



City of Jacksonville Beach

Amended Agenda

11 North Third Street
Jacksonville Beach, Florida

City Council

Monday, June 16, 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 June 2, 2025
- B. Council Briefing held on June 9, 2025

APPROVAL OF THE AGENDA

ANNOUNCEMENTS

COURTESY OF THE FLOOR TO VISITORS

CONSENT AGENDA

- A. Accept the Monthly Financial Reports for the Month of May 2025
- B. Approve the purchase of six mixer bodies from Carter & VerPlanck, a sole source provider, for an amount not to exceed \$175,000

MAYOR AND CITY COUNCIL

- A. Presentation of the Public Engagement Award from the Florida League of Cities

CITY CLERK

CITY MANAGER/NEW BUSINESS

- A. Award/Reject the mural for the Pier Parking Lot Restroom exterior to artist Michael Kulik and their concept "Brought Together by Salt and Sky"
- B.
 - 1. Authorize the following elected officials for travel to the Florida League of Cities' Annual Conference August 14-16, 2025 in Orlando, FL: _____
 - 2. Authorize the following elected official as the voting delegate at the Florida League of Cities' Annual Conference: _____
 - 3. Authorize the following elected officials for travel to the Florida League of Cities' Policy Committee Meetings in Orlando, FL: _____

RESOLUTIONS

ORDINANCES

- A. Adopt/Deny Ordinance No. 2025-8221 on the second reading to adopt the updated 10-Year Water Supply Facilities Work Plan, as part of the adopted 2050 Comprehensive Plan
- B. Adopt/Deny Ordinance No. 2025-8224 on the second 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

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 Sutton 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, Chief of Parks Development and Maintenance Trevor Hughes, Director of Planning and Development Heather Ireland, City Attorney David Migut, City Clerk Molly Alleger, and Deputy City Clerk Jodilynn Byrd.

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 19, 2025
- Special Council Briefing held on May 27, 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 welcomed incoming City Clerk Molly Alleger. She wished Mr. Janson a happy birthday and extended early birthday wishes to Council Member Sutton. Council Member Golding also announced the upcoming Beaches Watch meeting on Wednesday, June 4, 2025, at the Beaches Branch Library, featuring a legislative session recap with City Manager Mike Staffopoulos and Atlantic Beach City Manager Bill Killingsworth.

Council Member Sutton announced June 3 had been designated as Eddie Bounds Day in Neptune Beach in honor of Mr. Bounds, who served with the Jacksonville Beach and Neptune Beach Police Departments and coached baseball at Fletcher High School. A ceremony will be held at Jarboe Park on June 3, 2025, where the T-ball field will be named Eddie Bounds Field.

Council Member Wagner expressed appreciation for the Citizens on Patrol volunteers, highlighting their recent garage sale, which raised funds for charitable efforts, including holiday support for children.

Council Member Horn thanked the Kindness Matters organization for hosting a 5K run in honor of the Volunteer Life Saving Corps. He urged residents to swim near lifeguards following recent drownings in Florida.

Council Member Janson reminded residents that hurricane season runs from June 1 to November 30 and encouraged everyone to sign up for Code Red alerts on the City of Jacksonville

Beach website. He noted the recent baseball field dedication stemmed from an Eagle Scout project by a local scout troop, of which his son is a member.

Mayor Hoffman highlighted the upcoming Seawalk Session on June 4, 2025, featuring artist Liz Bechtel. She reminded the community about Country Fest on June 14, 2025, and shared that the Jacksonville Beach 12U baseball team would be playing at Cooperstown Dreams Park this weekend.

COURTESY OF THE FLOOR TO VISITORS:

- James Groark, 113 3rd Avenue South, Jacksonville Beach, spoke about enforcing rules regarding dogs and grills on the beach.

CONSENT AGENDA: None

MAYOR AND CITY COUNCIL:

Item A Kevin Hogencamp City Award

Deputy City Manager of Atlantic Beach and past president of the Florida Municipal Communications Association, Kevin Hogencamp, acknowledged Communications Manager Jacob Board for winning the following awards:

- Outstanding Award – Social Media Campaign
- Runner-up Collaborative Video: Jax Beach Country Fest
- Certificate of Excellence in Government Communications: Government Entity
- Certificate of Excellence in Government Communications: Individual – Jacob Board

Item B Proclamation - Casa Marina Centennial Anniversary

Mayor Hoffman read the proclamation and presented it to General Manager of Casa Marina, Mark Vandeloo.

CITY CLERK: None

CITY MANAGER/NEW BUSINESS:

Item A 1. Approve/Disapprove commemorative signage for Ian Church at South Beach Park

Chief of Parks Development and Maintenance Trevor Hughes provided background on the item.

Public Hearing:

The following did not wish to speak but submitted a speaker card in support of the item:

- Brittany Church, 1839 Arden Way, Jacksonville Beach

Motion: It was moved by Mr. Janson, seconded by Ms. Golding, to approve commemorative signage for Ian Church at South Beach Park.

Discussion: A discussion ensued regarding the application requirements and the proposed recipient.

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

The motion passed unanimously.

RESOLUTIONS: None

ORDINANCES:

Item 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

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

Mayor Hoffman requested the City Clerk read Ordinance No. 2025-8224 by title only, whereupon Ms. Alleger read the following:

“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.”

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

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

It is the applicant’s burden to demonstrate that their application is consistent with the Land Development Code and the Comprehensive Plan. If the applicant is successful in showing consistency, then it is up to the local government to produce competent, substantial evidence of record that the application should be denied. The Council’s decision on a rezoning application is based on the criteria set forth in Section 34-538 of the Land Development Code. Each member of the Council has been provided a copy of the criteria.

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

I will now open the public hearing on Ordinance No. 2025-8224.”

Public Hearing:

Agent: Michael Sittner, 1 Independent Drive, Suite 1200, Jacksonville, and applicant Billy Zeits, 502 Arricola Avenue, Saint Augustine, presented a PowerPoint presentation [on file] and provided additional background information on the item.

The following spoke in support of the ordinance:

- Thad Moseley, 3701 Duval Drive, Jacksonville Beach
- Gary Paetau, 725 Bonaire Circle, Jacksonville Beach

The following spoke in opposition to the ordinance:

- Roger Whiting, 1103 2nd Avenue N, Jacksonville Beach
- K.C. Braun, 804 13th Avenue North, Jacksonville Beach

Mayor Hoffman closed the public hearing.

Mayor Hoffman read the following: “Before requesting a motion on this ordinance, beginning with myself, each of the members is requested to indicate for the record whether the member has had any ex-parte communications on the matter, and if so, disclose both the names of persons and the substance of the ex-parte communications regarding this application. An ex-parte communication refers to any meeting or discussion with a person or citizen who may have an interest in this decision, which occurred outside of the public hearing process. Written ex-parte communications, whether sent to one member or all members, do not have to be disclosed on the record, but must be made a part of the record by sending/forwarding them to the City Clerk.”

Ex-Parte Communications:

Council Member Janson disclosed he briefly spoke with Mr. Diebenow this morning, but no project discussion occurred.

No additional City Council members had ex-parte communications.

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

Mayor Hoffman read the following: “Before opening the floor for discussion or questions by the Council, please be reminded that our decision will be based on the criteria set forth in the Land Development Code, and the Council is required to approve a clear statement of specific findings of fact stating the basis upon which such facts were determined, and the decision was made.”

Discussion: A discussion ensued about the alleyway, utilities, parking, artwork, setbacks, traffic, outdoor dining, prohibited uses, conditions, overhangs, and ordinance revisions. The applicant agreed to add the following conditions:

- a. Prohibited uses include; bars, nightclubs, taverns, and drinking establishments.
- b. Employees of commercial tenants located within the development will not be prohibited from parking within the structured parking.

Roll Call Vote: Ayes – Horn, Janson, Sutton, Wagner, Golding, and Mayor Hoffman
Nays – Wouters
The motion passed 6-1.

ADJOURNMENT:

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

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

There being no further business, the meeting adjourned at 7:11 P.M.

Submitted by: Molly Alleger
City Clerk

Approval:

Christine H. Hoffman, MAYOR

Date: _____

**Minutes of City Council Briefing
Monday, June 9, 2025 – 5:30 P.M.
City Hall 1st Floor Conference Room
11 North 3rd Street, Jacksonville Beach, FL**



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

The following City Council Members were in attendance:

Mayor: Christine Hoffman

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

Also present were Deputy City Manager Karen Nelson, Director of Public Works Dennis Barron, Senior Human Resource Generalist Amber Hudnall, Director of Human Resources Kimberlee Bennett, City Clerk Molly Alleger and City Attorney David Migut.

Purpose of Briefing

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

City Manager

Penman Road Update

Director of Public Works Dennis Barron and City of Jacksonville Project Manager Michael Derbaum provided an overview of the Penman Road project. Representatives from Peters and Yaffee then presented a PowerPoint presentation [on file] regarding the current status of the project. Presenters included: Dow Peters, President/Consultant Project Manager, Russell Yaffee, Vice President/Traffic Engineer, Austin Chapman, Lead Traffic Engineer, Charles Waller, Drainage Engineer and Ben Combs, Deputy Project Manager.

Following the presentation, a conversation ensued, and it was the consensus of the Council for detailed information about the project to be shared with the public through social media.

Various Property Casualty & Workers' Compensation Insurance Coverages Renewal

Senior Human Resource Generalist Amber Hudnall provided the Council with background information on RFP No. 06-2324, which included various property, casualty, and workers' compensation insurance coverages, along with a request to delegate authority to the City Manager to approve and execute all future insurance coverage renewals regarding this contract. Ms. Hudnall also shared the results of the September 3, 2024, City Council vote regarding insurance coverage renewals. She asked how the Council would like to proceed with the upcoming annual insurance coverage renewals.

A conversation ensued, and the consensus of the Council was for staff to follow up with current Council Members who previously opposed delegating renewal authority, to address any concerns and inform newly seated Council members of RFP No. 06-2324. An agenda item to approve and execute the first 1-year renewal under the existing agreement would be presented at the August 18, 2025, Council meeting for formal consideration.

New Council Priority Review

Deputy City Manager Karen Nelson presented the final draft of the Strategic Plan Priority Updates to the Council. A conversation ensued regarding the final plan. It was the consensus of the Council to place the Priority to Develop and Implement a Comprehensive Communication Strategy and a Residential Engagement Program under the Quality of Life category, and all references to "Resident Advocacy" to be updated to "Resident Engagement", including the references within the Strategic Plan Priority Updates document.

City Council Florida League of Cities Policy Committees

City Clerk Molly Alleger presented a chart showing the current Council representation on the Florida League of Cities Policy Committees to the Council. A conversation ensued, and it was the consensus of the Council to maintain the existing committee assignments.

Committee Assignment Report

Council Member Janson reported he recently attended the Quarterly Pension Board meeting and noted the City's three pension plans are performing well.

Miscellaneous City Manager's Items

N/A

Future Briefing Topics

Council Member Janson requested to schedule a legislative session recap meeting with state representatives at a future briefing.

Council Member Golding requested a presentation for the Council on the new short-term vacation rental program (GovOS) recently purchased by the Planning and Development Department, as well as an update on the current status of short-term vacation rentals in the City. It was the consensus of the Council staff should provide this presentation and update at a future briefing.

Mayor Hoffman stated she would be participating in a committee for the American Flood Coalition.

The Briefing adjourned at 7:45 P.M.

Submitted by: Jodilynn Byrd
Deputy City Clerk

Approved:

Christine H. Hoffman, MAYOR

Date: _____



CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Ashlie Gossett, Chief Financial Officer
DATE:	05/12/2025
SUBJECT:	Monthly Financial Reports for the Month of May 2025

BACKGROUND

Attached are the monthly financial reports for May 2025 as prepared by the Finance Department. These reports represent 8 months of activity, or 66.6% of the total annual budget, and are prepared on a cash basis.

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

FINANCIAL IMPACT

For informational purposes only.

REQUESTED ACTION

Accept the Monthly Financial Reports for the Month of May 2025

ATTACHMENTS

1. 2025-5 May Financials



SUMMARY BUDGET REPORT

May 31, 2025

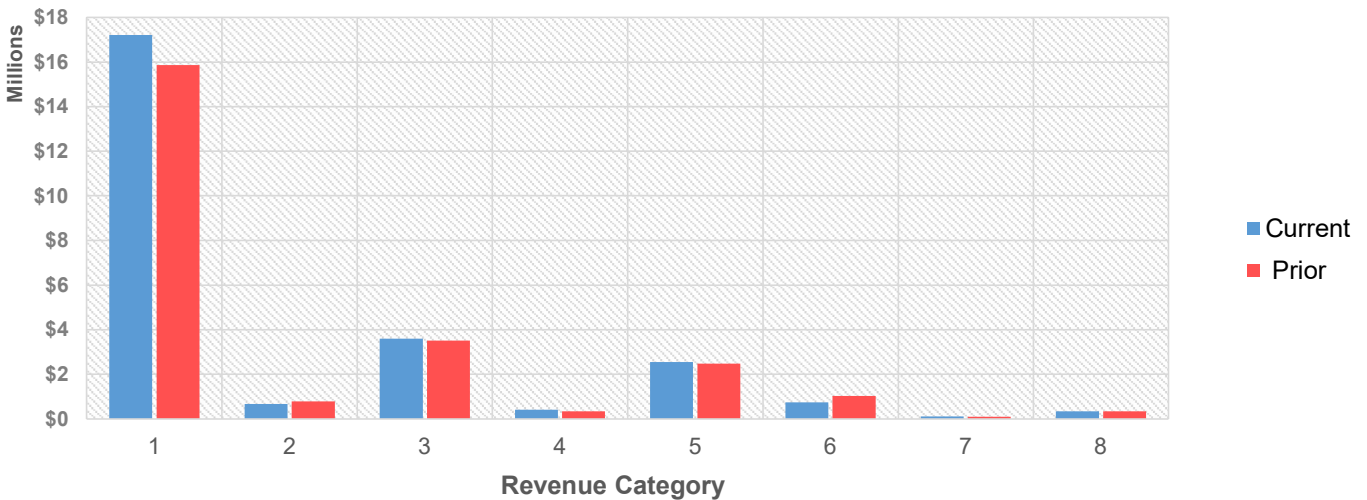
66.6% of Year Elapsed

Exhibit 1

General Fund Revenues

Revenue Category	Current Year Revenue to Date	Current Year Revenue % of Budget	Prior Year Revenue to Date	Prior Year Revenue % of Budget	% Variance (Current Year less Prior Year)	\$ Variance (Current Year less Prior Year)
1 Taxes	17,204,575	88.2%	15,866,654	87.9%	0.3%	1,337,922
2 Licenses & Permits	665,841	81.2%	780,335	98.1%	-16.9%	(114,494)
3 Intergovernmental Revenue	3,603,130	69.9%	3,512,868	77.2%	-7.3%	90,262
4 Charges for Services	420,127	60.0%	346,889	63.3%	-3.3%	73,238
5 Enterprise Contributions	2,544,728	66.7%	2,471,982	66.7%	0.0%	72,746
6 Miscellaneous Revenue	744,340	180.4%	1,023,834	256.6%	-76.2%	(279,494)
7 Fines & Forfeitures	98,812	45.3%	96,136	48.1%	-2.7%	2,676
8 Interfund Transfers	341,514	66.4%	337,541	65.7%	0.8%	3,973
Total Revenues	\$25,623,066	82.3%	\$24,436,237	84.9%	-2.7%	\$1,186,828

Current Year vs. Prior Year



Discussion

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

- 1 Taxes revenue is higher than the prior year due largely to the rise in property values and the timing of distributions from the Tax Collector.
- 2 Permit revenues are down because of a decrease in construction activity compared to the same time in the prior year.
- 3 While overall intergovernmental revenues have increased compared to the prior year, the negative percent variance is largely attributable to a reduction in revenue sharing distributions from the State.
- 6 Miscellaneous revenue includes interest on pooled investments, auction proceeds, facility rental fees, and cemetery lots purchased. The decrease from the prior year is due primarily to the adjustment to market value of the City's pooled investment assets.



SUMMARY BUDGET REPORT

May 31, 2025

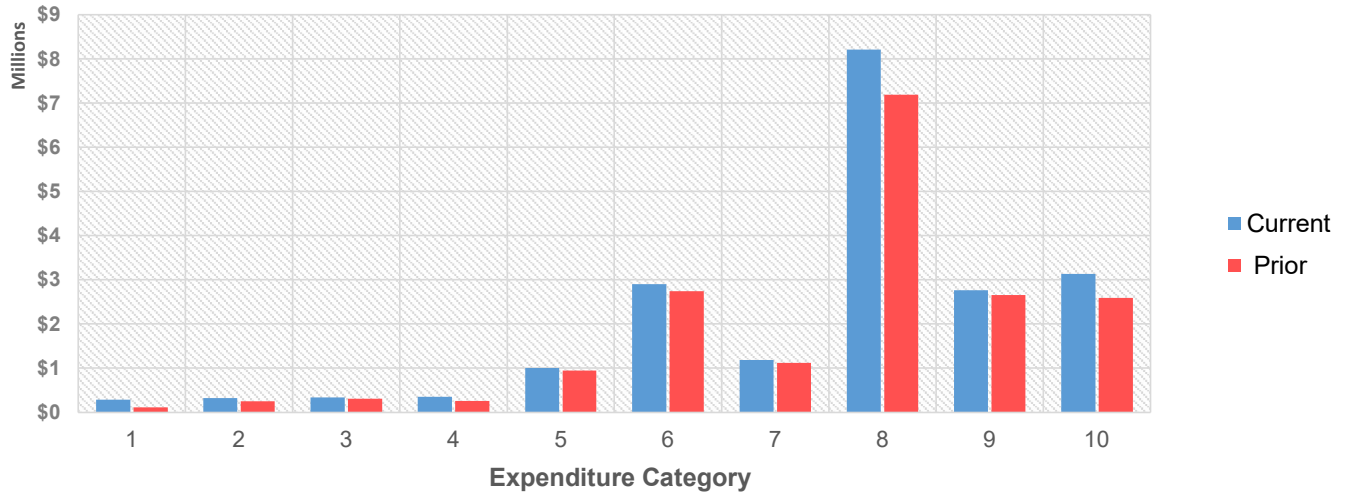
66.6% of Year Elapsed

Exhibit 2

General Fund Expenditures

Expenditure Category	Current Year Expenditures to Date	Current Year Expenditures % of Budget	Prior Year Expenditures to Date	Prior Year Expenditures % of Budget	% Variance (Current Year less Prior Year)	\$ Variance (Current Year less Prior Year)
1 City Administration	292,041	78.5%	117,928	33.9%	44.6%	174,113
2 City Attorney	321,099	50.7%	253,607	46.5%	4.2%	67,492
3 City Clerk	335,220	57.7%	308,879	57.9%	-0.2%	26,341
4 Building Maintenance	355,572	66.6%	258,863	52.2%	14.4%	96,709
5 Planning and Development	1,008,477	60.6%	943,759	60.2%	0.4%	64,718
6 Parks and Recreation	2,900,151	62.2%	2,742,973	60.9%	1.3%	157,178
7 Public Works	1,184,012	57.0%	1,117,214	56.3%	0.7%	66,798
8 Police	8,202,667	64.8%	7,188,835	65.7%	-0.9%	1,013,832
9 Fire Services	2,762,481	70.1%	2,654,220	70.8%	-0.6%	108,261
10 Non-Departmental	3,130,345	61.6%	2,591,058	59.4%	2.2%	539,287
Total Expenditures	20,492,064	63.6%	18,177,336	62.6%	1.0%	\$2,314,728

Current Year vs. Prior Year



Discussion

Total General Fund Expenditures are slightly behind current year estimates and ahead of prior year expenditures on a percent of budget basis.

- The increase in City Administration expenditures reflect the capital improvement project to update the audio/visual technology in the Council Chambers.
- Fire Services expenditures include the annual contribution to the Fire Pension Plan unfunded actuarial accrued liability as part of the Fire Services Agreement with the City of Jacksonville. FY2025 is the 6th of 10 annual payments to satisfy this obligation.



SUMMARY BUDGET REPORT

May 31, 2025

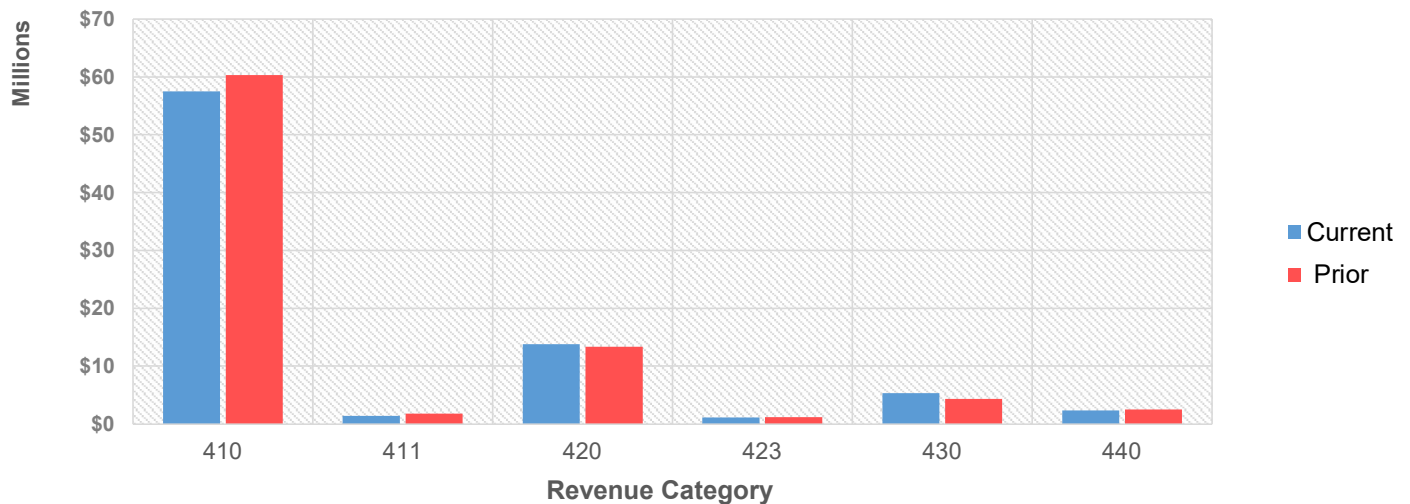
66.6% of Year Elapsed

Exhibit 3

Enterprise Fund Revenues

Revenue Category	Current Year Revenue to Date	Current Year Revenue % of Budget	Prior Year Revenue to Date	Prior Year Revenue % of Budget	% Variance (Current Year less Prior Year)	\$ Variance (Current Year less Prior Year)
410 Electric	57,468,142	61.4%	60,264,293	61.0%	0.4%	(2,796,151)
411 Natural Gas	1,389,275	60.6%	1,778,815	73.0%	-12.4%	(389,540)
420 Water & Sewer	13,791,384	68.4%	13,390,841	77.2%	-8.8%	400,544
423 Stormwater	1,118,964	39.7%	1,189,539	83.2%	-43.5%	(70,575)
430 Sanitation	5,368,014	68.7%	4,380,499	67.4%	1.2%	987,515
440 Golf Course	2,388,066	70.1%	2,517,354	88.2%	-18.1%	(129,287)
Total Revenues	\$81,523,846	62.6%	\$83,521,340	64.6%	-1.9%	(\$1,997,495)

Current Year vs. Prior Year



Discussion

Total Enterprise Fund revenues slightly behind both current year estimates and prior year revenues on a percent of budget basis. The decrease in all funds reflects the adjustment to market in the City's pooled investment assets.

410 The decrease in Electric revenues is due to a reduction in the pass-through bulk power cost adjustment used to pay for the cost of electricity from the City's provider.

411 The decrease in Natural Gas revenues reflects a reduction in the pass-through cost of gas adjustment used to pay for the cost of natural gas from the City's provider.



SUMMARY BUDGET REPORT

May 31, 2025

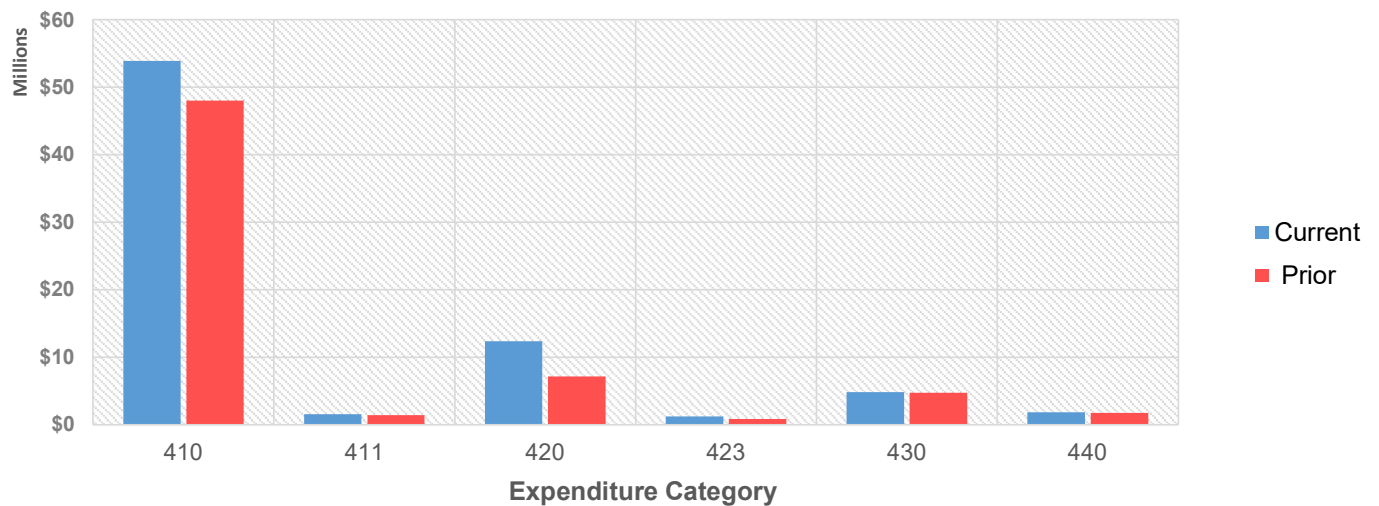
66.6% of Year Elapsed

Exhibit 4

Enterprise Fund Expenditures

Expenditure Category	Current Year Expenditures to Date	Current Year Expenditures % of Budget	Prior Year Expenditures to Date	Prior Year Expenditures % of Budget	% Variance (Current Year less Prior Year)	\$ Variance (Current Year less Prior Year)
410 Electric	53,901,931	50.6%	48,012,694	45.2%	5.4%	5,889,237
411 Natural Gas	1,558,832	60.4%	1,425,509	61.0%	-0.5%	133,323
420 Water & Sewer	12,365,334	28.2%	7,188,182	24.9%	3.3%	5,177,153
423 Stormwater	1,263,489	22.9%	885,969	14.3%	8.6%	377,520
430 Sanitation	4,821,976	57.7%	4,734,121	62.8%	-5.1%	87,855
440 Golf Course	1,827,688	52.7%	1,754,390	55.2%	-2.5%	73,298
Total Expenditures	\$75,739,251	44.5%	\$64,000,865	41.4%	3.0%	\$11,738,386

Current Year vs. Prior Year



Discussion

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

410 The increase in Electric expenditures reflects greater kilowatt hour consumption as well as the timing of capital improvement projects.

411 The decrease in Natural Gas expenditures reflects the timing of capital improvement projects compared to the prior year.

420 The increase in Water & Sewer expenditures reflects the timing of capital improvement projects compared to the prior year.

430 The increase in Sanitation expenditures from the prior year reflects the timing of payments to the solid waste and recycling contract vendor. The negative budget variance indicates that expenses are not increasing at the same rate as budget expectations.



SUMMARY BUDGET REPORT

May 31, 2025

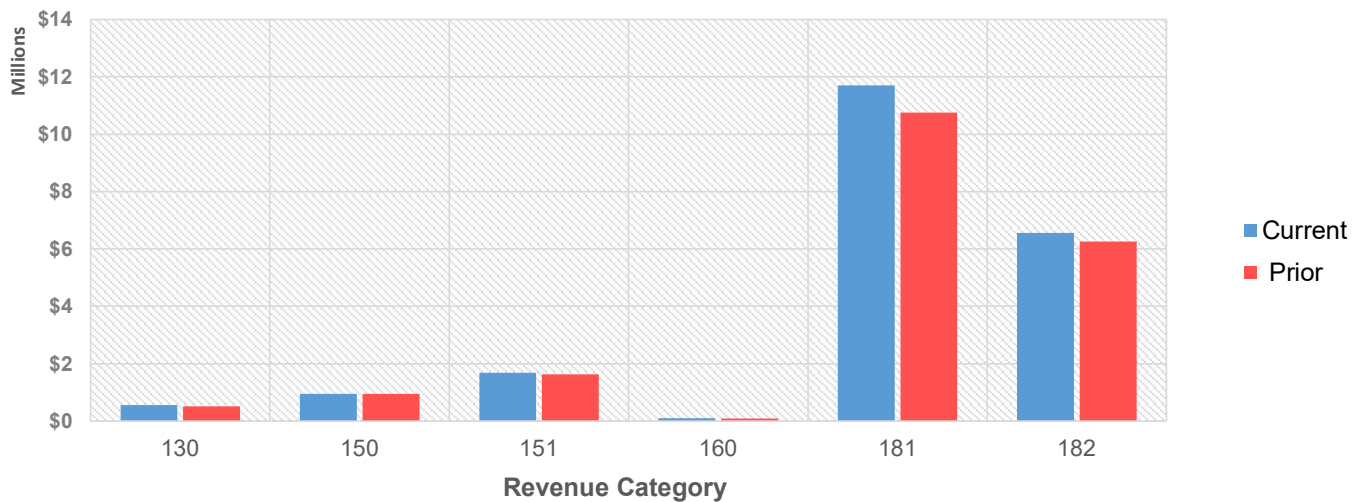
66.6% of Year Elapsed

Exhibit 5

Special Revenue Fund Revenues

Revenue Category	Current Year Revenue to Date	Current Year Revenue % of Budget	Prior Year Revenue to Date	Prior Year Revenue % of Budget	% Variance (Current Year less Prior Year)	\$ Variance (Current Year less Prior Year)
130 Convention Development	549,880	68.3%	508,797	81.9%	-13.6%	41,083
150 Local Option Gas Tax	947,405	67.7%	952,160	72.6%	-4.8%	(4,755)
151 Infrastructure Surtax	1,678,599	79.9%	1,628,731	85.8%	-5.9%	49,869
160 Community Dev Blk Grant	93,514	65.9%	89,541	63.1%	2.8%	3,973
181 Downtown Increment Fund	11,694,613	106.3%	10,751,341	111.3%	-5.0%	943,273
182 Southend Increment Fund	6,563,452	199.6%	6,258,570	205.8%	-6.2%	304,882
Total Revenues	\$21,527,464	114.9%	\$20,189,140	121.1%	-6.2%	\$1,338,324

Current Year vs. Prior Year



Discussion

Total revenues in the Special Revenue Funds are over budget for the current year and behind the prior year actuals on a percent of budget basis. The year over year variance in all funds is attributable to the adjustment to market in the City's pooled investment assets.

130 Convention Development revenues are normally received two months in arrears and reflect receipts through March. The negative percent variance is due to changes in annual budget estimates to reflect revenue trends.

181/ The increase in Downtown and Southend Increment fund revenues reflect the continued growth in taxable property values within both CRA districts. The negative percent variances reflect stronger interest earnings in the prior year.



SUMMARY BUDGET REPORT

May 31, 2025

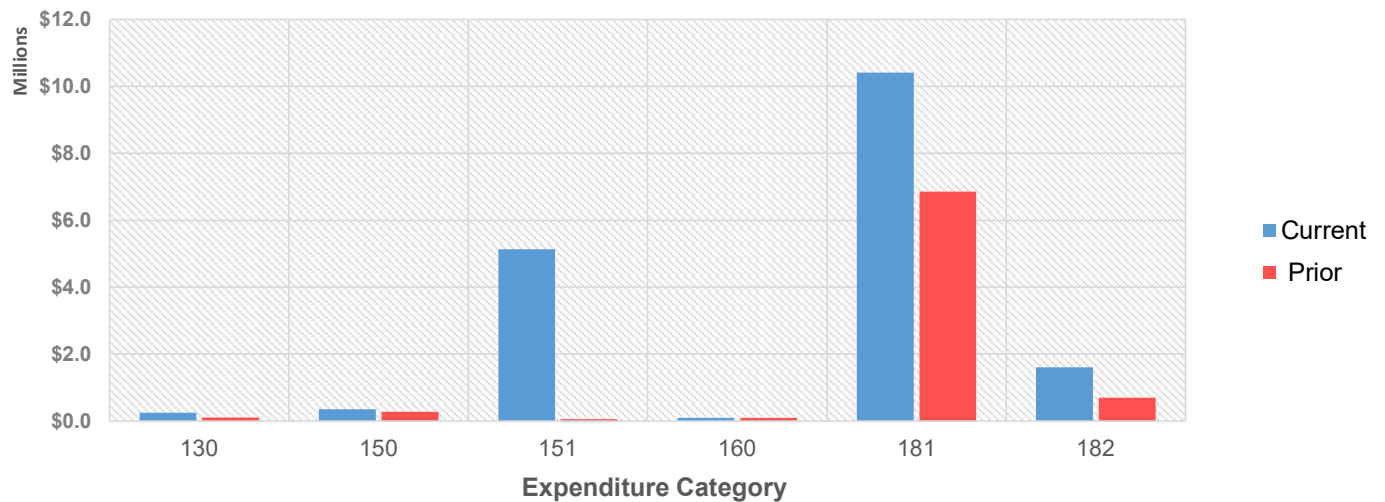
66.6% of Year Elapsed

Exhibit 6

Special Revenue Fund Expenditures

Expenditure Category	Current Year Expenditures to Date	Current Year Expenditures % of Budget	Prior Year Expenditures to Date	Prior Year Expenditures % of Budget	% Variance (Current Year less Prior Year)	\$ Variance (Current Year less Prior Year)
130 Convention Development	244,145	27.5%	107,407	14.1%	13.4%	136,738
150 Local Option Gas Tax	344,693	27.6%	268,504	32.0%	-4.3%	76,189
151 Infrastructure Surtax	5,131,815	30.7%	58,091	1.9%	28.8%	5,073,723
160 Community Dev Blk Grant	93,514	65.9%	89,541	63.1%	2.8%	3,973
181 Downtown Increment Fund	10,420,547	30.4%	6,855,174	15.5%	14.8%	3,565,373
182 Southend Increment Fund	1,603,153	26.3%	692,977	18.9%	7.3%	910,176
Total Expenditures	\$17,837,866	30.0%	\$8,071,695	15.4%	14.7%	\$9,766,171

Current Year vs. Prior Year



Discussion

In total, Special Revenue Fund expenditures are under budget and ahead of the prior year on a percent of budget basis.

130 The increase in Convention Development expenditures is due to the timing of capital projects.

151 The increase in Infrastructure Surtax expenditures reflects the large scale milling and paving project underway throughout the City.

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

181/182 The increases in Downtown and Southend Increment fund expenditures are due to the timing of capital projects.



SUMMARY BUDGET REPORT

May 31, 2025

66.6% of Year Elapsed

Exhibit 7

Summary Revenues and Expenditures

Fund Name	Budgeted Annual Revenues	Budgeted Revenues To Date	Actual Revenues To Date	Variance Favorable/(Unfavorable)
001 General Fund	31,147,065	20,736,265	25,623,066	4,886,801
130 Convention Development Tax	805,000	535,932	549,880	13,949
150 Local Option Gas Tax	1,398,500	931,056	947,405	16,349
151 Infrastructure Surtax	2,100,971	1,398,729	1,678,599	279,870
160 Community Dev. Blk. Grant	142,000	94,537	93,514	(1,023)
181 Downtown Increment Fund	11,004,018	7,325,963	11,694,613	4,368,651
182 Southend Increment Fund	3,288,839	2,189,556	6,563,452	4,373,896
410 Electric Utility	93,644,844	62,344,376	57,468,142	(4,876,233)
411 Natural Gas Utility	2,293,124	1,526,655	1,389,275	(137,381)
420 Water & Sewer Utility	20,173,612	13,430,651	13,791,384	360,733
423 Storm Water Management	2,820,787	1,877,949	1,118,964	(758,985)
430 Sanitation Fund	7,817,598	5,204,593	5,368,014	163,422
440 Golf Course Fund	3,404,492	2,266,552	2,388,066	121,514
460 Leased Facilities Fund	815,900	543,188	559,594	16,406
500 Internal Service Funds	19,353,745	12,884,822	12,611,314	(273,508)
Total Revenues	\$200,210,495	\$133,290,823	\$141,845,283	\$8,554,460

Fund Name	Budgeted Annual Expenditures	Budgeted Expenditures To Date	Actual Expenditures To Date	Variance Favorable/(Unfavorable)
001 General Fund	32,214,170	21,446,694	20,492,064	954,630
130 Convention Development Tax	887,858	591,094	244,145	346,949
150 Local Option Gas Tax	1,246,871	830,108	344,693	485,416
151 Infrastructure Surtax	16,710,553	11,125,108	5,131,815	5,993,293
160 Community Dev. Blk. Grant	142,000	94,537	93,514	1,023
181 Downtown Increment Fund	34,310,593	22,842,395	10,420,547	12,421,848
182 Southend Increment Fund	6,103,302	4,063,294	1,603,153	2,460,141
410 Electric Utility	106,572,778	70,951,192	53,901,931	17,049,261
411 Natural Gas Utility	2,579,659	1,717,417	1,558,832	158,584
420 Water & Sewer Utility	43,849,456	29,192,925	12,365,334	16,827,591
423 Storm Water Management	5,528,851	3,680,851	1,263,489	2,417,362
430 Sanitation Fund	8,355,681	5,562,823	4,821,976	740,847
440 Golf Course Fund	3,467,920	2,308,780	1,827,688	481,091
460 Leased Facilities Fund	1,155,471	769,258	588,386	180,872
500 Internal Service Funds	19,493,342	12,977,759	12,552,868	424,891
Total Expenditures	\$282,618,502	\$188,154,235	\$127,210,435	\$60,943,800

Fund Name	Net Income/(Loss)	Net Variance Favorable/(Unfavorable)
001 General Fund	5,131,002	5,841,431
130 Convention Development Tax	305,735	360,898
150 Local Option Gas Tax	602,712	501,764
151 Infrastructure Surtax	(3,453,216)	6,273,164
160 Community Dev. Blk. Grant	-	-
181 Downtown Increment Fund	1,274,067	16,790,499
182 Southend Increment Fund	4,960,299	6,834,037
410 Electric Utility	3,566,211	12,173,027
411 Natural Gas Utility	(169,558)	21,204
420 Water & Sewer Utility	1,426,050	17,188,324
423 Storm Water Management	(144,525)	1,658,377
430 Sanitation Fund	546,038	904,269
440 Golf Course Fund	560,378	602,605
460 Leased Facilities Fund	(28,792)	197,278
500 Internal Service Funds	58,446	151,383
Total	14,634,848	\$69,498,261



CASH AND INVESTMENTS BY TYPE

Fiscal Year to Date

May 31, 2025

Type of Investment	10/1/2024 Beginning Balance	Investment Earnings	Realized Gain/(Loss)	Unrealized Gain/(Loss)	Fees	Net Investment Income	Net Deposits (Withdrawals)	5/31/2025 Ending Balance	Weighted Net Return*
Sawgrass Asset Management	45,937,264	754,256	(88,039)	377,445	(64,399)	979,263	5,000,000	51,916,527	0.36%
Galliard Capital Management	58,526,592	1,644,201	79,063	(253,815)	(42,379)	1,427,069	-	59,953,661	0.50%
Garcia Hamilton & Associates	58,832,401	1,271,012	547,857	(594,274)	(85,828)	1,138,766	0	59,971,168	0.40%
State Pooled Investment Fund	35,947,152	1,127,852	-	-	-	1,127,852	(0)	37,075,004	0.40%
Florida Trust	32,392,299	1,038,894	-	-	-	1,038,894	5,000,000	38,431,193	0.39%
Florida Municipal Investment Trust 0-2 Yr HQ Bond Fund	13,829,157	335,138	-	-	-	335,138	0	14,164,295	0.12%
Operating Cash: Bank of America	36,949,489	742,209	-	-	(159,630)	582,579	(8,574,398)	28,957,671	0.18%
Petty Cash	6,725	-	-	-	-	-	-	6,725	0.00%
TOTAL CITY MANAGED INVESTMENTS AND CASH	282,421,080	6,913,561	538,881	(470,644)	(352,236)	6,629,561	1,425,602	290,476,243	2.34%
Pension: Salem Mutual Fund	71,577,985	2,699,954	2,089,933	(1,979,991)	-	2,809,896	15,532,310	89,920,190	2.45%
Pension: Sawgrass Asset Mgt	32,176,112	901,080	(221,547)	(813,161)	(88,499)	(222,127)	3,000,000	34,953,985	-0.18%
Pension: Wells Capital	18,403,925	36,778	7,778,733	(7,664,906)	(22,214)	128,392	(18,532,310)	7	0.00%
Pension: JPMCB - Strategic Property Fund	5,251,016	-	-	(131,769)	-	(131,769)	0	5,119,247	-0.10%
TOTAL PENSION INVESTMENTS	127,409,037	3,637,812	9,647,119	(10,589,827)	(110,713)	2,584,393	(0)	129,993,430	2.03%
TOTAL CASH AND INVESTMENTS	\$409,830,117	\$10,551,373	\$10,186,000	(\$11,060,471)	(\$462,949)	\$9,213,954	\$1,425,602	\$420,469,673	



CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Dennis W. Barron, Jr., Director of Public Works
DATE:	05/19/2025
SUBJECT:	Replacement Mixer Bodies for the Water Reclamation Facility

BACKGROUND

The Water Reclamation Facility (WRF) requires the use of mixers to complete the required treatment processes at the wastewater plant. These are available for Sequential Batch Reactors (SBRs) and Digester use. These are specialty items that require 14-week lead times for manufacturing and must ship via container ship from Europe. The WRF utilizes four of these in each of the four SBRs, and one in each of the three digesters, for a total of 19 mixers in use daily. The long lead time and the long shipping time create delays in repairs and maintenance to keep our plant running at the highest level of efficiency and outputting the cleanest of reuse and effluent water. This purchase will significantly reduce downtime and increase efficiency for repairs and maintenance as well as ensure better quality water is available for the environment. This purchase is for three clockwise rotation and three counter-clockwise rotation mixers.

Council declared Carter & VerPlanck as the Sole Source provider for invent mixers at their regular meeting on May 16, 2022. Staff has received an updated letter from the vendor confirming that this is still the case.

FINANCIAL IMPACT

Funding will be provided by the Water & Sewer Fund operating reserves, and the budget in account 420-07-0706-535-46-546002 will be adjusted at yearend.

REQUESTED ACTION

Approve the purchase of six mixer bodies from Carter & VerPlanck, a sole source provider, for an amount not to exceed \$175,000

ATTACHMENTS

1. CV Quote
2. Sole Source - Carter & VerPlanck
3. Sole Source Letter Vendor

QUOTE

Carter & VerPlanck
4910 W. Cypress St.
Tampa, FL 33607

DATE: 05/07/25
QUOTE NUMBER: 050725-1.Rev.2

VALID UNTIL: 08/04/25

QUOTED BY: Sean Donovan

PHONE: (813) 927-8783

sdonovan@cviwater.com

TO: Cheyenne Hale

Plant Operation Manager

910 Tehth Street South

Jacksonville Beach, FL 32250

chale@jaxbchfl.net

PRODUCT	SERIAL #	TYPE	SIZE	FREIGHT TERMS	F.O.B.	PAYMENT TERMS
Invent	82044	HCMA	HCMA 2500	Prepay & Add	Factory	Net 30
QTY	ITEM #	DESCRIPTION		LEAD TIME WORKING DAYS	UNIT PRICE	LINE TOTAL
3		SBR HCMA Mixer Body Complete Gen6 2,500 - Clockwise (SBR or Digester)		70 (14 Weeks)	\$24,622.00	\$73,866.00
3		SBR HCMA Mixer Body Complete Gen6 2,500 - Counterclockwise (SBR or Digester)		70 (14 Weeks)	\$24,622.00	\$73,866.00
1		*Sea Freight Estimate		30 (6 Weeks)	\$19,500.00	\$19,500.00
		*Sea Freight is only an estimate and				
		will be quoted once equipment has				
		been manufactured and ready for				
		shipment. Unfortunately, with the				
		current conditions and climate				
		international freight costs have				
		been all over the place at this				
		current time. The actual freight				
		cost could be higher or lower than				
		this estimate.				
					Total:	\$167,232.00

SALES TAX IS NOT INCLUDED IN THIS QUOTATION.

THANK YOU FOR YOUR BUSINESS.

Sole Source Request

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

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

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

Requesting agency (Department/Division): Public Works/Water Reclamation Facility

Name of Vendor or Supplier: Carter & VerPlanck

Amount of purchase/project (attach quote): \$20,523.00

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

Repair cable damaged power/control cable. Replace the bearings, seals, wear rings, replace the bearings seals, wear rings, motor oil, cables and allgaskets/O-rings. The rotor shaft will be polished, straightened and balanced with the impeller. The sole source supplier for sales in Jacksonville Beach, Florida, is Carter & VerPlanck.

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

In an attempt to address this problem, we have done research and consulted a variety of business entities. Carter & VerPlanck meets our requirements for parts availability, lead time, and location.

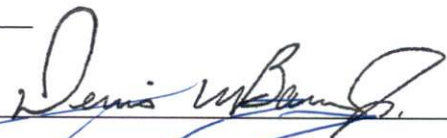
Submitted by: Robert Delgado

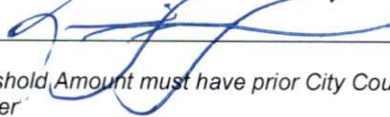
Name

Operations Deputy Superintendent

Title

Date: 04/24/2025

Requesting Agency Director's Signature: 

Property and Procurement Approval: 

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

City Manager: _____

_____ Date



AUTHORIZATION LETTER

April 25, 2025

Robert Delgado
Utility Plant Operations Deputy Superintendent
City Of Jacksonville Beach
337 1st Ave South
Jacksonville Beach, FL 32250

Dear Robert:

This letter is to hereby acknowledge that Carter & Verplanck, a DXP Company, with offices at 4910 West Cypress Street, Tampa, FL 33607, United States is recognized by Flowserve US Company ("Flowserve") as the sole authorized Water Sales Representative of Flowserve for Jacksonville Beach, Florida.

Carter & Verplanck, a DXP Company, is authorized to promote sales, receive inquiries, and present quotations, for the products within the markets and territories specified in the attached **PRODUCTS and TERRITORY**. For the avoidance of doubt, this does not include mechanical seals.

This authorization letter is valid until December 31, 2025 or until earlier revoked by Flowserve.

Regards,

DocuSigned by:

Stephanie Ruttman

BEC9057671134B5...

Stephanie Ruttman
Contracts and Channel Partner Manager

PRODUCTS and TERRITORY

Product Description	
Industrial	Engineered
General Purpose Pumps - Horizontal Single Stage Close Coupled	Horizontal Pumps - Horizontal Axially Split Single Stage >Than 12"
General Purpose Pumps - Horizontal Single Stage Frame Mounted	Horizontal Pumps - Horizontal Axially Split Heavy Duty Single Stage Steel
General Purpose Pumps - Vertical Single Stage In-Line	Horizontal Pumps - Segmental Ring Multistage - Heavy Duty
General Purpose Pumps - Vertical Single Stage Sump	Horizontal Pumps - Horizontal Axially Split Multistage - Heavy Duty
General Purpose Pumps - Horizontal Axially Split Single Stage <=12"	Horizontal Pumps - Barrel Multistage
General Purpose Pumps - Horizontal Axially Split Multistage - Light Duty	General Purpose Vertical Turbine Pumps - =>30"
General Purpose Pumps - Segmental Ring - Light Duty	General Purpose Vertical Turbine Pumps - Canned => 30"
General Purpose Pumps - Composite	Vertical Pumps - Double Suction & Double Suction Canned
Medium Duty Process Pumps - Medium Duty (Non API) Process Pumps	Concrete Volute Pumps
Medium Duty Process Pumps - ANSI/ASME Metallic Sealed	Integrated Solutions
Medium Duty Process Pumps - ANSI/ASME Non-Metallic Sealed	Operations
Medium Duty Process Pumps - Sealless Chemical Ansi Metallic	Vacuum - Dry Vacuum -
Medium Duty Process Pumps - Paper Stock / High Capacity End Suction	SIHdry
Medium Duty Process Pumps - Sewage (Or Waste Water) Treatment	All other - HALBERG
Medium Duty Process Pumps - ANSI/ASME Sealless Nonmetallic	
Abrasive Solids Pumps - Rubber Lined	
Abrasive Solids Pumps - Hard Metal	
Abrasive Solids Pumps - Horizontal	
Abrasive Solids Pumps - Vertical	
Abrasive Solids Pumps - Submersible	
General Purpose Vertical Turbine Pumps - <30"	
General Purpose Vertical Turbine Pumps - Canned	
<30" Gear Pumps	
INNOMAG	
Horizontal Pumps - Horizontal Axial	
Flow Twin Screw	
Vacuum - Liquid Ring Vacuum Standard, Special, Gas Ejector	
Vacuum - Liquid Ring Vacuum Compressor	
Vacuum - Liquid Ring Vacuum Systems	
Vacuum - Dry Vacuum - SIHboost	
General Purpose - Side Channel Pumps	
General Purpose - Horizontal / Vertical Single Stage & Multistage Special	
Medium Duty Process - ISO/DIN Metallic Sealed	
Medium Duty Process - ISO/DIN Metallic Sealless	
Medium Duty Process - Horizontal End Suction - Thermal	
Medium Duty Process - Segmental Ring	
All other - Sludge Mixer	

**Note this is the geographical territory, but there may be specific market and account inclusions /exclusions in the Agreement not listed here

Geographic Area Covered :

The following is a listing of the geographic areas covered by this Agreement.	
Included Countries	Region, State, Parrish, or Province
United States	STATES OF: FLORIDA, GEORGIA, and TENNESSEE

****Note** this is the geographical territory, but there may be specific market and account inclusions /exclusions in the Agreement not listed here

Flowserve US Company

5215 North O'Connor Blvd,
Suite 700
Irving, TX 75039 USA

Telephone 972-443-6500
www.flowserve.com



Flow Solutions Group

Jeff Little

Project Engineer

Phone: 410-756-3503

Fax: 410-756-3594

jlittle@flowserve.com

To: Chris Walker

Date: 4/22/25

Company: Carter & VerPlanck, Inc.

Page: 1 of 1

From: Jeff Little

Cc: Tony Kunze

Subject: Warranty Tear-down/Inspection job#S7258, W99633

Hello Bobby,

Please find attached inspection report for the above job, (1) 8MSX15AW, Frame 25, 75 HP, 1760 RPM, 460volt pump with S/N: 2108MS007258-3. Pump was received on RTN-2431. Pictures of key findings are included in the report and all pictures are available on request.

When received the cable & stator windings passed electrical testing. The junction box cover was removed and was found to be in very good condition. The oil was drained and was not contaminated. The bearings and seals were found to have normal wear and did not fail. The stator was cleaned and baked and will be good for reuse. The rotor will be good for reuse after straightening. Both seals, all O-rings and gaskets will be replaced as consumable items and all hardware will be good for reuse. It appears that the mode of failure was from cable damage to the power/control cable. The damage was 19' from the top of the pump and is not covered under warranty. Pricing and scope of repair are listed below.

Repair Scope: Flowserve proposes to replace the bearings, seals, wear rings, motor oil, cables and all gaskets/O-rings. The rotor shaft will be polished, straightened and balanced with the impeller. The unit will be reassembled for pressure and no-load testing and painted before staging for shipment. Pricing for this scope is as follows:

Repair Labor	\$	10,500	(Includes TDI, assembly and test)
Repair Material	\$	10,023	(Includes all parts listed above)
Total	\$	20,523	(Includes TDI and 90-day warranty)

Delivery for this repair is 10 – 12 weeks after receiving your release to proceed and updated purchase order. Shipping is not included. Flowserve standard terms and conditions apply. Please note this job is on hold pending your release and PO. If you have any comments or questions, please feel free to contact me.

If the existing pump is to be scrapped or returned unrepaired, please provide a purchase order for the evaluation fee of - \$4,750.

Best regards,

Jeff Little, Flowserve FSG

This quote is good for 30 days. If, after 30 days, no reply has been received as to how to proceed you will be invoiced for the tear down and inspection fee and the equipment will be returned to you at your expense in disassembled state. Flowserve's acceptance of this order is expressly conditional on the purchaser's acceptance of Flowserve's Worldwide Terms and Conditions of Sale attached.



MSX PUMPS

INSPECTION REPORT ON RETURNED MSX PUMPS

MOTOR SERIAL NUMBER: <u>2108MS007258-3</u>	ORIGINAL JOB NUMBER: <u>S7258</u>
ORDER NUMBER: <u>W99633</u>	RETURN TAG NUMBER: <u>RTN-2431</u>
CUSTOMER: <u>Carter&VerPlanck</u>	MOTOR PART NUMBER: <u>8MSX15AW-M75-4-460-EX-Pump</u>

MODEL #: 8MSX15AW VOLTAGE: 460 H.P.: 75 POLES: 4INSPECTION DATE: 4/17/2025DISASSEMBLED BY: Dwayne Eveler

I. CONDITION AS RECEIVED:	II. GENERAL CONDITION AT TEARDOWN:
1. Properly sealed and packaged? Y ☒ N ☐ Skid ☒ Crate ☐ ☐ None ☐ Comments: _____ 2. Parts missing? Y ☐ N ☒ Comments: _____ 3. Cables in good condition? Y ☐ N ☒ Number of leads: <u>(1)-4, (1)-7</u> Cable Size / Dia: <u>4C/8, 4C/8+3/18, 1" Dia.</u> Approx. length: <u>50'</u> Comments: <u>The power/control cable is damaged 19' from the top of pump</u> 4. Cable gland / bushing in good condition? Y ☐ N ☒ Comments: <u>Worn</u> 5. Stator housing in good condition? Y ☒ N ☐ Comments: _____ 6. Other Comments: _____ _____ _____ _____ _____ _____ _____	1. Torn down before received at factory? Y ☐ N ☒ 2. Received drained of oil or water? Y ☐ N ☒ Amount of fluid drained: <u>5</u> /Gallons Condition of drained fluid: <u>Clean/Good</u> 3. Amount of Grease in thrust and line bearings? Low ☐ Over full ☐ Good ☒ 4. RTD Cable(s) okay? N / A ☐ Y ☐ N ☐ Number of RTD's: _____ Cable size / Dia: <u>N / A</u> Approx. length: _____ Comments: _____ 5. Term. Board / wire terminations okay? Y ☒ N ☐ Comments: _____ 6. Term. Board gasket and J-box okay? Y ☒ N ☐ Comments: _____ 7. Stator in good condition? Y ☒ N ☐ Comments: _____ 8. Secondary seal in good condition? Y ☒ N ☐ Comments: _____ 9. Primary seal in good condition? Y ☒ N ☐ Comments: _____ 10. Thrust bearing in good condition? Y ☒ N ☐ Comments: _____ 11. Moisture sensor in good condition? Y ☒ N ☐ Comments: _____ 12. Line bearing in good condition? Y ☒ N ☐ Comments: _____ 13. Other Comments: <u>The winding did not test grounded when received,</u> <u>grounding issue may be from bad cord.</u> _____ _____ _____
ELECTRICAL AS RECEIVED:	
WITH Leads Attached	WITHOUT Leads Attached
VOLTS:	VOLTS:
1. MEGGER: $m\Omega$ 1-G <u>44,952</u> 2-G <u>44,952</u> 3-G <u>44,952</u>	1. MEGGER: $m\Omega$ 1-G <u>87,747</u> 2-G <u>87,747</u> 3-G <u>87,747</u>
2. RESISTANCE: Ω 1-2 <u>0.1150</u> 2-3 <u>0.1150</u> 1-3 <u>0.1160</u>	2. RESISTANCE: Ω 1-2 <u>0.0831</u> 2-3 <u>0.0838</u> 1-3 <u>0.0843</u>

INSPECTION REPORT ON RETURNED MSX PUMPS

III. PARTS AT TEARDOWN:

ROTOR:

1. Seal Area Condition: _____
Seal area okay for reuse? Y ☒ N ☐
 2. Outboard Bearing Condition: _____
Outboard area okay for reuse? Y ☒ N ☐
 3. Inboard Bearing Condition: _____
Inboard area okay for reuse? Y ☒ N ☐
 4. Impeller Area Condition: _____
Impeller area okay for reuse? Y ☒ N ☐
 5. Rubbed Stator Laminations? Y ☐ N ☒
 6. Laminations Twisted? Y ☐ N ☒
 7. Arc spots? Y ☐ N ☒
 8. Laminations rusty? Y ☐ N ☒
 9. Total Indicated Runout (T.I.R.)
O/B Journal 0.0000 I/B Journal 0.0000
Impeller Area 0.0040 Seal Area 0.0020
Stack Area 0.0020
 10. Length: Overall: 36.00 /inch
Stack: 9.00 /inch
 11. Good for re-use with rework? Y ☒ N ☐
 12. Re-stub? Upper ☐ Lower ☐ N/A ☒
- Other Comments:
Shaft needs straightened.

BEARING HOUSING:

1. Bearing Housing good for re-use? Y ☒ N ☐
Broken ☐ Pitted ☐ Rusted ☐
- Other Comments:

MECHANICAL SEAL:

1. Secondary (inner) seal condition:
Stationary face: Good
Rotating face: Good
Seal face material(s): Carbon/Ceramic
2. Primary (outer) seal condition:
Stationary face: Good
Rotating face: Good
Seal face material(s): Carbon/Ceramic

MISCELLANEOUS PARTS:

1. Hardware good for reuse? Y ☒ N ☐
2. All gaskets good condition? Y ☐ N ☒
3. Impeller good for reuse? Y ☒ N ☐
4. Comments on parts not covered elsewhere:
Wear ring clearance - .093"

STATOR:

1. Good for re-use? Rewind ☐ Y ☒ N ☐
 2. Visible burnout? Y ☐ N ☒
Location: _____
 3. Lamination condition: OK ☒ Scrap ☐
Damaged ☐ Burned ☐ Lam Separation ☐
 4. Stator dirty from burnout? Y ☐ N ☒
Top ☐ Bottom ☐ Throughout ☐
 5. Baldor® windings? Unsure ☐ Y ☒ N ☐
 6. Stator shell good for reuse? Y ☒ N ☐ Scrap? ☐
 7. Machined fits okay? Y ☒ N ☐
 9. Electrical at teardown:
MEGGER: mΩ 1-G 87,747 2-G 87,747 3-G 87,747
RESISTANCE: Ω 1-2 0.0831 2-3 0.0838 1-3 0.0843
SURGE AT: 2,000 V Pass ☒ Fail ☐
HI-POT: 0.035 μA @ 2,150 V
 10. Test results acceptable? Y ☐ N ☐
 11. Test results of moisture probe: Pass ☐ Fail ☐
Use the MOS-1P test station to test moisture probe. Connect the moisture probe and test for 2 minutes.
- Other Comments:

THRUST BEARING:

1. Upthrust condition: _____
End plate good for reuse? Y ☒ N ☐
2. Grease viscosity okay? Y ☒ N ☐
Condition: _____
8. Other Comments:

INSPECTION SUMMARY:

1. Photos taken at teardown? Y ☒ N ☐
2. Motor previously repaired by others? Y ☐ N ☒
3. Comments and Summary:
* The pump did not fail initial electrical tests and the stator will be good for reuse.
* The rotor will be good for reuse after straightening.
* The power/control wire cable was damaged 19' from the top of the pump.
* The bearings and seals have normal wear and will be replaced as consumable items along with all gaskets and o-rings.

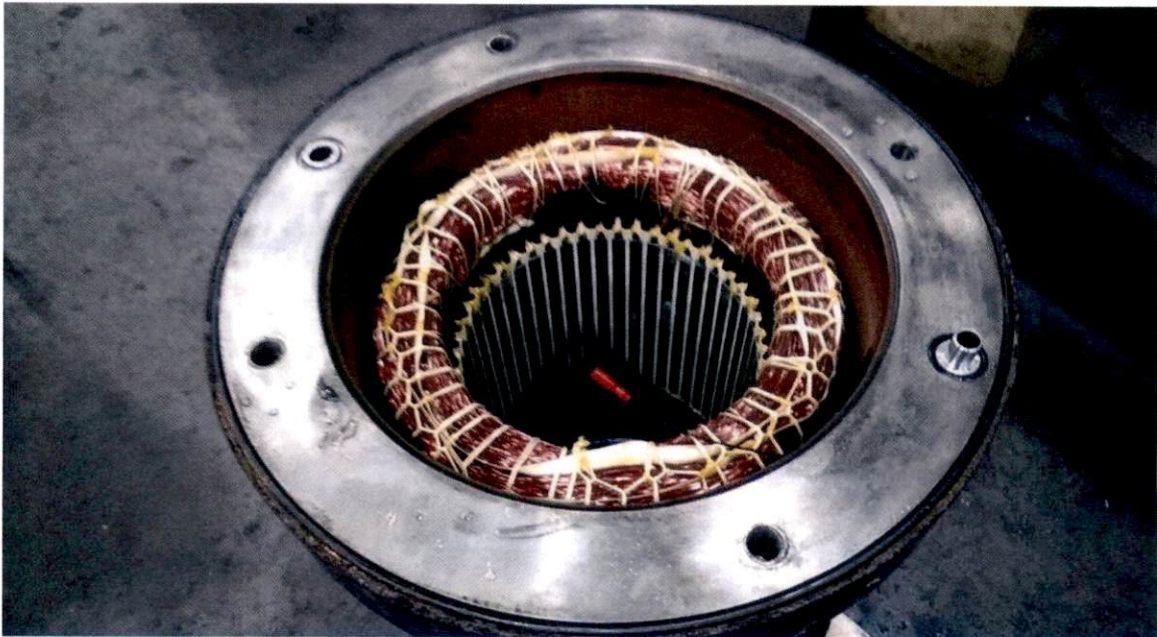
Cable Damage



Terminal Box



Stator Winding





INVENT Environmental Technologies, Inc.
218 Little Falls Road • Cedar Grove, NJ 07009

Mr. Robert Delgado
Jacksonville Beach, FL

**INVENT Environmental
Technologies, Inc.**
218 Little Falls Road, Suites 7&8
Cedar Grove, NJ 07009 USA

Tel.: 615-948-8916
Fax: 973-571-2474
e-mail: tsword@invent-et.com
<http://www.invent-et.com>

Date: 4/18/2022
Ref: Jacksonville Beach, FL

Dear Mr. Delgado:

Carter & VerPlanck, a DXP Company, is the sole and exclusive representative for INVENT Environmental Technologies, Inc.

The geographical areas of responsibility for Carter & VerPlanck, a DXP Company include the states of Georgia and Florida for our products including **HYPERCLASSIC®** Mixers, **CYPERPITCH®** Mixers, **HYPERCLASSIC®** Mixing and Aeration systems and **HYPERSYSTEMS®** iSBR.

Regards,

A handwritten signature in black ink that reads "Teresa Sword". The signature is written in a cursive, flowing style.

Teresa Sword
Regional Manager
INVENT Environmental Technologies, Inc.

INVENT worldwide:
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Via Parravicini 30
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Italy

INVENT Pacific Pty. Ltd.
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East Orange 2800
NSW Australia

INVENT Middle East (FZC)
Building Q1-1, Suite 033
SAIF Zone, Sharjah
UAE

FEIN: 20-8750033



CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Taylor Mobbs, CRA Coordinator
DATE:	05/07/2025
SUBJECT:	Mural on Pier Parking Lot Restroom Exterior

BACKGROUND

The Public Art Advisory Committee (PAAC) reviewed 21 mural submissions, 12 of which met the committee's definition of 'local,' meaning the artist is based in Atlantic Beach, Neptune Beach, or Jacksonville Beach. From those 12, the PAAC unanimously selected and recommended Michael Kulik of Atlantic Beach and their proposal, titled "Brought Together by Salt and Sky", to complete the exterior mural on the Pier Parking Lot restroom. The community redevelopment agency reviewed and approved the artist and mural concept at their June 11 meeting.

Parks and Recreation has coordinated with staff to ensure the restroom facility is prepared prior to the start of the mural. This includes full exterior and interior cleaning, interior painting, door repairs and repainting, and the application of a flat, clean base coat for the mural surface, if desired by the artist.

FINANCIAL IMPACT

The budget for this mural is \$18,000.00, and is consistent with industry standards of approximately \$20 per square foot. Funding for the project is included in the annual art master plan, no budget adjustment is required.

REQUESTED ACTION

Award/Reject the mural for the Pier Parking Lot Restroom exterior to artist Michael Kulik and their concept "Brought Together by Salt and Sky"

ATTACHMENTS

1. M.Kulik Proposal

Brought Together by Salt and Sky

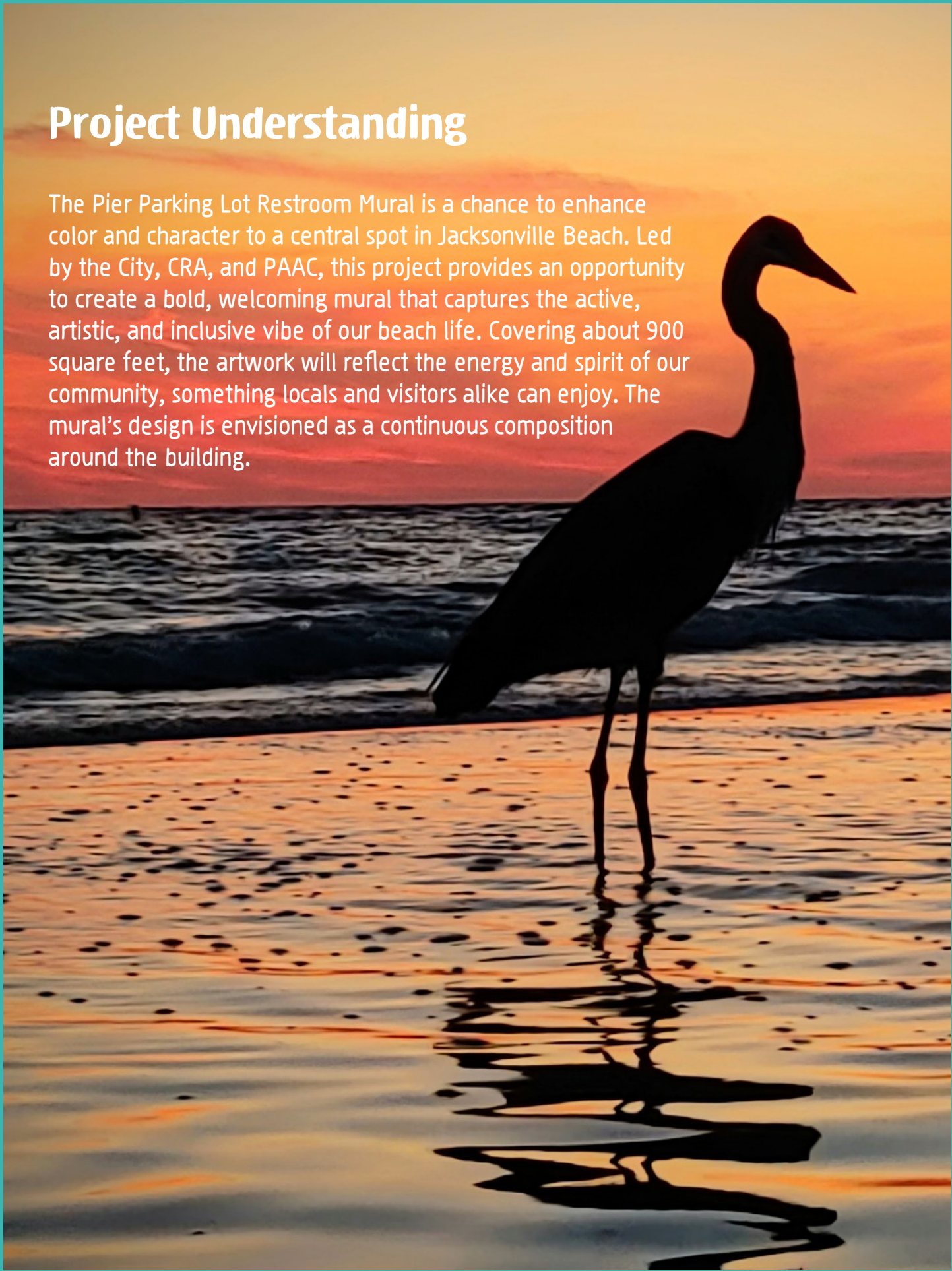
Proposal For: **COJB Pier Parking Lot Restroom Mural**

Prepared For:
The City of Jacksonville Beach, CRA, PAAC

Mike Kulik, Artist
530 Sherry Dr, Atlantic Beach, FL 32233

Project Understanding

The Pier Parking Lot Restroom Mural is a chance to enhance color and character to a central spot in Jacksonville Beach. Led by the City, CRA, and PAAC, this project provides an opportunity to create a bold, welcoming mural that captures the active, artistic, and inclusive vibe of our beach life. Covering about 900 square feet, the artwork will reflect the energy and spirit of our community, something locals and visitors alike can enjoy. The mural’s design is envisioned as a continuous composition around the building.



Process: Vibe Analysis

This place speaks.

Jax Beach imparts lasting impressions that resonate: coastal communities with lifestyles so immersed in context that we are inseparable. Part of what we hold so valuable is what we share with the world- exciting, welcoming, and vibrant atmospheres that spark a conversation & become a daily ritual. **The beaches are our place and purpose.**



Character Image Credits, left and above:
(iLoveShelling, 2013), (Florida Wildflower Foundation, n.d.), (The Trippy Life, n.d.), (Fernandina Observer, 2023), (Reddit user, 2021), (Shutterstock, n.d.), (WUSF News, 2023)

Process:

Vibe to Vision Key Elements

Salt and Sky

The mural will move with the rhythms of sun, moon, and tide, linking people, wildlife, and landscape through a shared flow. From gopher tortoises and shorebirds to surfers and waves, it should celebrate nature’s motion as a **unifying force**.

Coastal Life

Scenes of surf, art, fishing, and local culture blend into the mural’s landscape, reflecting Jacksonville Beach’s energy and spirit. It’s a portrait of life shaped by the coast—**joyful, active, and connected**.

A Shared Horizon

Through color and movement, the mural invites all to find themselves in the scene. It’s a tribute to beach life and the **feeling of belonging beneath a wide, open sky**.



Image credit: sora.com

Vision Statement:

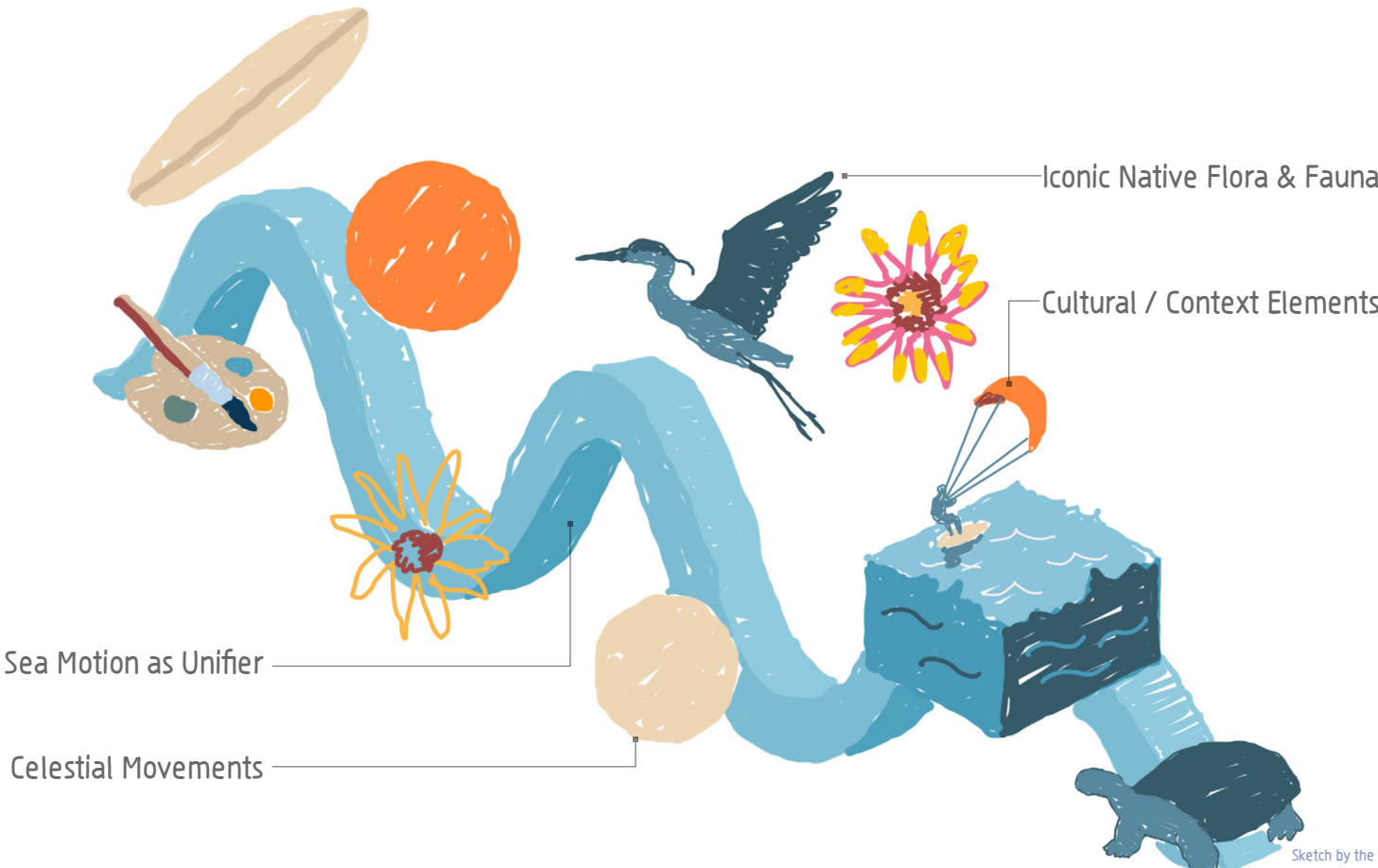
Brought Together by Salt and Sky

Brought Together by Salt and Sky is envisioned as a vibrant, continuous narrative painted across the four walls of the Pier Restroom building—a fluid mural that tells the story of Jacksonville Beach through movement, color, and connection. Inspired by the dynamic rhythm of the tides, the arc of the sun, and the pull of the moon, the composition flows like the sea itself, weaving together people, nature, and culture into a single unified scene.

At its core, the mural **celebrates the coastal ecosystem as both life-giving and unifying**. Flourishing flora and fauna pulse with the same energy as the community that surrounds them: residents and visitors drawn to the coast for joy, motion, and belonging.

From one face of the building to the next, the mural moves seamlessly, sunrise to moonrise, tide to tide, expressing how sea and sky connect us all. **It is a living portrait of Jacksonville Beach, where the natural and cultural landscapes are forever in motion, and forever intertwined.**

Vision Diagram (Foundation for Mural Design, Next Page)



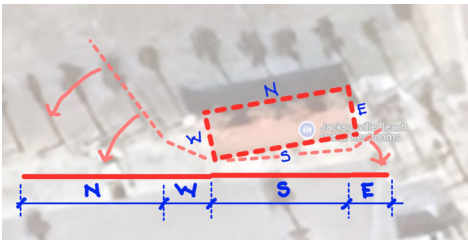
Mural Design

Mural Structure: Continuous Narrative

The mural is envisioned to wrap the entire building in a continuous narrative composition. The continuous narrative has been utilized by artists for thousands of years as a means of telling a story, with multiple scenes portrayed, in one continuous composition.



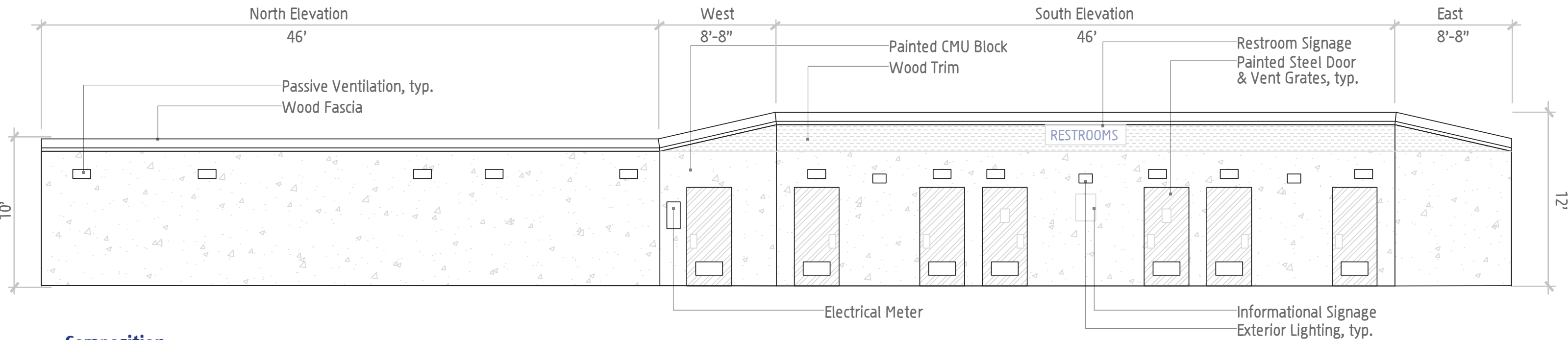
Image credit: Wikimedia Commons



“Unfolding the Box” Key Map

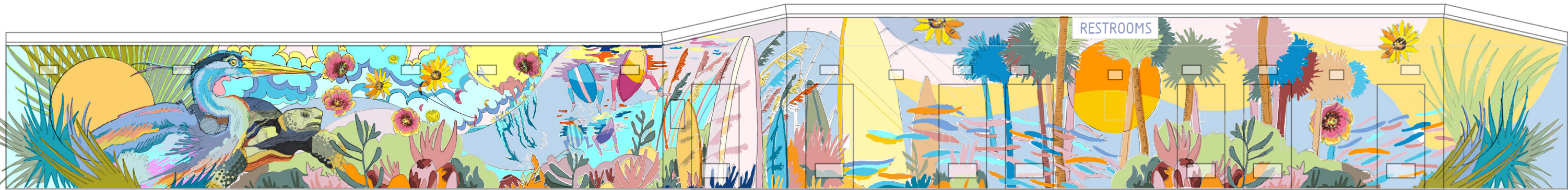
Existing Conditions: The Canvas

The building is CMU construction, with surfaces including painted CMU block, wood veneer, painted steel doors, and a variety of fenestrations and signage.



Composition

Brought Together by Salt and Sky will wrap the building in a continuous narrative format, composing the story and qualities of our beach communities via an array of dynamic, colorful, and inviting scenes **tied together by the movements of the sea and sky.**



Sun and Dunescape

Active Ocean

Surf Forest

Vibrant Sea

Equilibrium

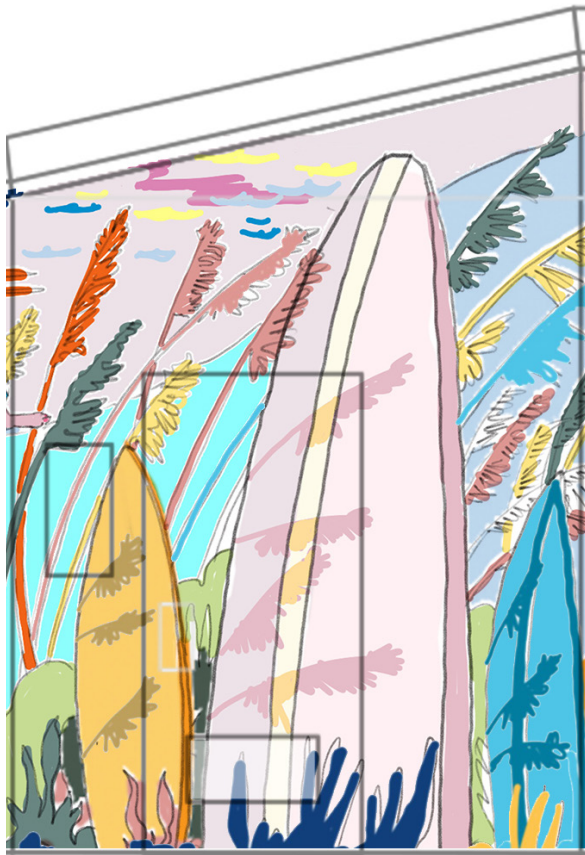
Coastal Hammock Transition

Enlargements

North Elevation (Facing North Promenade / Casa Marina)



West Elevation (Facing Mango's)

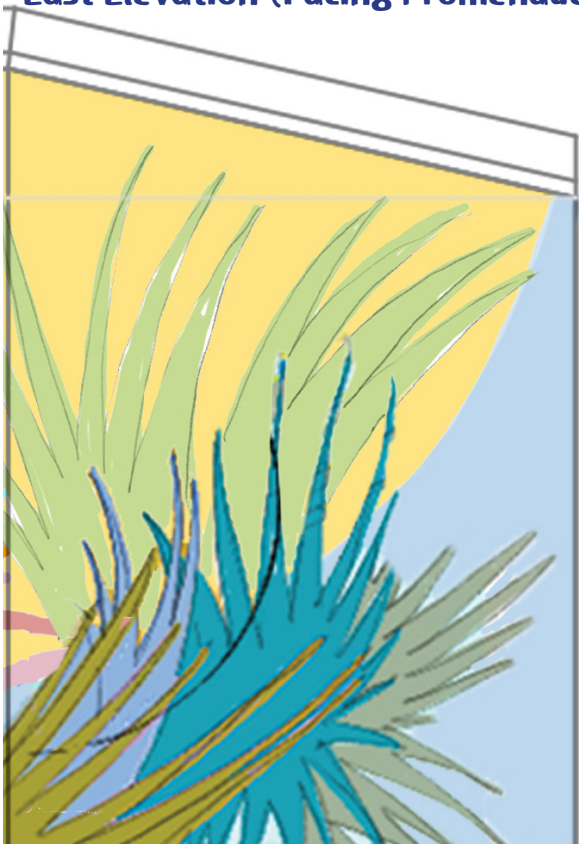


Enlargements

South Elevation (Facing Parking / South Promenade)



East Elevation (Facing Promenade / Dunes)



Schedule of Delivery

Pier Parking Lot Restroom Mural Conceptual Task Schedule

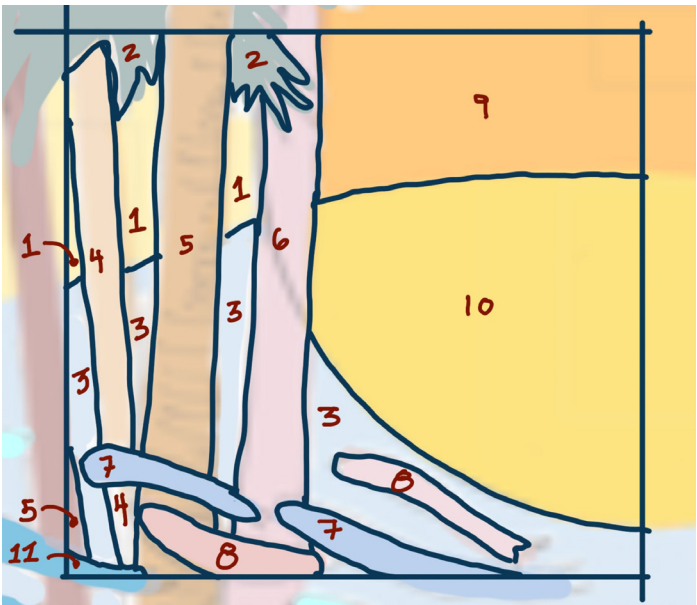
Phase	Description	Timeframe
Phase I	Layout & Cartoon Outline	Week One
Phase II	Base Field Layers	Week Two
Phase III	Details	Weeks Three & Four*
Phase IV	Punch List & Project Closeout	Week Five

* Mural mostly detailed by July 4 assuming project commencement on June 6th and no significant storm or event disruptions.

Post-Installation Care: Maintenance Color Manual

A general maintenance color manual will be furnished to the City upon completion of the project. This manual will be a graphical diagram complete with a reference schedule of paint colors & specifications for use by the City’s Building Maintenance division in applying touchups to affected areas over the years. Reference numbers can be easily brought to any paint shop and be mixed / replicated. **This mural is designed with large fields of color and targeted detailing with future maintenance in mind (you don’t need to be an artist to touch up paint!)**

Maintenance Manual Diagram Example



- 1.) SW ###
- 2.) SW ###
- 3.) SW ###



CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Molly Alleger, City Clerk
DATE:	06/02/2025
SUBJECT:	Florida League of Cities' Annual Conference and Policy Committee Travel

BACKGROUND

The Florida League of Cities (FLC) Annual Conference is an opportunity for municipal officials to enhance their leadership skills, learn from municipal experts, share ideas with peers, discuss strategies for Florida's future, and hear about the latest in products and services for municipal government. The conference dates are August 14-16, 2025.

In addition to attendance, a voting delegate must be selected for the Annual Conference, as only one individual is authorized to vote on behalf of the City. It is recommended that the highest elected official be designated as the voting delegate, and in his/her absence, designate the Vice Mayor.

The FLC Policy Committees were recently discussed at the June 9, 2025, City Council Briefing, and it was determined which Council members would represent the City of Jacksonville Beach on an individual basis per committee. This item is to formally approve travel to the committee meetings in the fall. The meeting dates are as follows:

September 26, 2025
October 17, 2025
December 4, 2025

FINANCIAL IMPACT

The FY25 budget has sufficient funds to accommodate Council travel for these conferences.

REQUESTED ACTION

1. Authorize the following elected officials for travel to the Florida League of Cities' Annual Conference August 14-16, 2025 in Orlando, FL: _____
2. Authorize the following elected official as the voting delegate at the Florida League of Cities' Annual Conference: _____
3. Authorize the following elected officials for travel to the Florida League of Cities' Policy Committee Meetings in Orlando, FL: _____

ATTACHMENTS



CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Heather Ireland, Director of Planning and Development
DATE:	04/08/2025
SUBJECT:	Ordinance No. 2025-8221 to Adopt the Updated 10-Year Water Supply Facilities Work Plan

BACKGROUND

In 2018, Jacksonville Beach adopted Ordinance 2018-8113 to adopt the required 10-Year Water Supply Facilities Work Plan (WSFWP), and update or add relevant comprehensive plan policies, in order to comply with Chapter 163.3177(6)(c)3, Florida Statutes. On December 12, 2023, the governing boards of the St. Johns River and Suwannee River Water Management Districts approved the North Florida Regional Water Supply Plan 2020-2045 (NFRWSP), which covers several counties and municipalities, including the City of Jacksonville Beach. The governing bodies covered by the regional water supply plan are required to adopt an updated local plan within 18 months of the adopted regional plan.

Staff in the Planning and Development Department have coordinated with staff in the Public Works Department to update data and information contained within the local WSFWP, and maintain compliance with Florida Statutes. The WSFWP is adopted by reference via Strategy PW 1.1.7, which is also being updated to reflect the updated plan. The updated 2025-2035 WSFWP is attached for review and consideration.

Timeline for the adoption of the updated plan:

- April 28th - Planning Commission Transmittal Recommendation Hearing
- May 5th - City Council First Reading / Transmittal Hearing
- Required 30-Day Review Period
- June 16th - City Council Second Reading / Adoption Hearing

No comments or objections were received from any reviewing agencies, neighboring jurisdictions, or the public. The St. Johns River Water Management District identified provided two technical assistance comments pertaining to a couple of scrivener errors that staff have since corrected. Staff recommends that the City Council **approve** the adoption of the 2025-2035 Water Supply Facilities Work Plan (WSFWP) and related updated Strategy PW 1.1.7, pursuant to the provisions of Florida Statutes.

FINANCIAL IMPACT

None.

REQUESTED ACTION

Adopt/Deny Ordinance No. 2025-8221 on the second reading to adopt the updated 10-Year Water Supply Facilities Work Plan, as part of the adopted 2050 Comprehensive Plan



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

ATTACHMENTS

1. Ordinance No 2025-8221_WSFWP Transmittal and Adoption
2. Proposed Comprehensive Plan Amendment 2025
3. WSWP_2025 Transmittal with Corrections

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

ORDINANCE NO. 2025-8221

AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, ADOPTING AMENDMENTS TO THE JACKSONVILLE BEACH 2050 COMPREHENSIVE PLAN FOR THE PURPOSE OF ADOPTING THE UPDATED 10-YEAR WATER SUPPLY FACILITIES WORK PLAN, IN ORDER TO COMPLY WITH CHAPTER 163.3177(6)(C)3, FLORIDA STATUTES; AMENDING THE POTABLE WATER SUB-ELEMENT, OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 163.3167 Florida Statutes, the City of Jacksonville Beach ("City") is required to maintain a comprehensive plan to guide its future development and growth; and

WHEREAS, the City Council adopted a Comprehensive Plan for the City by Ordinance No. 7474; and

WHEREAS, the City has the authority to amend its Comprehensive Plan pursuant to Chapter 163.3184, Florida Statutes; and

WHEREAS, pursuant to the provisions of Chapter 163, Part II, Florida Statutes, the City is required to amend the Comprehensive Plan to include a 10-year Water Supply Facilities Work Plan addressing potable water facilities necessary to serve existing and future projected development; and

WHEREAS, the City initiated an amendment to the 2050 Comprehensive Plan in order to incorporate the updated 10-year Water Supply Facilities Work Plan by reference into the Comprehensive Plan, and to amend existing relevant strategies in the Potable Water Sub-Element, for the purposes of implementing said updated 10-year Water Supply Facilities Work Plan; and

WHEREAS, Section 163.3184, Florida Statutes, provides that a local government shall, following an advertised public hearing, transmit by affirmative vote of not less than a majority of the members of the governing body present at the hearing, proposed comprehensive plan amendments to the applicable reviewing agencies and local governments; and

WHEREAS, on April 28, 2025, the City's Planning Commission, acting as the Local Planning Agency at an advertised public hearing, unanimously recommended transmittal of the proposed required amendment to the Florida Department of Commerce; and

WHEREAS, on May 5, 2025, the City Council voted to direct the Planning and Development Director to transmit the proposed amendment to the adopted 2050 Comprehensive Plan, via this ordinance, and authorized the transmittal of same for review by the Florida Department of Commerce and other State Agencies; and

WHEREAS, after receiving comments from the reviewing agencies, Section 163.3184(3)(c)1., Florida Statutes, requires a local government to hold a second public hearing on whether to adopt one or more comprehensive plan amendments; and

WHEREAS, the proposed amendments have been reviewed and the changes proposed therein are deemed to be appropriate, and the City has been instructed by the Florida Department of Commerce that it may proceed with the adoption of the 2050 Comprehensive Plan within the 180 days as required by Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. TRANSMITTAL AUTHORIZED. Pursuant to Sections 163.3184 and 163.3191, Florida Statutes, the City Council hereby approves for transmittal, by the Planning and Development Director, to the Florida Commerce Department, the Northeast Florida Regional Council, the St. Johns River Water Management District, the Florida Department of Environmental Protection, the Florida Department of State, the Florida Department of Transportation, the City of Jacksonville, the City of Neptune Beach, the City of Atlantic Beach, and St. Johns County for their review and comment, the proposed amendment to the 2050 Comprehensive Plan, adopting by reference the updated 10-Year Water Supply Facilities Work Plan, on file with the City's Planning and Development Department.

SECTION 2. ADOPTION OF COMPREHENSIVE PLAN. Having received and considered the agency comments and State report in accordance with Florida Statutes, and having revised, if necessary, the initial set of amendments as deemed appropriate and held publicly at advertised hearings, the City Council hereby approves and adopts the amendment to the 2050 Comprehensive Plan, adopting by reference the updated 10-Year Water Supply Facilities Work Plan, on file with the City's Planning and Development Department.

SECTION 3. PURPOSE AND INTENT. The purpose and intent of this Ordinance is to carry out the adoption procedures set forth on the Community Planning Act, Sections 163.3161 through 163.3248, Florida Statutes, Chapter 166 Florida Statutes, as amended and the City's Code of Ordinances, for amendments of the City's Comprehensive Plan, in order to preserve and enhance the orderly growth of the City, encourage the most appropriate use of land, water and resources consistent with the public interest, overcome present deficiencies and effectively address future problems which may result from the use and development of land within the City of Jacksonville Beach.

SECTION 4. SEVERABILITY. If any provision or portion of this amendment is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions or portions of this amendment shall remain in full force and effect.

SECTION 5. CONFLICTING ORDINANCES. 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 6. SCRIVENER'S ERRORS. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager without the need for a public hearing or further action by the City Council.

SECTION 7. EFFECTIVE DATE. This amendment shall take effect on the forty-sixth day following its adoption, in accordance with the law.

AUTHENTICATED THIS _____ DAY OF _____, 2025.

Christine H. Hoffman, MAYOR

Molly Alleger, CITY CLERK

Approved as to form and legal sufficiency:

David Migut, CITY ATTORNEY

Proposed Comprehensive Plan Amendments

The following are new and/or modified Visions, Intents and Strategies required in conjunction with the adoption of an updated 10-Year Water Supply Facilities Work Plan (WSFWP) and its incorporation into the adopted 2050 Comprehensive Plan for the City of Jacksonville Beach.

Potable Water Sub-Element

Strategy PW 1.1.7

The City of Jacksonville Beach 10-Year Water Supply Facilities Work Plan (~~2018—2028~~) (2025-2035) is hereby adopted by reference.

City of Jacksonville Beach, Florida

10-Year Water Supply Facilities Work Plan

(2025 – 2035)



Prepared by:

Planning and Development Department
Public Works Department
11 North 3rd Street
Jacksonville Beach, FL 32250
(904) 247-6231

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Introduction

The Florida Legislature via Chapters 163 and 373 Florida Statutes (F.S.) established a link between regional water supply plans prepared by water management districts and local government comprehensive plans. Water Management Districts are required by Florida Statutes to prepare a water supply plan for a 20-year planning period in order to ensure that existing water sources are adequate to meet projected water demand. Local governments within a regional water supply planning area are required to develop a 10-year water supply facilities work plan to ensure that adequate water supply is available to meet future demands. Work plans must include a minimum 10-year planning period, identification of water supply facilities, and identification of capital improvement projects required to provide for projected water demands. Local governments are also required to update their comprehensive plans to review goals, objective and policies as needed, to reflect the water supply facilities work plan. The City of Jacksonville Beach has updated its Comprehensive Plan and the adopted 2050 Comprehensive Plan includes a new series of Visions, Intentions, and Strategies to replace the previous Goals, Objectives, and Policies.

The City of Jacksonville Beach falls within the boundaries of the St. Johns River Water Management District (SJRWMD). On December 12, 2023, the respective governing boards of the St. Johns River and Suwannee River Water Management Districts approved the updated North Florida Regional Water Supply Plan (NFRWSP). The original NFRWSP plan was the first ever regional water supply plan for the 14 North Florida counties. The NFRWSP area encompasses all of Duval County and therefore the City of Jacksonville Beach. The data and analysis provided herein is to support the requirement for the City to develop a water supply facilities work plan that is consistent with the updated NFRWSP.

This Work Plan addresses the planning period of 2025-2035. The Work plan is adopted by reference into the City's Comprehensive Plan by Strategy PW.1.1.7, and, in accordance with Strategy PW.1.1.8, will be updated every time the water management district governing board approves an updated regional water supply plan that affects the City. This is the first water supply facilities work plan update developed for the City of Jacksonville Beach, and is due to be adopted in June of 2025.

Background

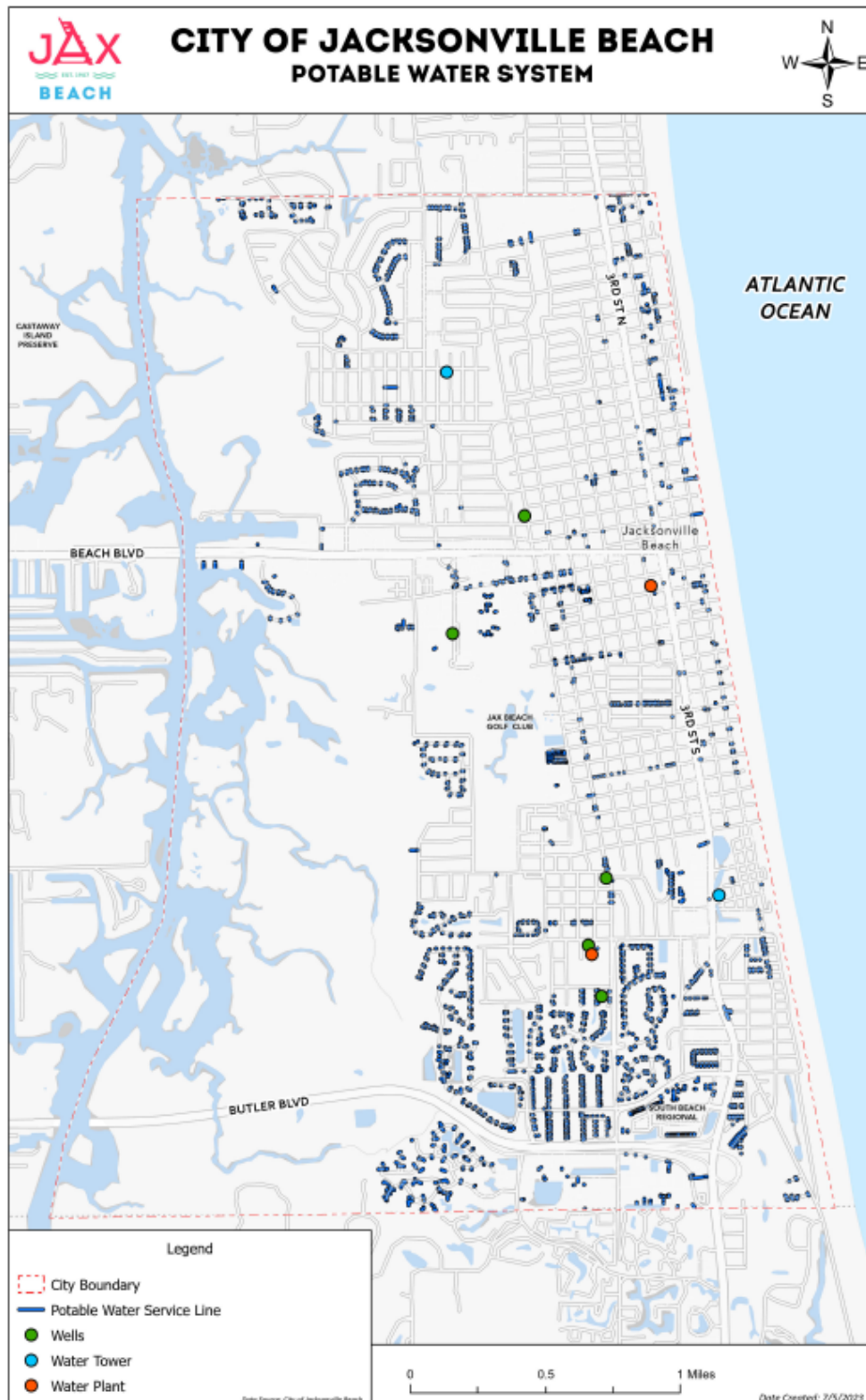
The City of Jacksonville Beach is located on a barrier island in eastern Duval County and is bordered by the Intracoastal Waterway on the west and the Atlantic Ocean on the east. The University of Florida Bureau of Economic and Business Research (BEBR) provided a 2024 population estimate for the City of Jacksonville Beach of 24,309. This is an increase of 479 from the 2020 Census. Future population growth in Jacksonville Beach is expected to be minimal, as the majority of the City is built out, and opportunities for future population growth exist mainly through infill and redevelopment.

Data and Analysis

Potable Water System Service Area

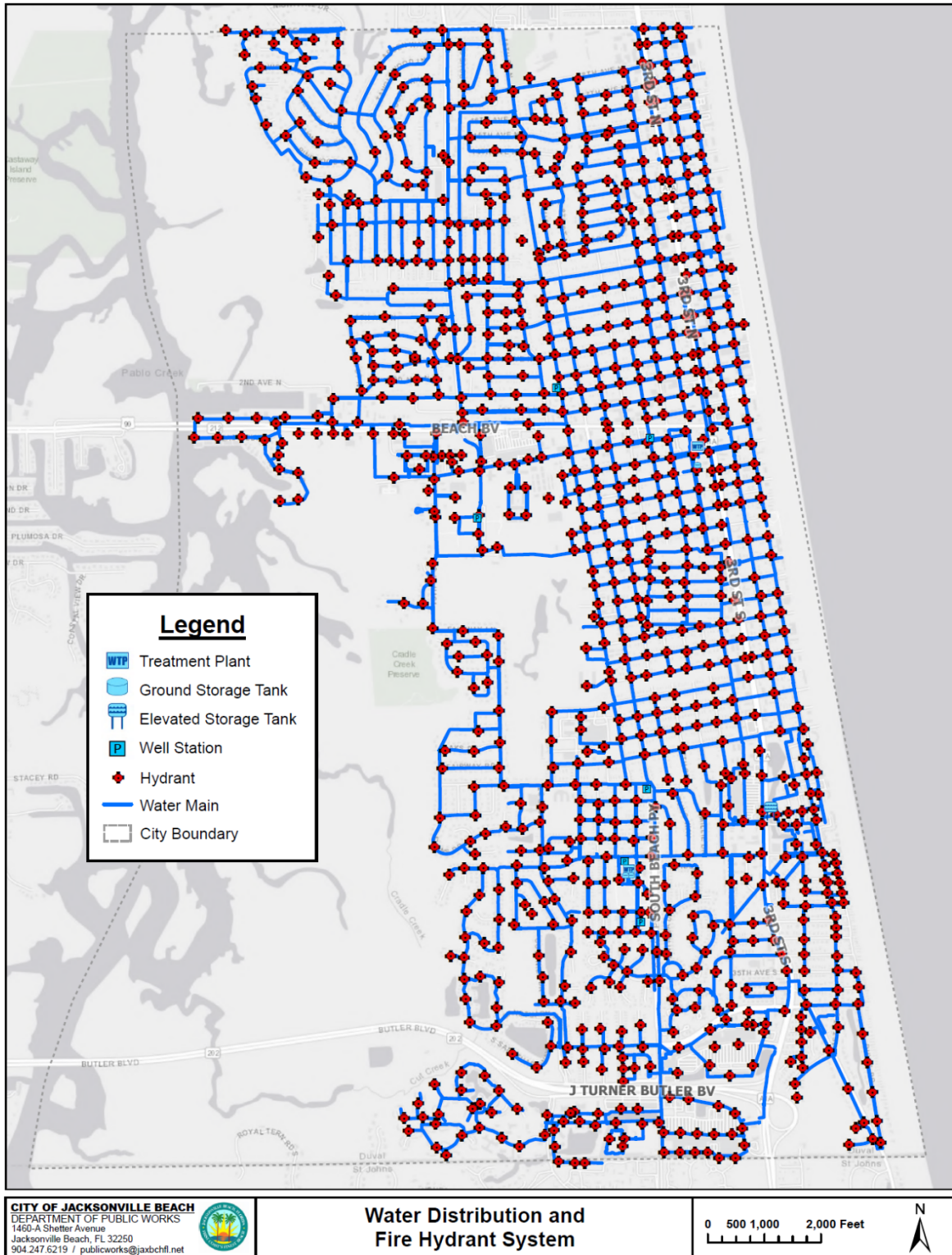
The City provides potable water to customers within the City's corporate limits. The Public Works Department operates and maintains the public water supply, treatment, and distribution systems located within the city limits. Extraterritorial water service is not provided from the Public Water System (PWS). However, there is an interconnection with the City of Neptune Beach's water system to the north, under an informal mutual aid agreement between the two cities.

Map 1: Public Water Supply System Map



Source: 2050 Comprehensive Plan-City of Jacksonville Beach

Map 2: Water Distribution and Fire Hydrant System Map



Existing Potable Facilities

The Public Water System (PWS) is composed of six source water supply wells, two water treatment plants (WTPs), four ground storage tanks, two elevated storage tanks and a potable water distribution system. There are four private wells in the City that provide potable drinking water to four individual users. There are no current plans for the private potable water users to connect to City water, and significant additional water usage from these wells is not expected.

Source

The Public Water System withdraws groundwater from the Floridan Aquifer, which is then treated and delivered to customers. Each Water Treatment Plant (WTP) has a dedicated wellfield which consists of three wells. Each of the wells is located within a one half mile radius of its respective treatment plant. One well at WTP #1 is 1,200 feet deep, while the other two wells are 900 feet deep, and the three wells at WTP #2 are approximately 900 feet deep.

To protect its potable water source, the City's 2050 Comprehensive Plan contains the following water source protection strategies:

- Water quality and supply protection and conservation (Strategy FLU 1.2.11)
- Water supply and treatment (Vision PW 1, Intent PW 1.1, and Strategy 1.1.1 to 1.1.9)
- Water supply infrastructure remain and maintenance (Intent PW 1.2 and Strategy PW 1.2.1 to 1.2.7)
- Groundwater protection (Vision AR 1, Intent AR 1.1, and Strategy AR 1.1.1 to 1.1.3)
- Potable water supply (Intent AR 1.2 and Strategy AR 1.2.1 to 1.2.2)
- Septic tank removal and abandonment (Strategy WM 1.4.2)
- Saltwater intrusion monitoring (Strategy PW 1.1.4)
- Water supply protection (Strategy CCM 1.9.2)

Storage

Each Water Treatment Plant (WTP) has two 500,000 gallon ground storage tanks, for a combined capacity of 1.0 million gallons per facility. Additionally, two elevated storage tanks maintain pressure in the distribution system and provide additional water storage for the distribution system. The North Elevated Storage Tank was constructed in 1959 with a capacity of 250,000 gallons. The tank is 110 feet high with an overflow elevation at 130 feet above sea level. The South Elevated Storage Tank was constructed in 1950 with a capacity of 200,000 gallons. This tank is 120 feet high with an overflow elevation at 128 feet above sea level.

Treatment

Both Water Treatment Plants (WTPs) use a similar process which involves aeration, disinfection, and retention to treat potable water. The wells pump raw water to each facility, where the water is aerated through fiberglass tray aerators to remove hydrogen sulfide. WTP #1 has two aerators, each with a capacity of 5,000 gallons per minute (gpm), and WTP #2 is equipped with two 3,500 gpm aerators.

Following aeration, the water is held in concrete ground storage tanks at each WTP site and is disinfected prior to distribution. Sodium Hypochlorite, stored in two 2,550 gallon tanks, is used for disinfection through four solenoid metering pumps at each treatment facility. High service pumps at each WTP pump finished water from the tanks into the potable water distribution system.

Improvements to WTP #1 & 2 in 1990 / 1991 included replacing the main operations building, installing vertical turbine pumps for the wells at WTP#2, and replacing or upgrading the majority of the instrumentation and control equipment for the entire plant and raw water supply system. In 2002, improvements to WTP #1's raw water supply included two new replacement wells and a two compartment ground storage tank. The third replacement well for WTP#1 is planned for future funding cycles (pending project awarded). A new maintenance facility was constructed at WTP #2 in 2015. In 2024 both treatment plants were converted from gaseous chlorine to sodium hypochlorite (liquid chlorine).

Table 1: Potable Water System Components

Table 1 – Potable Water System Components			
System Component	Location	Rated Capacity	Actual Capacity
WATER PUMPING AND TREATMENT			
Water Treatment Plant #1	337 1 st Avenue South	4.2 mgd	4.2 mgd
Well #011 (out of service)	590 Shetter Avenue	1,100 gpm	1,465 gpm
Well #014	381 South Penman Road	2,000 gpm	1,250 gpm
Well #015	1005-1 2 nd Avenue North	2,000 gpm	1,835 gpm
Well #016 (newly installed)	6th Avenue North and Palm Tree Road	TBD	TBD
Water Treatment Plant #2	1050 Osceola Avenue	2.8 mgd	2.8 mgd
Well #021	1050 Osceola avenue	1,800 gpm	1,770 gpm
Well #022	1706 South Beach Parkway	1,600 gpm	1,726 gpm
Well #023	2771 Pullian Street	1,600 gpm	1,726 gpm
GROUND STORAGE TANKS			
Water Treatment Plant #1	337 1 st Avenue South	1.0 mg	1.0 mg
Water Treatment Plant #2	100 Osceola Avenue	1.0 mg	1.0 mg
ELEVATED STORAGE TANKS			
North	1320 11 th Avenue North	0.25 mg	0.25 mg
South	2120 22 nd Avenue South	0.20 mg	0.20 mg
WATER STORAGE FACILITIES			
DISTRIBUTION SYSTEM			
Water Mains	Throughout the City	~143 miles	

Distribution

Each WTP is equipped with three high service pumps, plus an additional fire flow pump, to maintain adequate water pressure in the distribution system. New fire pumps were added at WTP #1 and WTP #2 in 1991. The distribution system provides both potable water and fire suppression water to customers within the city limits, as shown in Map 1. All water services are metered except for fire line water services.

The distribution system consists of piping which ranges in size from 2-inch to 16-inch in diameter. A combination of 8-inch and 12-inch water mains form a loop around the perimeter of the City, which adds to the system's reliability. The age of the major distribution water mains vary from approximately 2 to 60 years old. The pipe materials consist of galvanized steel, cast iron, asbestos-cement, and PVC (typical of newer construction).

The Public Works Distribution and Collection Division operates and maintains 124 miles of water mains, 97 miles of gravity sewer mains, 18 miles of sewer force mains, 2,200 sewer manholes, 955 fire hydrants, 3,400 water valves, 10,894 water services, and 10,745 sewer services.

Consumptive Use Permit

The City's potable water system operates under SJRWMD Consumptive Use Permit (CUP) #793, issued on April 10, 2013. The permit expires on April 9, 2033.

Pursuant to the CUP, maximum annual groundwater withdrawals from the Upper and Lower Floridan aquifer for public supply use (household, commercial / industrial use, water utility, essential (fire protection) and unaccounted, must not exceed:

Table 2: Maximum Annual Ground Water Withdraws per the Consumptive Use Permit

Gallons in Millions	Year
993.782	2013
1,001.577	2014
1,009.410	2015
1,012.800	2016
1,016.151	2017
1,019.541	2018
1,022.892	2019
1,026.282	2020
1,026.733	2021
1,027.185	2022
1,027.637	2023
1,028.089	2024
1,028.541	2025
1,028.654	2026
1,028.767	2027
1,028.880	2028
1,028.993	2029
1,029.106	2030
1,029.144	2031
1,029.181	2032
1,029.181	2033

Source: SJRWMD Consumptive Use Permit (CUP) #793

Capacity, Supply and Demand Analysis and Projections

Water Supply Capacity

A total of six wells comprise the raw water supply infrastructure for the City of Jacksonville Beach. The Jacksonville Beach PWS's operating capacity of 7.0 mgd is sufficient to meet the water needs of the City well beyond the period for this plan.

According to St. Johns River Water Management District, Jacksonville Beach is not identified as an area with source water shortages through the year 2025. Their findings indicate that Jacksonville Beach may continue pumping from the Floridan aquifer as their source. However, there is no alternative source water

identified for Jacksonville Beach, and it is stressed by SJRWMD that Jacksonville Beach, and all other municipalities, maximize the amount of reuse and stormwater resources to recharge the aquifer.

Water Demand

Water production for the Public Water System has not changed considerably over the past 10 years (2013-2022), averaging approximately 2.45 million gallons per day (mgd). The table below summarizes the annual average daily flow (AADF) of finished water produced over the past 10 years.

Table 3: Historical Water Use (2013 – 2022)

Year	BEBR Population	PWS ADP (mgd)	PWS MDP (mgd)	MDP/ADP	gpd/capita
2013	21,713	2.25	3.09	1.37	103.6
2014	22,136	2.57	2.84	1.10	116.3
2015	22,805	2.55	3.42	1.34	111.8
2016	23,288	2.43	3.09	1.27	104.5
2017	23,503	2.40	3.10	1.29	102.1
2018	23,494	2.50	3.26	1.31	106.3
2019	23,352	2.42	3.44	1.42	103.6
2020	23,830	2.37	3.11	1.31	99.5
2021	24,075	2.49	3.29	1.32	98.2
2022	24,112	2.54	3.20	1.26	105.3
Average	23,061	2.45	3.18	1.30	105.12

Source: City of Jacksonville Beach and SJRWMD

The NFRWSP (2020-2045) contains population and water demand projections for the City that remain constant for its entire 20-year planning period (i.e., 25,518 and 2.48 mgd). However, the City coordinated with SJRWMD in 2023 to obtain updated projections that address an alternative scenario for some growth in population and water demand. Table 4 contains the updated population and water demand projections from SJRWMD, and the corresponding year's CUP allocation. Table 4 shows the City has adequate water supply to meet projected demand through 2045.

Table 4: Projected Water Use (2020 – 2045)

Year	Project Water Use (MGD AADF)	Population	CUP Allocation (mgd)
2020	2.63	24,555	2.812
2025	2.63	24,555	2.818
2030	2.63	24,555	2.819
2035	2.63	24,555	2.820
2040	2.80	26,195	
2045	2.80	26,195	

Source: City of Jacksonville Beach and SJRWMD

Impact of Water System on Surface and Ground Water

Water supply is from deep wells into the Floridan aquifer; no surface water is used for water supply.

Reclaimed Water and Water Conservation

Reclaimed Water

The Public Works Department operates the only reclaimed water provider within the city, with a permitted capacity of 4.5 mgd, of which approximately .75 mgd is treated for public access reuse. Reclaimed water is currently being utilized to irrigate portions of the Jacksonville Beach Golf Course, several football and baseball fields, the landscaped areas of the Police Station and Public Works Operation and Maintenance buildings, Pollution Control Plant, as well as Beach Boulevard, South Beach Parkway and Jacksonville Drive landscaped medians. Total water reuse during the 2021-2022 reporting period was 0.538 million gallons day (mgd) average. Non-reused effluent is discharged into a force main that is shared with the cities of Neptune Beach and Atlantic Beach, and which discharges into the St. Johns River, near Mayport. Pursuant to Senate Bill 64, this practice will be discontinued by 2028.

Water Conservation

In 2013 the City of Jacksonville Beach prepared a Water Conservation Plan in coordination with its CUP. The plan identified a significant decrease in the daily water usage for the City of Jacksonville Beach. This was attributed to several factors that include: water production audits, meter survey and change out program, leak detection program, reuse and reclaimed water usage, public education, rate increases, and policy based conservation.

The plan concluded that the various efforts and combined programs served to enhance water conservation efforts. While some programs may not be carried into the future, the City will continue to use best management practices to implement appropriate and effective water conservation measures and programs to decrease overall water usage.

In addition, the City's comprehensive plan Aquifer Recharge and Potable Water Subelements contain other water conservation measures including the following:

- Water supply and treatment (Vision PW 1, Intent PW 1.1, and Strategy 1.1.1 to 1.1.8)
- Water supply infrastructure remain and maintenance (Intent PW 1.2 and Strategy PW 1.2.1 to 1.2.7)
- Groundwater protection (Vision AR 1, Intent AR 1.1, and Strategy AR 1.1.1 to 1.1.3)
- Potable water supply (Intent AR 1.2 and Strategy AR 1.2.1 to 1.2.2)
- Septic tank removal and abandonment (Strategy WM 1.4.2)
- Saltwater intrusion monitoring (Strategy PW 1.1.4)
- Water supply protection (Strategy CCM 1.9.2)

NFRWSP Coordination

In accordance with Section 163.3177(g)(h), Florida Statutes, the City ensures coordination of its comprehensive plan with SJRWMD's NFRWSP. Strategy PW.1.1.8 contains enabling language to ensure maintenance of the City's Water Supply Facilities Work Plan in coordination with the NFRWSP. In addition, Strategy IC 1.5.1 contains enabling language relative to the City monitoring and participating in SJRWMD water supply planning activities that affect the city.

The NFRWSP 2020-2045 identified one project option relative to the City of Jacksonville Beach:

- Jacksonville Beach Water & Sewer Main Extension for reclaimed water is an ongoing project.

Strategy WM. 1.4.1 contains enabling language related to this project option. This project is currently being implemented by the City in an ongoing capacity.

Capital Improvement Projects

The Water Plant Division operates and maintains the City's water system. The water system has a total capacity to produce 7.0 million gallons of water per day. No Water Treatment Plant capacity-related capital improvements are necessary during the planning period. There will however be certain capital improvements related to normal system maintenance and operation. Below are a list of capital projects intended to support the mission of the Water Plan Division:

Table 5: Water Plant Division Capital Improvement Projects (2025-2029)

Project Type	Project Description	Estimated Cost
Capital Outlay	Vehicle and Heavy Equipment Replacement	\$120,000
Capital Outlay	Water Plant Improvements	\$1,120,000

Table 6: Distribution and Collection Division Capital Improvement Projects (2025-2029)

Project Type	Project Description	Estimated Cost
Capital Outlay	Vehicle and Heavy Equipment Replacement	\$928,000
Capital Outlay	Penman Rd Commercial Area Infrastructure Improvements	\$1,810,000
Capital Outlay	Water Distribution and Sanitary Sewer Collection System Improvements	\$10,050,000
Capital Outlay	Water, Sewer and Stormwater Maintenance Improvement – 10 th Street South	\$1,465,000
Operating	Water Distribution and Sanitary Sewer Collection System Improvements (non-capital)	\$1,625,000

Table 7: Water and Sewer Fund Projects for Reclaimed Water (2025-2029)

Project Type	Project Description	Estimated Cost
Operating	Effluent Elimination Engineering and Small Project Construction	\$1,250,000
Operating	Golf Club Pond Improvements	\$550,000
Operating	Golf Club Irrigation Improvements	\$2,250,000
Operating	Water Reclamation Facility Filtration Improvements	\$3,000,000
Operating	Reuse Storage Tank at Water Reclamation Facility	\$1,500,000
Operating	Off-Spec Storage Tank at Water Reclamation Facility	\$1,500,000
Operating	Off-Site Irrigation Expansion	#3,250,000

The City has applied for grant funding in the amount of \$500,000 from the Legislative Appropriations for FY 2024-2025. The City has also requested matching grant funding from SJRWMD in the amount of \$1,114,896.

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 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.

The **City Council** discussed and considered the application for RD rezoning at their regular meeting held on June 2, 2025, and found that the proposed redevelopment is consistent with the Land Development Code, the 2050 Comprehensive Plan, and the Downtown Redevelopment Plan, and moved to **approve** the rezoning application, with two conditions, as presented in the amended ordinance.

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

FINANCIAL IMPACT



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

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

REQUESTED ACTION

Adopt/Deny Ordinance No. 2025-8224 on the second 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

ATTACHMENTS

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



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

Telephone: _____

Fax: _____

E-Mail: _____

Applicant Name: Corner Lot Development Group, LLCMailing Address: 1000 Riverside, Suite 600, Jacksonville, FL 32204Telephone: (904) 551-2540

Fax: _____

E-Mail: wzeits@cornerlotdevelopment.com

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

Agent Name: Driver, McAfee, Hawthorne & Diebenow, PLLCMailing Address: One Independent Drive, Suite 1200, Jacksonville, FL 32202Telephone: (904) 807-0185

Fax: _____

E-Mail: ctrimmer@drivermcafee.com

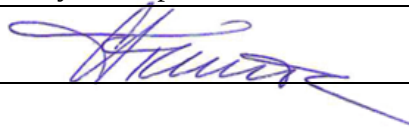
Please provide the name, address and telephone number for any other land use, environmental, engineering, architectural, economic, or other professional consultants assisting with the application on a separate sheet of paper.

REZONING DATA

Street address of property and/or Real Estate Number: 173940 0000Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): See attached.Current Zoning Classification: CBD Future Land Use Map Designation: CBDProposed Zoning Classification: RD

REQUIRED INFORMATION

	<u>Attached?</u>	
	<u>Yes</u>	<u>No</u>
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: March 17, 2025

Agent Authorization

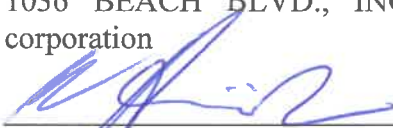
City of Jacksonville Beach Planning and Development Department
City Hall First Floor
11 North Third Street
Jacksonville Beach, Florida 32250

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 / BARTLETT

By: Robert H. Thayer
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 [✓] who is personally known to me or [] who has produced _____ as identification.

Baron L. Bartlett
NOTARY PUBLIC

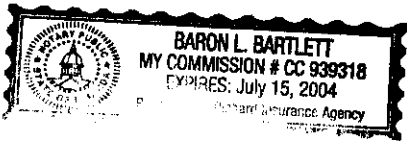


EXHIBIT A

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

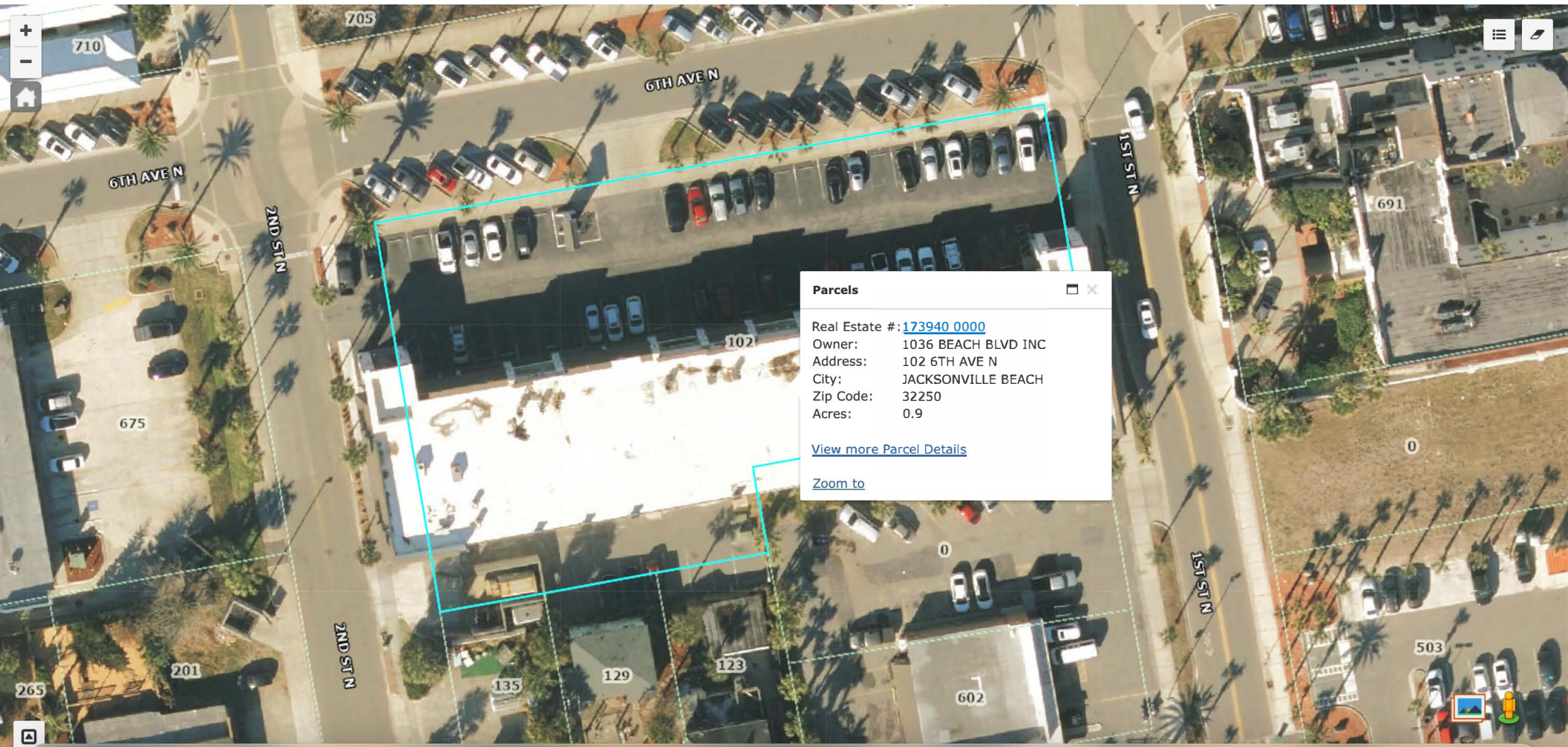


Exhibit 3

Vicinity Map

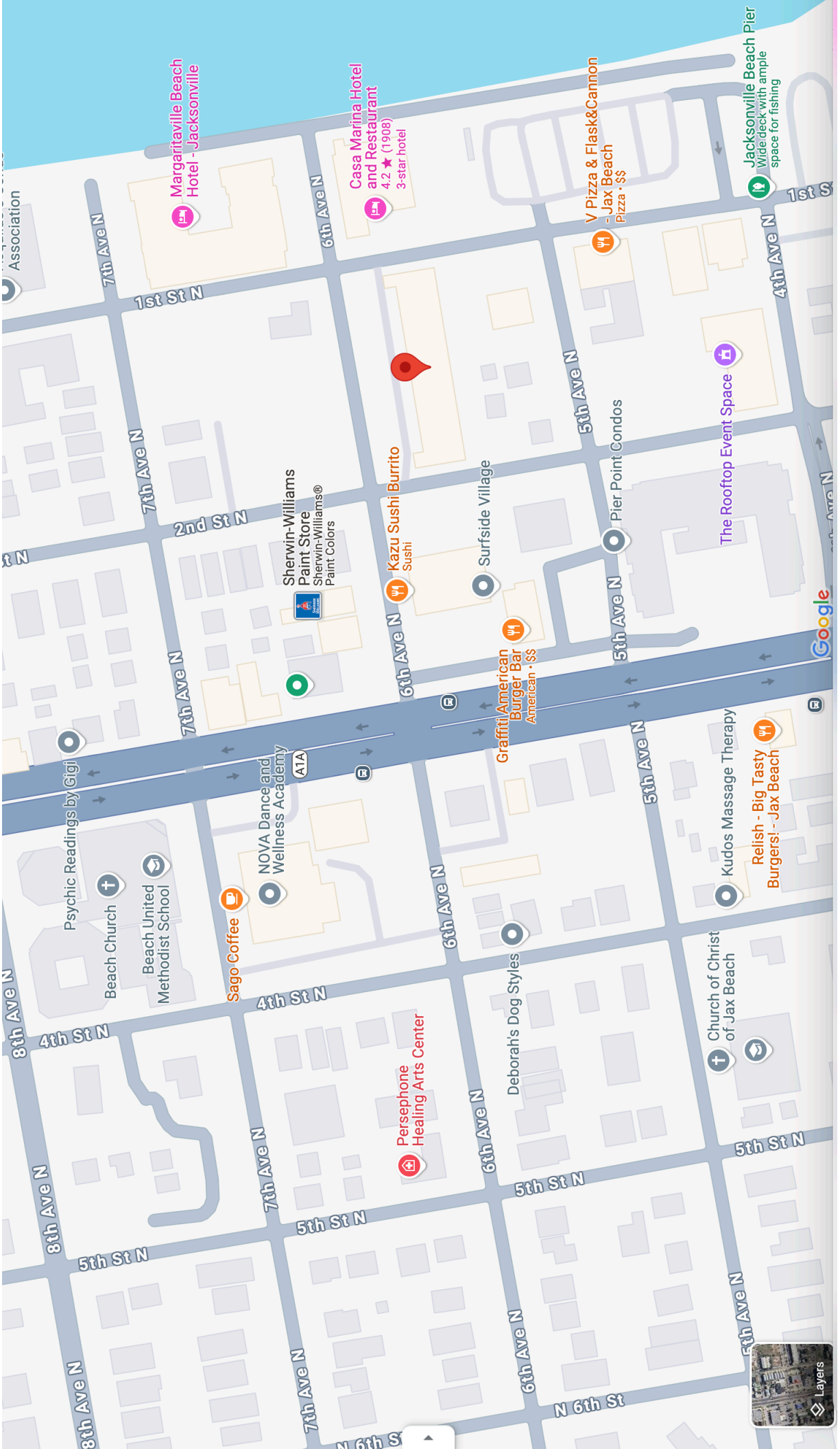


EXHIBIT 4

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.

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

- (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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- 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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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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(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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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.

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- (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

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.

B. The following two conditions will apply to the Redevelopment District: RD Zoning:

a. Prohibited uses include; bars, nightclubs, taverns and drinking establishments.

b. Employees of commercial tenants located within the development will not be prohibited from parking within the structured parking.

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