA district, which is the only area where RD requests can be applied for. The site is unique and would be impossible to replicate on another parcel or in another part of the City.**

Criteria Article VI, Sec. 34-621 Standards for RD:

A description of how the project will meet the Jacksonville Beach Community Redevelopment Plan, Comprehensive Plan, and the LDC.

1. If there are any aspects of the plan that do not meet one of the above, the applicant shall describe how it is deviating from those requirements.

- **The proposed written description clearly outlines deviations from all required development standards and uses noted in the General CBD standards, and has shown how the project will meet the above plans and City Codes.**

A description of the proposed development, including:

1. The number and type of residential dwelling units.
2. The approximate gross density for the residential development.
3. The amount of land and building square footage for nonresidential developments, by type of use, including any portions to be reserved for public use.
4. Calculations showing the total lot coverage for building and accessory uses.

- **The proposed project has been designed per the written description, to be developed either as a mixed-use project with a condo dwelling unit design, or as a possible hotel. The overall density of dwelling units, as proposed, does not exceed the maximum allowed per the CBD land use. The commercial portion is clearly defined and overall parking for the commercial uses by the public is also set in the written description and site plan. Total lot coverage and setbacks, as amended are also noted in the written description.**

A tentative development schedule indicating:

1. The approximate date when construction of the development is expected to begin.
2. The stages in which the development will be built and the approximate date when construction on each stage can be expected to begin.
3. The approximate date when each stage of development will be completed.

- **The proposed development, since it is one structure with multiple uses and parking internal to the building envelope, will be developed in one phase. The construction is anticipated to take 3 years in total, and would begin the engineering design phase as soon as the RD rezoning request is approved. Actual construction is anticipated to begin before the end of 2025. However, the final determination will be based on**

review of the proposed engineering, building plans, and any required state or other local agency review.

Conclusion and Recommendation:

As stated in the proposed RD application and in conjunction with the proposed site plan, the project will not include any of the outlined prohibited uses in RD zoning. The overall residential density of the property will not exceed 40 units per acre. A parking study provided with the application demonstrates that the design will provide adequate parking for each proposed use, including options for both condos or a hotel. A site-specific traffic study has not been supplied, as it is not required at this point in the project. However, the downtown area is intended to be a walkable commercial corridor, and as such, the traffic circulation will not be similar to that of commercial located along Beach Blvd or A1A. With the proposed vehicular access located on the west side of the property, the majority of the vehicle traffic will not be in conflict with the pedestrian corridors of 1st Street North or 6th Avenue North. Additionally, the applicant has proposed possibly providing alternative parking designs for bicycle, golf cart and EV parking. These options help reduce vehicular parking demand, and discourage driving from one downtown location to another, based on existing parking constraints.

The **Community Redevelopment Agency** considered the application for RD rezoning at their regular meeting held on May 14, 2025, following a public workshop where the applicant presented the project and answered questions from CRA members, and found that the proposed redevelopment project is **consistent with the Downtown Redevelopment Plan** and recommended **approval** by the City Council.

The **Planning Commission** considered the application for RD rezoning at their regular meeting held on May 27, 2025 and found that the proposed redevelopment project is consistent with the relevant portions of the Land Development Code, and the adopted 2050 Comprehensive Plan, and recommended **approval** by the City Council.

Based on the rezoning application, project narrative, preliminary development plan, all additional information provided by the applicant, and the recommendations of the Community Redevelopment Agency and the Planning Commission, **the Planning and Development Department recommends approval of the proposed RD rezoning.**

FINANCIAL IMPACT

An increase in TIF revenues in the Downtown Redevelopment District following project completion can be expected.

REQUESTED ACTION

Approve/Disapprove Ordinance No. 2025-8224 on the first reading for a rezoning of property located at 102 Sixth Avenue North from Central Business District: CBD to Redevelopment District: RD for a mixed-use project, and schedule a second reading for June 16, 2025

ATTACHMENTS



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

1. Ordinance No. 2025-8224 Redevelopment District RD Rezoning
2. Exhibit A: RD Application - Final With Attachments - Revised 5.19.25

Introduced by: _____
1st Reading: _____
2nd Reading: _____

ORDINANCE NO. 2025-8224

AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA ESTABLISHING A REDEVELOPMENT DISTRICT: RD 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 Central Business District: CBD and Redevelopment District: RD, to Redevelopment District: RD; 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.

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 34-538(c) of the Land Development Code and hereby finds that this amendment 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 34-621(g) of the Land Development Code and hereby finds that the preliminary development plan for the RD 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 territory in the City of Jacksonville Beach, Florida, described in the "Legal Description of Applicant's Property" attached to the project narrative that is heretofore zoned as Central Business District: CBD be and the same is hereby designated as Redevelopment District: RD, so that henceforth the same shall be classified and construed to be embraced within the meaning and subject of the general provisions of the Redevelopment District: RD zoning category as provided in Article VI, Section 34-621 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 April 21, 2025, attached hereto as Exhibit A (including project narrative description dated May 19, 2025, and Preliminary RD Development Plan titled "Site Plan" dated March 11, 2025 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.

SECTION 4. 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 5. 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 6. This ordinance shall take effect upon its adoption and recordation with the Clerk of Circuit Court, Duval County, Florida.

AUTHENTICATED this ____ day of _____, 2025.

Christine H. Hoffman, Mayor

Molly Alleger, City Clerk

Approved as to form and legal sufficiency:

David Migut, City Attorney



REZONING APPLICATION

PC No. 08-25AS/400# 25-100027PC HEARING 5/27/25

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: _____

Telephone: _____

Mailing Address: _____

Fax: _____

E-Mail: _____

Applicant Name: _____

Telephone: _____

Mailing Address: _____

Fax: _____

E-Mail: _____

NOTE: Written authorization from the land owner is required if the applicant is not the owner.

Agent Name: _____

Telephone: _____

Mailing Address: _____

Fax: _____

E-Mail: _____

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: _____

Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): _____

Current Zoning Classification: _____ Future Land Use Map Designation: _____

Proposed Zoning Classification: _____

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;

☐ ☐

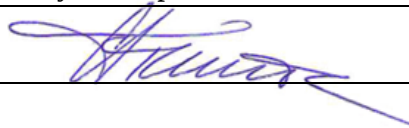
2. An 8½" x 11" vicinity map identifying the property proposed for amendment;

☐ ☐

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: _____

Agent Authorization

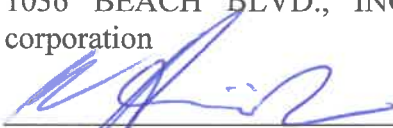
City of Jacksonville Beach Planning and Development Department
City Hall First Floor
11 North Third Street
Jacksonville Beach, Florida 32250

Re: Agent Authorization for 102 6th Avenue Jacksonville Beach, 32250 (RE# 173940 0000).

Ladies and Gentlemen:

You are hereby advised that Chris Hionides, as an Authorized Representative of 1036 Beach Blvd., Inc. a Florida corporation, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for rezoning and such other entitlements as may be required 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 as submitted to the Jacksonville Beach Planning and Development Department.

1036 BEACH BLVD., INC., a Florida
corporation


Chris Hionides, Authorized Representative

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of March, 2025 by, Chris Hionides, as an Authorized Representative of 1036 Beach Blvd., Inc. a Florida corporation, on behalf of the corporation, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]




(Notary Signature)

NARRATIVE DESCRIPTION
Sixth Avenue Mixed-Use
Proposed Rezoning to RD District and
Preliminary Development Plan
May 19, 2025

CLDG Land VI, LLC (“Owner”) proposes to rezone approximately 0.9 acres of property from Central Business District (“CBD”) to Redevelopment District (“RD”). The property is located at 102 6th Avenue North, Jacksonville Beach, Florida 32250 (RE# 173940 0000) as further described in the legal description (the “Property”). The following is a description of the proposed RD rezoning and the Preliminary Development Plan (“PDP”) supporting same. Also included is an explanation of why the proposed development complies with the standards governing RD rezonings and PDPs in the City of Jacksonville Beach (“City”) Land Development Code (“LDC”).

I. INTRODUCTION

The Property is located within the CBD functional land use category according to the Future Land Use Map (“FLUM”) series adopted as part of the 2050 Comprehensive Plan and is zoned CBD. The Property comprises the northern half of the block bounded by 1st Street North, 5th Avenue North, 2nd Street North, and 6th Avenue North. It is located within the north subdistrict of the RD Zoning District areas. Due to the location and unique and innovative development plan, this RD rezoning is requested to permit redevelopment of the Property into a multi-tenant, mixed-use plaza intended for commercial and multi-family uses with integrated structured parking (the “Project”). Hotel uses in lieu of, or in combination with, multi-family uses is contemplated as an alternative development program.

Currently, the Property features a retail strip commercial center. Other uses on the same block as the Property are Mango’s Beach Bar, offices, and multi-family dwellings. To the north of the Property is the Dolphin Depot development approved for multi-family, hotel, and retail uses. East of the Property is the Casa Marina hotel and restaurant. South of the Property is V Pizza and Flask and Cannon, as well as multi-family dwellings. To the west are additional retail establishments.

II. REDEVELOPMENT DISTRICT

The RD zoning district classification is designed to achieve a diversity of uses in a desirable environment through the application of flexible land development standards and to foster creative design and planning practices in the Jacksonville Beach Downtown Redevelopment Area in order to encourage economic vitality and redevelopment pursuant to the objectives of the Jacksonville Beach Community Redevelopment Plan (“CRP”). Land that is not zoned RD but seeks to be rezoned to RD must comply with Article V, Division 3 standards, as amended in this written description, and must also receive approval of a PDP pursuant to the procedures and standards of Section 34-621. In furtherance of those objectives and standards, the Project will be constructed in accordance with the following provisions of the PDP below.

III. PRELIMINARY DEVELOPMENT PLAN

- A. *Submission of application.* Following the preapplication conference, an application for rezoning and a PDP for RD zoning district classification shall be submitted to the planning and development director, along with a nonrefundable application fee which is established from time to time by the city council to defray the actual cost of processing the application.
- B. *Contents of application.* The rezoning and PDP application shall include the following information:

1. The names, address and telephone number of the owners of record of the land proposed for development.

Owner: 1036 Beach Boulevard, Inc.
PO Box 330108
Atlantic Beach, FL 32233

2. The name, address, and telephone number of the developer, if different from the owner, and an explanation of the difference.

Developer: Corner Lot Development Group, LLC
1000 Riverside Avenue, Suite 600
Jacksonville, FL 32204
wzeits@cornerlotdevelopment.com
(904) 551-2540

Developer, through a separate entity, is under contract to purchase the Property and intends to develop the land as permitted in this RD rezoning.

3. The name, address and telephone number of the agent of the applicant, if there is an agent.

Applicant/Agent: Cyndy Trimmer
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202
ctrimmer@drivermcafee.com
(904) 807-0185

4. The name, address, and telephone number of all land use, environmental, engineering, economic, or other professionals that are assisting with the application.

Civil Engineer: Legend Engineering
1348 Beach Boulevard, Unit 50184
Jacksonville Beach, FL 32240
(904) 389-0835

Architect: Bold Line Design Residential LLC
12636 San Jose Boulevard, Suite 3
Jacksonville, FL 32223
jack@boldline.design
(904) 307-4123

5. The name, address and legal description of the land on which the PDP is proposed to occur, with attached copies of any instruments referenced, such as but not limited to deeds, plats, easements, covenants and restrictions.

The Property includes the address as defined above. The legal description and deed are attached hereto as Exhibit 1.

6. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for development, with the boundaries already marked.

The assessment map is attached hereto as Exhibit 2.

7. An eight and one-half (8 ½) by eleven (11) vicinity map locating the proposed land for development.

The vicinity map is attached hereto as Exhibit 3.

- C. *Project Narrative.* A statement of the planning objectives to be achieved by the planned redevelopment activity and its consistency with the Jacksonville Beach Community Redevelopment Plan. The statement shall include a detailed description of the character of the proposed development, including information relative to the architectural style of the proposed development.

1. Description of Character of Proposed Development.

The Project contemplates a five (5) story, mixed use building with thirty-six (36) condominiums, approximately nineteen thousand (19,000) square feet of commercial retail space, and a two hundred thirty-seven (237) space structured parking garage as conceptually depicted in the preliminary development plan attached hereto as Exhibit 4 (the "Site Plan"). Hotel uses integrated with ground floor commercial are also contemplated as an alternative development plan either in conjunction with or in lieu of multi-family dwellings (the "Alternative Development Plan"). The Project will feature extensive amenities catering to residents and shaded promenades and breezeways to enhance the pedestrian and retail corridors of 2nd Street North, 6th Avenue North, and 1st Street North. The Project is designed to engage pedestrians on the ground floor and maximize the commercial and recreational opportunities on the Property and surrounding area.

The maximum vested height for the Project is fifty-nine (59) feet.

Parking is provided within the structured garage parking that will have vehicular access from 2nd Street North, additional pedestrian access from 6th Avenue North and 1st Street North, and will be available to residents, commercial patrons, and, at the owner's discretion, the public and/or surrounding developments.

The Project's contemporary architectural style is both sleek and inviting, reflecting the unique charm of Florida's coastal environment. Key features include: (i) shaded promenades to provide relief from summer sun, (ii) generous balconies, which will be designed for ocean views and offer residents an unparalleled connection to the natural surroundings, and (iii) a central courtyard located on the fourth floor, which will provide a serene communal space for residents and create a sense of place and relaxation within the development.

2. A statement of the applicant's intentions with regard to the form of ownership contemplated for the development when construction is completed, e.g., sale or lease of all or some of the development including rental units, condominiums, or fee simple conveyance.

The Project contemplates selling the condominiums fee-simple with a HOA to manage common areas and leasing the commercial space to tenants. The intent for the parking garage will be to allow residents and customers of the commercial tenants to use parking spaces and to make spaces available for redevelopment of future adjacent parcels. Applicant is also considering sharing or leasing excess parking spaces with surrounding developments or provide at-cost public parking.

3. Consistency with Jacksonville Beach Community Redevelopment Plan.

The proposed redevelopment is consistent with the general purpose and intent of the CRP and specifically contributes to the following objectives:

Strategic Priority 1 – Quality of Life:

- a. Objective 1.2 – Promote standards of high-quality property development in the redevelopment district that are consistent with the “beach life” image of Jacksonville Beach.

The Project capitalizes on its location within the CBD by providing ground floor commercial space along 6th Avenue North, 1st Street North, and 2nd Street North, all of which activate the street front and invites pedestrians coming to and from the beach. Boutique retail and service establishments will enhance the community fabric and invite both locals and tourists to the corridor. Additionally, the condominiums will include balconies that will provide ocean views.

- b. Objective 1.3 – Encourage projects that provide beautification of structures in the downtown district.

The Project's new construction with a contemporary design and shaded promenades will improve the character and quality of life within the CBD.

- c. Objective 1.4 – Stabilize and enhance residential portions of the redevelopment district through infill development, rehabilitation and revitalization of existing structures, and historic preservation.

The Project provides ground floor retail with vertically integrated condominiums. These uses are consistent and compatible and will also encourage reinvestment of surrounding residential and commercial properties.

- d. Objective 1.7 – Maintain design guidelines for the downtown core that support a consistent development pattern and character that encourages a mix of uses and an increase in pedestrian activity.

The Project is largely consistent with the design guidelines for the CBD and integrates multiple compatible uses. Commercial uses will front three (3) different streets and increase pedestrian interaction as compared to the existing strip center which has store fronts addressing 6th Avenue North only.

Strategic Priority 2 – Public Safety:

- e. Objective 2.1 – Encourage projects and initiatives that enhance safety and mitigate safety perception concerns of residents, businesses, and visitors.

Class A commercial space with outdoor areas as well as heavily amenitized condominiums with contemporary designs will improve the look and character of the area with active street fronts that improve the pedestrian experience.

Strategic Priority 3 – Local Economic Development:

- f. Objective 3.2 – Provide for reasonable plan flexibility in accommodating unforeseen private sector initiatives and future economic trends, consistent with objectives for redevelopment.

Redevelopment of the Property was contemplated before the City adopted the charter amendment capping height in 2004, and as a result, has a maximum vested height of fifty-nine (59) feet. Regardless, the Project is a private-sector initiative that provides a much-needed parking garage to customers, residents, and (potentially) the public, and furthers numerous objectives within the Redevelopment Plan and the Comprehensive Plan.

- g. Objective 3.3 – Grow the tax base to maintain funding for public investment that supports private redevelopment.

The Project is anticipated to increase property taxes on the Property.

- h. Objective 3.4 – Implement strategies, such as incentive programs, that encourage local businesses to invest in the downtown core, stimulate a mix of uses, and support business in the redevelopment district that are outside the downtown core.

The Project adopts a consistent and compatible mix of uses, including commercial and residential uses. Residents of the condominiums will support the other surrounding businesses within the CBD.

Strategic Priority 4 – Sustainability:

- i. Objective 4.1 – Encourage resilient building practices in private redevelopment and rehabilitation projects and public investments.

The Project will be developed according to all applicable local and state regulations.

- j. Objective 4.3 – Promote compatibility and consistency among public and private investments.

The Project provides parking in excess of the minimum required under the Zoning Code, which will be available to the general public and has convenient access to the beach and boardwalk. The improved retail and street activation will encourage more residents and visitors to shop and visit Jacksonville Beach.

- k. Objective 4.4 – Maintain existing street patterns to support development downtown and provide enhanced pedestrian circulation along north-south roads, and safe access to downtown from neighborhoods to the west.

The Project maintains the existing street pattern. The northern access on 2nd Street North is moved further south away from the 2nd Street North and 6th Avenue North intersection, thereby improving traffic circulation and safety. Vehicular access along 1st Street North is also being removed, which will improve vehicular and pedestrian circulation.

- l. Objective 4.5 - Provide for multi-modal transportation amenities and infrastructure and incentivize shared public-private parking systems.

The Project includes a parking garage available to residents and the general public. Alternative transportation modes such as bicycle, motorcycle, and golf cart spaces may also be utilized.

4. Consistency with the City’s 2050 Comprehensive Plan.

The Project is consistent with the City’s 2050 Comprehensive Plan. Detailed analysis is provided in Section III.D.16. of this written description.

5. Consistency with the City's LDC.

The Project is largely consistent with the City's LDC for the RD district. Medical marijuana treatment center dispensing facilities are a permitted use because there is an existing facility on site. Bars, lounges, nightclubs, and taverns are listed as prohibited uses within this RD narrative description. The maximum height is set at fifty-nine (59) feet based on the Property's vested rights arising from a settlement agreement with the City. Setbacks may vary more than five (5) feet from those of the adjacent buildings. The parking location will be integrated with the mixed-use structure which has zero (0) foot lot lines. Compact parking may consist of a maximum of fifty-one percent (51%) of the total spaces. Buildout percentage may be up to one hundred percent (100%). Roof lines shall not extend any longer than one hundred (100) feet without a roof variation that changes at a minimum of three (3) feet to break the mass and scale of the building.

6. A description of the proposed development, including:

- a. The number and type of residential dwelling units: Thirty-six (36) condominiums.
- b. The maximum gross density for the residential development: Not to exceed forty (40) dwelling units per gross acre (thirty-six (36) maximum units).
- c. The amounts of land and building square footages for nonresidential developments, by type of use, including any portions to be reserved for public use.

Current Future Land Use:

CBD – 0.9 Acres

Current Zoning:

CBD – 0.9 Acres

Current Square Footage:

±18,852 sf of retail

Current Lot Coverage:

92.5%

Proposed Zoning:

RD – 0.9 acres

Proposed Square Footage:

±18,852 sf commercial (maximum 25,000 sf)

36 condominiums with ±1,000 sf lobby

125 hotel rooms (Alternative Development Plan)

The proposed square footage for commercial uses is for heated areas and may include additional outdoor space. The commercial square footage may be allocated to another nonresidential use on a one (1) to one (1) square foot basis or as otherwise agreed to by the Planning and Development Department. Hotel uses are determined by number of rooms. Residential uses shall be subject to the density provisions herein notwithstanding the proposed square footages.

Proposed Maximum Lot Coverage:

One hundred percent (100%)

7. A tentative development schedule indicating:

- a. The approximate date when construction of the development can be expected to begin.

Developer anticipates beginning development by the end of 2025.

- b. The stages in which the development will be built and the approximate date when construction each stage can be expected to begin.

Developer anticipates a single-phase, three-year construction period.

- c. The approximate date when each stage of development will be completed.

Developer anticipates completing construction of the Project by the end of 2028.

8. A preliminary development plan:

The preliminary development plan (defined in this written description as the Site Plan) is attached hereto as Exhibit 4. The Site Plan is conceptual and subject to change.

D. Standards. This RD zoning district shall comply with the following standards:

1. Land Area. Development shall be approved only on land having an area which is deemed to be adequate and appropriate.
2. Permitted Uses:
 - a. Bakery products manufacturing, in conjunction with the retail sale of the baker products on the same site.

- b. Jewelry manufacturing, in conjunction with the retail sale of the jewelry on the same site.
- c. Handbag and other personal leather goods manufactured in conjunction with the retail sale of the finished product on the same site.
- d. Travel agencies.
- e. Retail trade establishments as follows: Building materials, hardware and garden supplies; general merchandise stores; apparel and accessory stores; home furniture, furnishing and equipment stores; non-prescription drugs; florists; tobacco stands and newsstands; optical goods stores; and miscellaneous retail goods.
- f. Outdoor display of retail merchandise is limited to bicycles, plants, and outdoor furniture, limited to 200 square feet, and only during business's operating hours.
- g. Restaurants with the sale and service of all alcoholic beverages and with outdoor sale and service, including sidewalk dining subject to applicable local guidelines.
- h. Microbreweries.
- i. Financial institutions, insurance and real estate offices.
- j. Multi-family residential, including accessory uses such as a leasing office, pools, storage, and other amenities.
- k. Short-term vacation rentals.
- l. Hotels and motels.
- m. Personal service establishments such as photographic studios; beauty and barber shops; shoe repair shops and shoe-shine parlors; tax preparation services; and miscellaneous personal services.
- n. Business service establishments such as advertising; business and consumer credit reporting and collections; mailing reproduction, commercial art and photography and stenographic services; personnel supply, excluding labor and manpower pools and similar temporary help services; computer programming, data processing and other computer services; and miscellaneous business services.
- o. Automotive parking, including surface and/or structured parking.
- p. Dance studios and schools.

- q. Amusement and recreation service establishments as follows: Physical fitness facilities; coin operated amusement devices; or membership sports and recreation clubs.
 - r. Business and professional offices such as landscape architect; building contractors and subcontractors (no storage of vehicles, equipment, or materials); doctors, dentists and miscellaneous health offices and clinics; legal services; and engineering, architecture, accounting, research management and related services.
 - s. Museums and art galleries.
 - t. Essential services, including water, sewer, electrical, gas, communications antennae, and similar uses.
 - u. Medical marijuana treatment center dispensing facilities.
 - v. Pharmacy.
 - w. Any other permitted use allowed in the CBD or RD zoning districts.
3. Prohibited Uses: The uses specifically prohibited in the RD zoning district regulations, attached hereto as Exhibit 5, shall not be permitted.
4. Conditional Uses:
- a. Amusement parks.
 - b. Miscellaneous amusement and recreation services.
 - c. Religious organizations.
5. Residential density: Not to exceed forty (40) dwelling units per gross acre.
6. Area and setback requirements:
- a. Minimum lot area and width: None.
 - b. Maximum lot coverage: None.
 - c. Maximum impervious surface ratio: None.
 - d. Building setbacks:
 - i. Front (6th Avenue North) – zero (0) feet minimum.
 - ii. Side (1st and 2nd Street North) – zero (0) feet minimum.

- iii. Rear (5th Avenue North) – zero (0) feet minimum.
 - iv. Balconies may extend into the public right-of-way up to a maximum of ten (10) feet, provided that the minimum vertical clearance above the sidewalk is fifteen (15) feet or greater.
 - e. Maximum building height: Fifty-nine (59) feet, which is vested based on the settlement agreement with the City.
7. Site design and lot layout standards: Site design and lot layout standards shall be subject to the provisions set forth in this written narrative. Setbacks may vary more than five (5) feet from those of the adjacent buildings. Parking location will be integrated with the mixed-use structure which has zero (0) foot lot lines. Buildout percentage may be up to one hundred percent (100%). Arcades or shaded promenades shall count as a shade refuge in order to meet minimum canopy and shade covering for building frontage. Roof lines shall not extend any longer than one hundred (100) feet without a roof variation that changes at a minimum of three (3) feet to break the mass and scale of the building.
 8. Traffic circulation control and parking: Vehicular access to the Property may be by way of 2nd Avenue North as conceptually depicted in the Site Plan or as otherwise approved by the Planning and Development Department.
 9. Off-street parking and loading:

A minimum of one hundred ten (110) parking spaces shall be provided based on the following parking ratios:

Use	Ratio	Min. Spaces Required
Multi-family	2 spaces per unit (36 units) ¹	72
Retail	1 space per 500 sf (18,852 sf)	38
Hotel	0.75 space/guest room (125 rooms)	*2
Total Required		110

The Project shall not have a maximum parking limit. The Project anticipates providing two hundred thirty-seven (237) parking spaces. A maximum of fifty-one percent (51%) of parking spaces may be compact spaces, which shall be no smaller than 8' x 16'. Golf cart and motorcycle spaces are permitted, may be smaller than a compact space, and shall count as parking spaces. A minimum of one (1) on-site loading space shall be provided, and on-street loading may be utilized in accordance with Ordinance 2020-8152. Any parking spaces above the minimum required may be made available to the public and/or shared

¹ Separate parking spaces are not required for the ancillary lobby/leasing office.

² The minimum required parking spaces for hotel uses is to be determined based on the amount of hotel rooms and any multi-family rooms, if any are provided in the Alternative Development Plan.

with surrounding developments subject to the shared parking requirements of the City's LDC.

10. Open space/active recreation requirements: Common open space/active recreation shall be provided for amenities or recreational purposes. The programmed amenities described herein and depicted in the Site Plan are appropriate for the scale and character of the Project.
11. Signage: All signs erected shall be consistent with the goals, objectives, and policies of the adopted CRP and the standards of Article VII, Division 4.
12. Landscaping: Consistent with the goals, objectives, and policies of the CRP and Section 34-623(f)(5).
13. Environmental: The stormwater management and flood protection standards shall be consistent with the goals, objectives, and policies of the Jacksonville Beach Stormwater Master Plan, Article VII, Division 5.
14. Utility easements: Easements necessary for the orderly extension and maintenance of public utility systems shall be required where they are necessary and adequately service the development.
15. Adequate public facilities: There shall be adequate potable water, sanitary sewer, stormwater management, solid waste, park, roads, police, fire and emergency management services facilities to service the development. The application shall comply with the standards in Article IX, Adequate Public Facilities Standards. Solid waste may be collected in off-site dumpsters and/or trash compactors.
16. Comprehensive plan consistency:

In addition to furthering the objectives of the CRP, the Project is consistent with and furthers the general purpose and intent of the 2050 Comprehensive Plan, specifically contributing to the following visions, intents, and strategies:

Future Land Use Element:

- a. Vision FLU.1 – Ensure that the character, density, intensity and location of all land uses provide a system for sustainable smart growth and redevelopment that enhances the quality of life and safety for all residents of the City of Jacksonville Beach.

The Project provides a vertically mixed-use project with compatible retail and condominiums. The Project's location within the CBD encourages additional pedestrian activity and brings more residents to the City's core.

- b. Strategy FLU 1.1.2 – The City shall continue to review, revise as necessary, and enforce regulatory measures to promote and enhance the quality of life and visual

appearance of the City such as sign controls, tree preservation, landscaping requirements, and nuisance laws.

The Project will be designed to improve the overall aesthetic of the surrounding area. Signage is adopted according to the Zoning Code.

- c. Intent FLU 1.2 – The City shall encourage and promote development and redevelopment that utilizes smart growth policies, resiliency planning, and sustainability principles to improve the character and built environment of the City.

The Project encourages infill residential development on a parcel currently used solely for commercial uses. Sustainable designs will be implemented in the Project.

- d. Strategy FLU 1.2.1 – Future multi-family residential development, including single-family attached development, shall provide active recreation for the residential use. Developments proposing three (3) to nine (9) units shall pay in lieu of providing the required active recreation space. Developments proposing ten (10) or more units shall either provide 150 square feet of active recreation per dwelling unit or pay in lieu of providing the required active recreation space. Payment in lieu of is to be determined by the Planning and Development Department and assessed annually.

The Project will provide the amount of required active recreation, pay in lieu, or a combination thereof. The Project's clubroom, amenity deck, courtyard, pool, and other active amenities shall count toward active recreation.

- e. Strategy FLU 1.2.6 – Where permitted by the future land use designation, the City shall encourage development of vertically mixed-use buildings that provide office, commercial, and retail uses on the ground floor so to activate the pedestrian realm and foster a walkable built environment, and residential dwelling units on the second floor and above.

The Project provides for a vertically integrated mixed-use development with commercial uses on the ground floor and residential uses above. The proposed building will front multiple street frontages to activate the pedestrian realm.

- f. Strategy FLU 1.2.10 – Recognizing majority of the City is impacted by the CHHA, the City shall ensure that future development and redevelopment projects are built in accordance with the most recent hazard mitigation techniques and building codes, as defined in the Land Development Regulations.

The Project will comply with all applicable building codes and the Comprehensive Plan.

- g. Intent FLU 1.3 – The City shall encourage and promote infill development and redevelopment.

The Project proposes redeveloping an existing commercial strip center into a mixed-use project with commercial and residential uses. The amount of commercial space will be approximately the same after redevelopment.

- h. Strategy FLU 1.3.1 – The City shall promote redevelopment of underutilized or deteriorated properties.

The Property is currently underutilized as a surface-parked commercial strip center originally developed in 1975. Surface parking is an inefficient use of real estate within the CBD. The Project contemplates integrated retail and condominiums with parking screened from the right of way.

- i. Strategy FLU 1.3.3 – The intensity of development in areas where in-fill development for commercial, office, service, or industrial uses is proposed shall be similar in scale to that of the directly adjacent properties, or as specified in the adopted Community Redevelopment Plans.

The Project is commercial and residential infill development similar in scale to adjacent properties. Margaritaville, an eight (8) story hotel with restaurant, is catty corner to the Property along 1st Street North. Across 6th Avenue is the Dolphin Depot property that is entitled for a sixty-eight (68) foot tall mixed-use hotel and multi-family development.

- j. Strategy FLU 1.3.5 – Future redevelopment activities shall be consistent with sound planning principles, such as the desired community character and the visions, intents, and strategies relating to the development of the land embodied in this element and the comprehensive plan.

Sound urban planning encourages a mix of integrated uses within downtown areas. The Project is also consistent with the City's 2050 Comprehensive Plan as explained throughout this written description.

- k. Strategy FLU 1.3.7 – The City shall support and encourage redevelopment of the core downtown area, also known as the Central Business District (CBD) zoning district boundaries, in accordance with its Downtown Vision Plan and detailed site design regulations. These design regulations shall be incorporated into the Central Business District: CBD Zoning District regulations of the Jacksonville Beach Land Development Code, and shall address such aspects as building design and frontage requirements, landscaping, required parking, and location of parking facilities and driveways.

The Project is consistent with the Downtown Vision Plan as provided in this written description.

- 17. Development Schedule: The schedule for development provided in this written description is an estimation based on current knowledge and conditions. The timelines herein shall be extended to account for any major unforeseen circumstances and any pause, tolling and/or

extension provided by federal, state or local law regarding states of emergency, including but not limited to such relief offered in section 252.363, *Florida Statutes*. The development schedule is met once a timely application for a development permit for a development plan has been submitted pursuant to Article V, Division 6.

18. Minor deviation to PDP: Minor deviations shall be allowed pursuant to the RD zoning district provisions attached hereto as Exhibit 5.
19. Amendments to PDP: Amendments to the preliminary development plan shall be allowed pursuant to the RD zoning district provisions attached hereto as Exhibit 5.

Prepared by, record and return to:
 Baron L. Bartlett, Esq.
 Bartlett & Deal, P.A.
 135 Professional Drive, Suite 101
 Ponte Vedra Beach FL 32082

RE Parcel No. 168890-0000-4
 Buyer's FEI no. 59-3512866

103826

Doc# 2004078384
 Book: 11677
 Pages: 1862 - 1864
 Filed & Recorded
 03/09/2004 09:47:04 AM
 JIM FULLER
 CLERK CIRCUIT COURT
 DUVAL COUNTY
 RECORDING \$ 13.00
 TRUST FUND \$ 2.00
 DEED DOC STAMP \$ 9,888.00

WARRANTY DEED

THIS WARRANTY DEED made this 4th day of March, 2004, by **GOODWILL INDUSTRIES OF NORTH FLORIDA, INC., a Florida non-profit corporation** hereinafter called Grantor, and whose address is 4527 Lenox Avenue, Jacksonville FL 32205 to **1036 BEACH BLVD., INC., a Florida corporation**, hereinafter called Grantee and whose address is P.O. Box 330108, Atlantic Beach FL 32233-0108

(Wherever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in **DUVAL** County, Florida, viz:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

SUBJECT TO taxes accruing subsequent to December 31, 2003.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

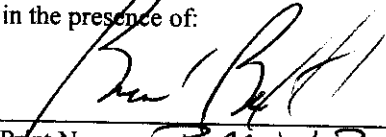
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

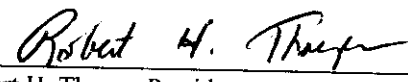
③
 15.00
 9800.

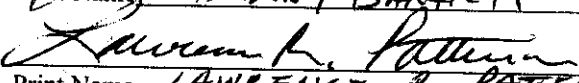
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first abovewritten.

Signed, sealed and delivered
in the presence of:

GOODWILL INDUSTRIES OF NORTH FLORIDA,
INC., a Florida non-profit corporation

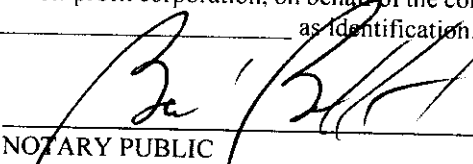

Print Name BARON L. BARTLETT

By: 
Robert H. Thayer, President


Print Name LAWRENCE R. PATTERSON

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ✓ day of March, 2004, by Robert H. Thayer, as President of Goodwill Industries of North Florida, Inc., a Florida non-profit corporation, on behalf of the corporation [X] who is personally known to me or [] who has produced _____ as identification.


NOTARY PUBLIC

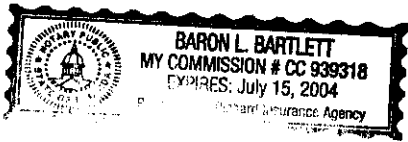


EXHIBIT A

Lots 1 and 2, Block 62, PABLO BEACH NORTH, according to the plat thereof as recorded in Plat Book 3, page 28, of the current public records of Duval County, Florida;

And

Lots 41, 42, 43, 44 and 45, FLAGLER TRACT, according to plat thereof as recorded in Plat Book 15, page 50, of the current public records of Duval County, Florida.

EXHIBIT 2

DUVAL COUNTY PROPERTY ASSESSMENT MAP

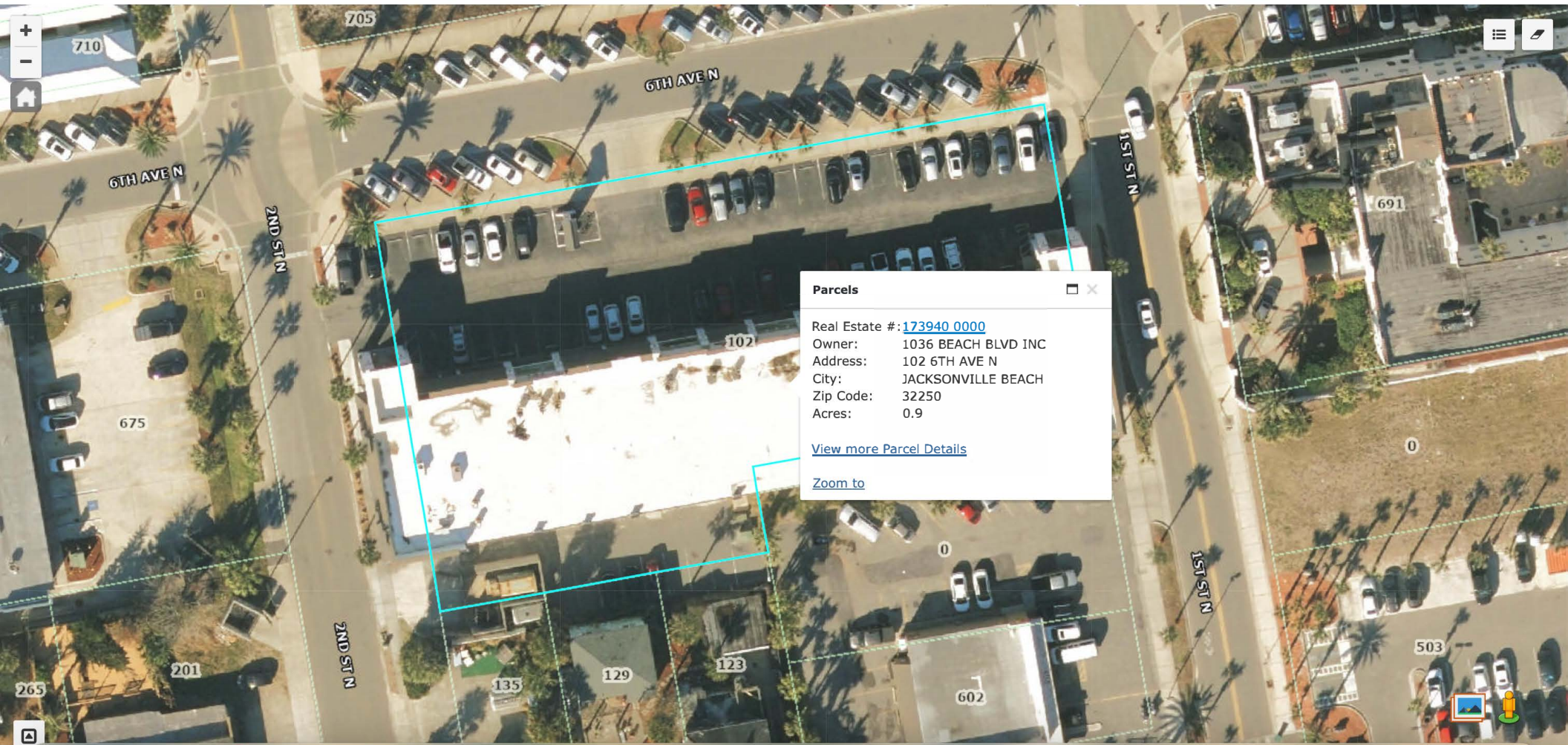


Exhibit 3

Vicinity Map

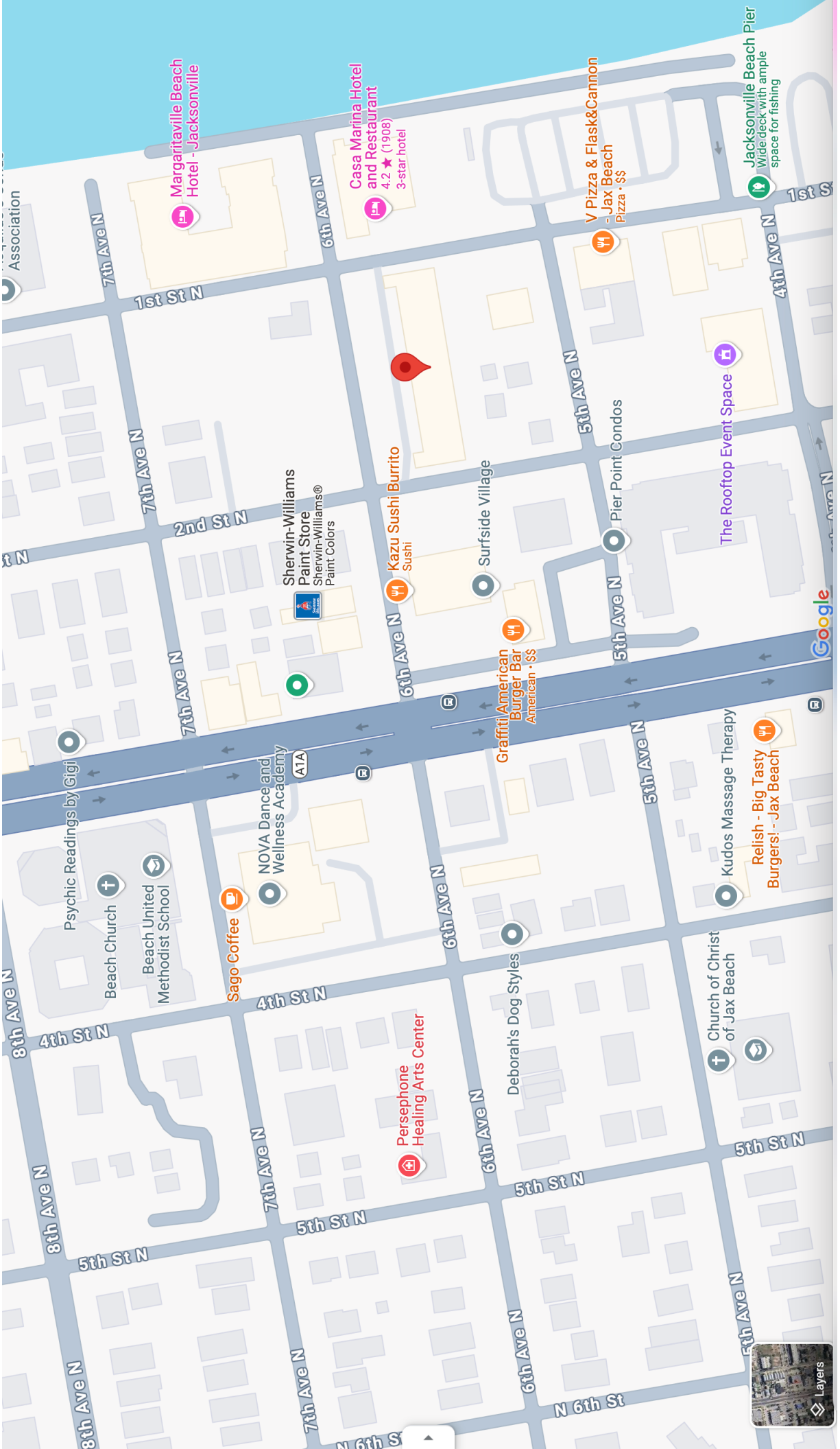


EXHIBIT 4

SITE PLAN

bold line design

corner lot development group

6th avenue mixed-use

conceptual design | 03.11.25













BUILDING MATRIX | 6TH AVENUE MIXED-USE | PARCEL | 173940-0000

BLDG QTY			2 BED		3 BED					4 BED			Parking Count			
			B1	B2	C1	C2	C3	C4	C5	D1			Standard	Compact	H/C	Total
1	MIX 1		1,385	1,529	1,456	1,515	1,600	1,633	1,748	2,528						
										Total	Retail SF	Gross SF				
			Floor 1	0	0	0	0	0	0	0	18,852	43,192	16	19	3	38 Spaces
			Floor 2	0	1	1	0	0	1	0	0	44,297	47	50	2	99 Spaces
			Floor 3	0	1	1	0	0	1	0	0	44,249	48	50	2	100 Spaces
			Floor 4	1	1	1	1	8	1	1	0	47,148	0	0	0	0 Spaces
			Floor 5	0	1	1	1	9	1	1	0	36,535	0	0	0	0 Spaces
			Total	1	4	4	2	17	4	2	18,852	215,421	111	119	7	237 Spaces
				13.89%			80.56%			5.56%	100.00%	215,421				

PARKING REQUIRED:
38 COMMERCIAL SPACES (1 SPACE PER 500 SF OF COMMERCIAL SPACE)
72 RESIDENTIAL SPACES (2 SPACES PER DWELLING UNIT)
TOTAL SPACES: 110

PARKING PROVIDED:
38 COMMERCIAL SPACES
72 RESIDENTIAL SPACES
127 ADDITIONAL SPACES
TOTAL SPACES: 237

SITE AND BUILDING INFORMATION:
EXISTING ZONING AND LAND USE: CBD
ACREAGE: 0.9 ACRES
PROPOSED ISR: 100%
REQUIRED ISR: 100%
REQUIRED BUILDING COVERAGE: 100%
PROPOSED BUILDING COVERAGE: 100%
REQUIRED SETBACKS: 0 FEET
PROPOSED SETBACKS: 0 FEET
BUILDING HEIGHT: 59'-0"



EXHIBIT 5

RD ZONING REGULATIONS

PART II - CODE OF ORDINANCES
Chapter 34 - LAND DEVELOPMENT CODE
ARTICLE VI. ZONING DISTRICTS

- (1) *Minimum lot area:* None
- (2) *Minimum lot width:* None.
- (3) *Minimum yards:*
 - a. *Front yard:* Ten (10) feet.
 - b. *Side yard:* Five (5) feet, except for a corner lot. On a corner lot, the side yard facing the corner shall be ten (10) feet.
 - c. *Rear yard:* None.
- (4) *Minimum floor area:* None.
- (5) *Maximum lot coverage:* Eighty-five (85) percent.
- (6) *Height:* Thirty-five (35) feet.
- (f) *Off-street parking and loading.* The off-street parking and loading standards for the I-1 Zoning District are found in Article VII, Division 1.
- (g) *Supplemental standards.* The supplemental standards for the I-1 Zoning District are found in Article VII, Division 2.
- (h) *Landscape standards.* The landscape standards for the I-1 Zoning District are found in Article VII, Division 3.
- (i) *Sign standards.* The sign standards for the I-1 Zoning District are found in Article VII, Division 4.
- (j) *Environmental standards.* The environmental standards for the I-1 Zoning District are found in Article VII, Division 5.

(Ord. No. 7500, § 7.2(K), 8-19-91; Ord. No. 7533, § 1, 8-17-92; Ord. No. 95-7627, § 2, 7-17-95; Ord. No. 97-7716, § 1, 10-6-97; Ord. No. 98-7754, § 1, 11-16-98; Ord. No. 2000-7790, § 1, 7-3-00; Ord. No. 2000-7800, § 1, 11-6-00; Ord. No. 2001-7810, § 1, 7-16-01; Ord. No. 2003-7860, § 10, 10-6-03; Ord. No. 2009-7976, § 1, 9-8-2009; Ord. No. 2015-8065, § 14, 12-7-15; Ord. No. 2016-8073, § 1, 6-6-16; Ord. No. 2017-8090, § 1, 8-7-17; Ord. No. 2018-8110, § 1, 9-17-18; Ord. No. 2020-8133, § 6, 3-2-20; Ord. No. 2020-8135, § 1, 3-2-20; Ord. No. 2020-8145, § 8, 9-21-20)

Sec. 34-621. Redevelopment District: RD.

- (a) *Purpose and intent.* The RD Zoning District classification is designed to achieve a diversity of uses in a desirable environment through the application of flexible land development standards and to foster creative design and planning practices in the Jacksonville Beach Downtown Redevelopment Area in order to encourage economic vitality and redevelopment pursuant to the objectives of the Jacksonville Beach Community Redevelopment Plan.
- (b) *RD Zoning District boundaries.*
 - (1) *General.* The RD Zoning District boundaries include all lands lying in and bounded by the mean low water mark of the Atlantic Ocean and the centerline of the following streets: Thirteenth Avenue South, Third Street (State Route A-1-A), and Ninth Avenue North.

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- (c) *General overview.* Land that is not zoned RD but seeks to be rezoned to Redevelopment District: RD must comply with Article V, Division 3 standards and must also receive approval of a preliminary development plan pursuant to the procedures and standards of this Section. The preliminary development plan for an RD Zoning District classification must then receive approval of a development plan pursuant to the procedures and standards of Section 34-586 et seq.
- (d) *Preapplication conference.*
- (1) Prior to submitting an application for rezoning to Redevelopment District and preliminary development plan for RD Zoning District classification, an applicant shall request in writing a preapplication conference with the Planning and Development Director or designee.
 - (2) *Scheduling of preapplication conference.* A preapplication conference on the proposed application shall be scheduled with the applicant and staff for the Jacksonville Beach Community Redevelopment Agency, other City Departments and state or federal agencies that may be involved in the review and processing of the application will be present. The applicant shall be notified in advance by the Planning and Development Department the time, date and place of the conference.
 - (3) *Preapplication conference issues.* At the preapplication conference, the Planning and Development Director or designee, the applicant, staff for the Jacksonville Beach Community Redevelopment Agency, and the representatives from other City Departments, state and federal agencies shall discuss the proposed development and the following issues as they relate to the application for an RD Zoning District designation:
 - a. The existing characteristics of the site proposed for development or redevelopment including but not limited to existing built land uses, vacant areas, land ownership and existing densities;
 - b. The relationship between the proposed development, existing land uses, and surrounding land uses;
 - c. The status of existing and proposed on-site streets, utilities or other public and private facilities to serve the proposed development; and
 - d. The status of public facilities that would serve the proposed development, specifically as it relates to the Capital Improvements Element (CIE) of the Comprehensive Plan.
 - (4) *Written summary.* Within ten (10) working days of the preapplication conference, the Planning and Development Department shall provide the applicant with a written summary of the preapplication conference. One (1) copy of this written summary shall be submitted by the applicant to the Planning and Development Department at the time of submission of the application for development permit.
- (e) *Application for an RD Zoning District.*
- (1) *Submission of application.* Following the preapplication conference, an application for rezoning and a preliminary development plan for RD Zoning District classification shall be submitted to the Planning and Development Department, along with a nonrefundable application fee which is established from time to time by the City Council to defray the actual cost of processing the application.

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ARTICLE VI. ZONING DISTRICTS

- a. *Determination of sufficiency.* The Planning and Development Department shall determine if the application is sufficient within fifteen (15) working days after it is submitted.
 - 1. If the Planning and Development Department determines the application is not sufficient, a written notice shall be provided to the applicant specifying the application's deficiencies. No further action shall be taken on the application until the deficiencies are remedied.
 - 2. When the application is determined sufficient, the Planning and Development Department shall notify the applicant, in writing, of the application's sufficiency and that the application is ready for review pursuant to this Section.
- (2) *Contents of application.* The rezoning and preliminary development plan application shall include the following information:
 - a. The names, address, and telephone number of the owners of record of the land proposed for development.
 - b. The name, address, and telephone number of the developer, if different from the owner, and an explanation of the difference.
 - c. The name, address and telephone number of the agent of the applicant, if there is an agent.
 - d. The name, address, and telephone number of all land use, environmental, engineering, economic, or other professionals that are assisting with the application.
 - e. The name, address and legal description of the land on which the preliminary development plan is proposed to occur, with attached copies of any instruments referenced, such as but not limited to deeds, plats, easements, covenants and restrictions.
 - f. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for development, with the boundaries already marked.
 - g. An eight and one-half (8½) by eleven (11) vicinity map locating the proposed land for development.
- (3) *Project Narrative.* A statement of the planning objectives to be achieved by the planned redevelopment activity and its consistency with the Jacksonville Beach Community Redevelopment Plan. The statement shall include a detailed description of the character of the proposed development, including information relative to the architectural style of the proposed development.
 - a. A statement of the applicant's intentions with regard to the form of ownership contemplated for the development when construction is completed, e.g., sale or lease of all or some of the development including rental units, condominiums, or fee simple conveyance.
 - b. A description of how the project will meet the Jacksonville Beach Community Redevelopment Plan, Comprehensive Plan, and the LDC.

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ARTICLE VI. ZONING DISTRICTS

1. If there are any aspects of the plan that do not meet one of the above, the applicant shall describe how it is deviating from those requirements.
- c. A description of the proposed development, including:
 1. The number and type of residential dwelling units.
 2. The approximate gross density for the residential development.
 3. The amounts of land and building square footages for nonresidential developments, by type of use, including any portions to be reserved for public use.
 4. Calculations showing the total lot coverage for building and accessory uses.
- d. A tentative development schedule indicating:
 1. The approximate date when construction of the development can be expected to begin.
 2. The stages in which the development will be built and the approximate date when construction on each stage can be expected to begin.
 3. The approximate date when each stage of development will be completed.
- f) *Preliminary Development Plan.* A preliminary development plan showing the following:
 - (1) Parcel boundary.
 - (2) Location of all proposed buildings.
 - (3) The proposed traffic circulation system.
 - (4) Parking facilities.
 - (5) Dimensions with scale.
 - (6) Building height.
 - (7) Site data table with the following:
 - a. Parcel number.
 - b. Existing Zoning and Land Use.
 - c. Acreage.
 - d. Proposed and required parking counts.
 - e. Proposed and required ISR.
 - f. Proposed and required building coverage.
 - g. Proposed and required setbacks/buffers.
- (g) *Standards.* A Preliminary Development Plan for a RD Zoning District designation shall comply with the following standards:
 - (1) *Land area.* Development shall be approved only on land having an area which is deemed to be adequate and appropriate.

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ARTICLE VI. ZONING DISTRICTS

(2) *Permitted uses.*

- a. Uses shall be appropriate for the location requested, compatible with other existing or proposed uses in the general vicinity, and consistent with the adopted Jacksonville Beach Community Redevelopment Plan.

(3) The following uses are specifically prohibited:

- a. Manufacturing., except for activity related to the production of items designed for sale at retail on the premises such as arts and crafts, jewelry, or bakery goods.
- b. Outdoor storage areas of any kind, including junk yards.
- c. Wholesale trade, warehouse, and distribution establishments.
- d. Cemeteries.
- e. Mobile home parks.
- f. Motor vehicle repair, services, and garages.
- g. Transportation and transportation service establishments, except terminal and service facilities for passenger transportation.
- h. Petroleum and petroleum products receiving, storage/and distribution.
- i. Veterinary services and kennels.
- j. Recreational vehicle or travel trailer parks.
- k. Commercial and industrial laundries.
- l. Cold storage and ice processing plants.
- m. Rooming and boarding houses.
- n. The business of off-site advertising.

(4) *Residential density.* The maximum density allowed for residential development shall not exceed forty (40) dwelling units per gross acre, or two (2) dwelling units for the first five thousand (5,000) square feet, plus one (1) dwelling unit for each additional one thousand (1,000) square feet of land, whichever is the strictest.

(5) *Area and setback requirements.* Minimum lot area, minimum width, yard setbacks, and maximum lot coverage shall be consistent with the existing and proposed development of the surrounding area. The maximum building height allowed shall be thirty-five (35) feet.

(6) *Traffic circulation control and parking.*

- a. A suitable transportation and traffic control plan shall be provided showing the utilization of existing roads for access to the proposed development, and their relationship to on-site driveways, parking and loading areas, refuse collection points, sidewalks, bike paths, and other traffic-related facilities. The suitability of the proposed traffic management system shall be determined, in part, by the potential impact of the development on safety, traffic flow and control, accessibility for emergency vehicles,

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ARTICLE VI. ZONING DISTRICTS

and consistency of the development with the provisions of the Jacksonville Beach Community Redevelopment Plan.

- b. Principal vehicular access points shall be designed to permit smooth traffic flow and minimize hazards to vehicular and pedestrian ways. Minor streets within a Preliminary Development Plan shall not be connected to streets outside the site in such a way as to encourage their use by through traffic.
- (7) *Off-street parking and loading.* Off-street parking and loading shall be provided in a planned and coordinated manner consistent with the provisions of the Land Development and not in conflict with the Jacksonville Beach Community Redevelopment Plan.
- (8) *Open space/active recreation requirements.* All residential developments shall provide common open space/active recreation for amenities or recreational purposes. The use of the open space or recreational areas shall be appropriate for the scale and character of the proposed residential development based on consideration of the size, density, anticipated population, topography, and the type of dwelling units. The common open space or recreational area shall be suitably improved for its intended use and the buildings, structures, and improvements permitted in the common areas shall be appropriate to the uses which are authorized for such areas.
- (9) *Signage.* All signs erected shall be consistent with the standards of Article VII, Division 4.
- (10) *Landscape.* Landscaping shall be consistent with the goals, objectives, and policies Article VII, Division 3. Parcels located within the CBD shall follow Section 34-623.
- (11) *Environmental.* The stormwater management and flood protection standards shall be consistent with the goals, objectives, and policies of the Jacksonville Beach Stormwater Master Plan, Article VII, Division 5
- (12) *Utility easements.* Easements necessary for the orderly extension and maintenance of public utility systems shall be required where they are necessary to adequately service the development.
- (13) *Adequate public facilities.* The application shall comply with the standards in Article IX, Adequate Public Facility Standards.
- (14) *Comprehensive Plan consistency.* The proposed development shall be consistent with the Future Land Use Map and the visions, intents, and strategies of the Comprehensive Plan.
- (h) *Review and report.* Once the application is determined sufficient, the Planning and Development Department shall prepare a report recommending approval, approval with conditions or denial, based on the standards in Section 34-621(e)(3)(f) & (g). At least one week before the scheduled public hearing, the Planning and Development Department will provide the application and report to the Jacksonville Beach Community Redevelopment Agency and the Planning Commission for its review. The Planning and Development Department shall provide a copy of the staff recommendation report to the applicant once the report is completed, along with notification of the time and place the application will be considered at a public hearing.
- (i) *Notice.* The Planning and Development Department shall provide notice of the public hearings pursuant to the requirements of Section 34-504.

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(j) *Public hearings and recommendations.*

- (1) The Jacksonville Beach Community Redevelopment Agency shall hold one (1) public hearing after the application is deemed sufficient by the Planning and Development Department. At the public hearing the agency shall consider the application, the staff report, comments of the applicant and CRA Staff and public testimony. The Jacksonville Beach Community Redevelopment Agency shall review the application and staff report to recommend to the City Council either an approval, approval with conditions or denial, based on consistency with the Jacksonville Beach Downtown Redevelopment Plan.
- (2) The Planning Commission shall hold one (1) public hearing, and shall review the application, the staff report, comments of the applicant and City staff, the recommendation of the Community Redevelopment Agency, and public testimony. The Planning Commission shall recommend to the City Council either an approval, approval with conditions or denial based on the standards in Section 34-621(e) and (f) and 34-538.
- (3) City Council shall hold two (2) public hearings on an application for RD Zoning District classification. The second public hearing before the City Council shall be held approximately two (2) weeks after the first public hearing. The day, time, and place at which the second City Council public hearing will be held shall be announced at the first public hearing.

(k) *Action by the City Council.*

- (1) *Scheduling of public hearing.* Upon notification of the recommendation of the Jacksonville Beach Community Redevelopment Agency and the Planning Commission, the application and recommendation shall be forwarded to the City Council for the scheduling of a public hearing at the first available regularly scheduled meeting by which time the public notice requirements can be satisfied.
- (2) *Decision.* At the public hearings, the City Council shall consider the application, the recommendation of the Jacksonville Beach Redevelopment Agency, the recommendation of the Planning Commission, and comments of the applicant and City staff. After the close of the public hearing, the City Council shall approve, approve with conditions, or deny the rezoning application and preliminary development plan pursuant to the standards in Section 34-621(e) and (f) and 34-538.

(l) *Conditions.* The Jacksonville Beach Community Redevelopment Agency and the Planning Commission shall have the authority to recommend, and the City Council shall have the authority to impose such conditions on an RD Zoning District designation that are necessary to accomplish the purposes of this Section, this code, and the Comprehensive Plan.

(m) *Effect of development order for an RD Zoning District designation.* Issuance of a development order for RD Zoning District classification shall constitute an amendment to the official Zoning Map to RD Zoning District. It shall also be deemed to authorize the applicant to submit to the Planning and Development Department an application for development permit for the approved preliminary RD development plan pursuant to Section 34-586 et seq. No development plan shall be accepted for review and consideration unless the RD Zoning District classification and preliminary RD development plan have been approved and remain valid and in effect.

PART II - CODE OF ORDINANCES
Chapter 34 - LAND DEVELOPMENT CODE
ARTICLE VI. ZONING DISTRICTS

- (n) *Recordation.* The adopted Redevelopment District: RD ordinance shall be recorded in the office of the Duval County Clerk and shall be binding upon the property owners subject to the development order, their successors and assigns, and shall constitute the development regulations for the property. Development of the property shall be limited to the uses, density, configuration, and all other elements and conditions set forth on the adopted preliminary RD development plan. Failure on the part of the applicant to record the Redevelopment District: RD ordinance within a period of sixty (60) days following its adoption by the City Council shall render the plan invalid.
- (o) *Development Schedule.* The schedule of development must adhere to the stated phasing schedule in the enacted RD project narrative.
- (p) *Minor deviation to preliminary development plan for an RD Zoning District designation.* A minor deviation may be made from the preliminary development plan upon written approval of the Planning and Development Director or designee. Minor deviations which shall be authorized are those that appear necessary in light of technical or engineering considerations first discovered during actual development that are not reasonably anticipated during the initial approval process, and shall be limited to the following:
 - (1) Alteration of the location of any road or walkway by not more than five (5) feet;
 - (2) Alteration of the building envelope of up to five (5) percent, provided such alteration complies with the requirements of this Code.
 - (3) Reduction of the total amount of open space by not more than five (5) percent, provided that such reduction does not permit the required open space to be less than that required by this Code.
 - (4) Alterations of the location, type, or quality of required landscaping elements, if it complies with this Code.
- (q) *Amendments to preliminary development plan.* A preliminary development plan may be amended only pursuant to the procedures established for its original approval as otherwise set forth in this Section.

(Ord. No. 7500, § 7.2(L), 8-19-91; Ord. No. 99-7776, § 1, 12-6-99; Ord. No. 2001-7810, § 1, 7-16-01; Ord. No. 2004-7878, § 1, 7-19-04; Ord. No. 2005-7899, § 7, 4-4-05; Ord. No. 2014-8042, § 6, 2-3-14; Ord. No. 2015-8065, § 15, 12-

Sec. 34-622. Planned Unit Development District: PUD.

- (a) *Purpose and intent.* The application of flexible land use regulations to the development of land is often difficult or impossible within traditional Zoning District standards. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, it is often necessary to establish a Planned Unit Development (PUD) Zoning District designation in which development is in harmony with the general purpose and intent of this Code and the Comprehensive Plan. The objective of a PUD Zoning District is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers, to produce development which is in keeping with overall land use intensity and open space objectives of this Code and the Comprehensive Plan, while departing from the strict