



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Council Briefing Notice

City Council

Monday, October 11, 2021

5:30 PM

Via Video Conference

City Manager Mike Staffopoulos will conduct a Council Briefing to update the City Council about ongoing items in the City. The Briefing will include, but not be limited to, the following topics:

- A. Community Redevelopment Agency Update
- B. Charter Review Section 52 Revisit
- C. Dune Protection Update
- D. Senate Bill 64 Proposed Actions
- E. Solid Waste Discussion and Direction
- F. Future Briefing Topics
- G. Committee Assignment Reports

This City of Jacksonville Beach City Council briefing will be conducted using video technology. The options for viewing and/or listening to the briefing are listed below. The public is not invited to speak or present on any matter or topic at the briefing.

Council Members in attendance may include:

Mayor: Christine Hoffman

Council Members: Georgette Dumont
Fernando Meza

Sandy Golding
Cory Nichols

Dan Janson
Chet Stokes

Please note: Council members in attendance at this meeting may vary according to their schedules.

INSTRUCTIONS FOR VIEWING AND/OR LISTENING

The following options are available to view and/or listen to the City Council Briefing:

1. **Hearing or speech impaired access.** Contact the agency using the Florida Relay Service at 1-800-955-8771 (TDD) or 1-800-955-8770 (voice).
2. **View and listen to a video of the briefing online.** Access the briefing by visiting the [City of Jacksonville Beach YouTube Channel](#).

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



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CITY COUNCIL BRIEFING TOPIC	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Heather Ireland, Director of Planning and Development
DATE:	October 11, 2021
SUBJECT:	Community Redevelopment Agency Update

BACKGROUND

In April of 2021, the City hired a full-time CRA Coordinator within the Planning and Development Department to oversee and implement various CRA projects for both the Southend and Downtown Districts and provide administrative support to the CRA Board. Part of the responsibilities of the CRA Coordinator is to provide a monthly staff report to the CRA Board at regular meetings. These monthly staff reports are available as part of the CRA's regular monthly meeting agendas.

Additionally, pursuant to the CRA's communications strategy, it is recommended that city staff also provide quarterly updates to City Council on CRA Board activities. This memo is the first quarterly report from staff to the City Council on CRA activities. Below is a summary of CRA activities and projects since January of 2021, broken down by CRA district and includes specific staff assignments.

Downtown CRA District

- Appropriated funding to proceed with the final design and bidding services to implement bicycle parking and site furnishing plans.
- Accepted an Incentives Tool Box.
- Appropriated funding to proceed with the contract for design and bidding services for water, sewer, stormwater, parking, street, and other infrastructure improvements within identified CRA project areas.
- Approved final design concepts for downtown bicycle racks, trash cans, bollards, and seating.
- Discussed the desire to extend the shared bicycle/vehicular lane on 1st Street North to 8th Avenue North.
- Appropriated funding to proceed with the design of a connectivity coordinator as part of the Urban Trails Master Plan.
- Appropriated funding to proceed with the replacement of dune walkovers.

Southend CRA District

- Appropriated funding to proceed with the contract for design and bidding services for water, sewer, stormwater, parking, street, and other infrastructure improvements within identified CRA project areas.
- Conducted multiple workshops to discuss additional potential projects for the Southend



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CRA District.

- Appropriated funding to proceed with a shade shelter project at South Beach Park.
- Appropriated funding to proceed with the Basketball Court replacement and Pickleball Court addition to South Beach Park.
- Appropriated funding to proceed with the design and construction of a new Sunshine Playground at South Beach Park.
- Appropriated funding to proceed with the design of a connectivity coordinator as part of the Urban Trails Master Plan.
- Appropriated funding to proceed with replacing temporary lane delineators with a concrete wall on South Beach Parkway.
- Appropriated funding to proceed with the construction of the Ocean Terrace Drainage Improvements Project.
- Approved staff to proceed with a plan update/amendment to the Southend CRA District Plan.

Staff Projects

- Incentives Survey and Administration Program development
- Art Master Plan Program development
- Comprehensive Maintenance Plan development
- Amendment/Update of the Southend District Plan
- File housekeeping and website update

FINANCIAL IMPACT

None

COUNCIL DIRECTION REQUESTED

None - Informational only.

ATTACHMENTS



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CITY COUNCIL BRIEFING TOPIC	
TO:	Mayor and City Council
FROM:	Mike Staffopoulos, City Manager
DATE:	October 11, 2021
SUBJECT:	Review of Modifications to City Charter Section 52 based on Council Input from September 27, 2021

BACKGROUND

The purpose of this briefing item is to revisit City Charter Section 52 regarding building height. This Section was reviewed at the September 27, 2021 Charter Review, with proposed language from staff. The language has been revised to incorporate comments from Council, to include: clarifying the boundaries of the Central Business District; addressing termination of the Downtown Community Redevelopment Agency, or portions thereof; and adding examples of criteria for incentive eligibility.

FINANCIAL IMPACT

There is no financial impact associated with this topic.

COUNCIL DIRECTION REQUESTED

Does City Council have enough information to schedule a community open-house for Section 52?

ATTACHMENTS

1. Section 52, Revision 01

Proposed Charter Language adding 2(b) - DRAFT

(2)

(a) In order to further protect the public health, safety, general welfare, and aesthetics, no new building height shall exceed thirty-five (35) feet, nor shall any existing building be altered to cause it to exceed a building height of thirty-five (35) feet.

(b) The Community Redevelopment Agency (CRA) may award a height bonus of up to twenty (20) feet, for a total of fifty-five (55) feet, within the boundaries of the Central Business District (CBD) as such boundaries exist as of January 1, 2022. The proposed project must comply with incentive eligibility criteria established within the Downtown CRA Plan, and is conditioned upon final approval by City Council. This height bonus will terminate with the dissolution of the Downtown CRA, either in whole or for that portion covering the CBD.

Possible Incentive Eligibility Criteria for Height Bonus (*The Following are Examples only*):

Mandatory Criteria

- The project site must be at least one half of one block, and composed of at least the entire north, south, east or west half of the block, at a minimum.
- Structured parking is part of the project, either on-site, through a partnership with a third party, or through a DA with the City
- Mixed use development is proposed for the site, with commercial/retail on at least the first floor
- Building step back of at least ___ feet after the first ___ feet of height
- Architectural design must meet criteria established in the CRA Plan (to be determined)
- Selection of at least ____ (X) of the Optional criteria listed below

Optional

- Enhanced setbacks around the perimeter of the building (mandatory on identified corridors)
- Dedication of additional right of way (for identified corridors) to support enhanced pedestrian access
- Creation of outdoor dining for public use
- Creation of rooftop amenities for public use (dining, bar, etc.)
- Ground level pedestrian shade/cover enhancements (arcades, overhangs, etc.)
- Creation of workforce housing of at least ___% of all residential units proposed in the project
- Dedication of public plaza/public access green space at no less than ___% of the site gross square footage (preference on corners at street intersections)
- Installation of public art in an area accessible to the public valued at no less than ___% of the construction valuation of the project
- Enhanced landscaping
- Green Building Design using LEED standards
- Publicly accessible amenities (restrooms, bicycle parking, etc.)
- The installation or provision of any other public amenities subject to a Development Agreement with the City



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CITY COUNCIL BRIEFING TOPIC	
TO:	Mayor and City Council
FROM:	Dennis W. Barron, Jr., Director of Public Works
DATE:	October 11, 2021
SUBJECT:	Dune Protection Update and Direction

BACKGROUND

During the May 10, 2021 City Council briefing, dune protection was discussed and direction was provided to allow volunteers (led by beaches resident Kevin Brown) to install PVC pipes and roping at beach entrances from 8th Avenue North to 2nd Avenue South. Public Works (PW) provided materials for installation, including PVC pipes, rope, and signage. At a subsequent meeting on June 28, 2021, this project was expanded to include Oceanfront Park, 16th Avenue North, and 30th Avenue South.

PW agreed to allow installation from 12th Avenue North to 16th Avenue North due to "rogue installations" near this area that did not conform to our installed piping, rope, and signage. As of August 22, 2021, installation at 30th Avenue South was not completed until the final week of August.

Since expanding the dune protection pilot program, we have heard from several condo associations requesting dune protection, PVC piping, ropes, and signage. These include:

1. Landmark Condo - Between 13th Avenue North and 12th Avenue North (this was incorporated as described above to eliminate a "rogue installation")
2. Aquilus I - Between 8th Avenue North and 9th Avenue North
3. Aquilus II - Between 10th Avenue North and 11th Avenue North

Currently there have been zero incidents where PW had to replace or repair any of the installations. Mr. Brown and his volunteers have been maintaining installations without the need for PW.

FINANCIAL IMPACT

There would be minimal cost for the purchase of additional supplies needed to complete the full installation. Time and labor investment could be significant in the event of a major impending tropical storm or hurricane as all materials would ideally want to be collected prior to the storm making landfall.

COUNCIL DIRECTION REQUESTED

1. Should volunteers be allowed to install additional PVC piping, ropes, and signage to cover the entire Jacksonville Beach boundary from 20th Avenue North (Seagate Ave.) to the St. Johns county line?
2. Should PW provide materials in their possession to provide for such installation?



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3. Should PW purchase needed materials to provide for completed installation if supplies are depleted?
4. Should PW maintain these dune protection areas, or should it be the responsibility of the private volunteer group?

ATTACHMENTS



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CITY COUNCIL BRIEFING TOPIC	
TO:	Mayor and City Council
FROM:	Dennis W. Barron, Jr., Director of Public Works
DATE:	October 11, 2021
SUBJECT:	Senate Bill 64 - Elimination of Surface Water Discharge Update

BACKGROUND

Senate Bill (SB) 64 was passed by the State Legislature and ultimately signed into law by Governor Ron Desantis at the end of July 2021. This bill requires municipalities to eliminate surface water discharge into waterways from wastewater treatment plants. This unfunded mandate requires that the City provide to the Florida Department of Environmental Protection (DEP) the plan of how it intends to meet the requirements as set forth in SB 64. Public Works has been working within the boundaries as set forth by the DEP to meet the requirements before the November 1, 2021 deadline. The City must complete a form designating which direction and options it will be evaluating to meet the requirements. This form will be approved by DEP in the nine months following the November 1, 2021 deadline. Upon that approval, the City will have until 2032 to implement the needed plan to eliminate surface water discharge.

Salinity Intrusion Prevention for the St. John's River is based on the existing shared outfall (with NB and AB) thru the Mayport discharge. Elimination could have a negative impact and allow additional saltwater intrusion into the St. John's River.	\$0
Utilization of local discharge points into tide-influenced stormwater discharge areas to prevent saltwater intrusion into these stormwater discharges.	~\$250,000
Discharge into approved wetlands areas (including Cradle Creek Preserve) directly benefits and affects the water levels and flow through these wetlands to recharge them.	~\$250,000 - \$500,000
Utilize discharge collection into JEA wastewater discharge and compensate them to eliminate our discharges through their processes (economies of scale).	~\$500,000 plus monthly charges (?)
Increase our current reuse by expansion into usage by local hospitals as non-contact cooling water for air conditioning systems (Beaches Baptist and Mayo Clinic). This may require additional storage.	~\$500,000 - \$1M
Increase our current reuse by expansion into residential irrigation reuse. (would have to additionally limit future irrigation well installations). Requires construction of a complete infrastructure project and installation.	Huge infrastructure costs and maintenance costs.



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Potable reuse with low aquifer recharge injection to allow removal for potable reuse at a future timeframe.	~\$5M
Direct effluent discharge into stormwater ponds and basins, including central and south basins, increasing storage, weir heights, irrigation usage, detention time, etc.	~\$2M
Deep-well injection under the lower Floridan aquifer to depths of 3500 +/- feet. This assumes injection under the current potable aquifer.	~\$15M
Potable reuse by utilization of a reverse osmosis plant and mixing with existing potable water at both existing water treatment plants. This will require additional storage and water processing.	~\$20M

All of these items are areas of exploration for possible opportunities to eliminate surface water discharge. Every item will require engineering studies, DEP permitting and approval, St. Johns River Water Management permitting and approval, in addition to funding, engineering design, and ultimate construction. These items have not been vetted by any engineering studies, evaluations or reports. All estimates are approximate and have not been evaluated for complete accuracy.

FINANCIAL IMPACT

The filing of the required paperwork to DEP prior to the November 1, 2021 deadline does not have any financial impact to the City. The completion of the project based on the timeline may have a significant impact on the City's financial impact and these projects would have to enter the CIP and move towards completion as part of the budget process. It should be noted that water resource projects are eligible for ARPA funding, as identified in federal guidance documents.

COUNCIL DIRECTION REQUESTED

None

ATTACHMENTS

1. SB 64 Plan Return to DEP

Cover Sheet for Plan Submittal

Facility Name _____

Facility ID _____

Contact Person Name, Title, Phone, Email _____

If the requirement for a plan does not apply to the facility, please mark which exemption applies (attach documentation demonstrating that the facility meets the exemption)

Check One	Exemption
☐	Facility is in a fiscally constrained county as described in section 218.67(1), F.S.
☐	Facility is in a municipality that is entirely within a rural area of opportunity as designated pursuant to section 288.0656, F.S.
☐	Facility is in a municipality that has less than \$10 million in total revenue, as determined by the municipality's most recent annual financial report submitted to the Department of Financial Services in accordance with section 218.32, F.S.
☐	Facility is operated by an operator of a mobile home park as defined in section 723.003, F.S., and has a permitted capacity of less than 300,000 gallons per day.

Indicate which plan(s) category under which the facility will comply

Check One	Plan Category
☐	The plan eliminates the discharge.
☐	The plan meets section 403.086(10), F.S.
☐	The plan does not eliminate the discharge – The discharge is associated with an indirect potable reuse project;
☐	The plan does not eliminate the discharge – The discharge is a wet weather discharge that occurs in accordance with an applicable department permit;
☐	The plan does not eliminate the discharge – The discharge is into a stormwater management system and is subsequently withdrawn by a user for irrigation purposes;
☐	The plan does not eliminate the discharge – The utility operates the domestic wastewater treatment facilities with reuse systems that reuse a minimum of 90 percent of a facility's annual average flow, as determined by the department using monitoring data for the prior 5 consecutive years, for reuse purposes authorized by the department; or
☐	The plan does not eliminate the discharge – The discharge provides direct ecological or public water supply benefits, such as rehydrating wetlands or implementing the requirements of minimum flows and minimum water levels or recovery or prevention strategies for a waterbody.

Please enter the information on discharges eliminated

Discharge Type (effluent, reclaimed water, or reuse water)	Average Gallons Per Day	Date the discharge will be eliminated

Please enter information on any continuing discharges to surface waters after January 1, 2032.

Discharge Allowance Category	Discharge Type (effluent, reclaimed water, or reuse water)	Average Gallons Per Day	Treatment Level Provided (e.g. BOD limit = 5mg/L, TSS = 5 mg/L, TN = 3mg/L, TP = 1mg/L and high-level disinfection)
Meets section 403.086(10), F.S.			
Associated with an indirect potable reuse project.			
Wet weather discharge in accordance with an applicable department permit.			
Discharge into a stormwater management system that is subsequently withdrawn by a user for irrigation purposes.			
Reuse system reuses a minimum of 90 percent of a facility's annual average flow.			
Discharge provides direct ecological or public water supply benefits.			

Certification Statement

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	
Authorized Signatory Representative Name <i>and Official Title</i> (type or print) [Rule 62-620.305, F.A.C.]	
<i>Authorized Signatory Representative Signature</i>	<i>Date Signed</i>



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CITY COUNCIL BRIEFING TOPIC	
TO:	Mayor and City Council
FROM:	Dennis W. Barron, Jr., Director of Public Works
DATE:	October 11, 2021
SUBJECT:	Solid Waste Discussion and Direction

BACKGROUND

On February 6, 2017, the City of Jacksonville Beach (COJB) and Advanced Disposal Services (ADS) entered into a five-year contract agreement to provide solid waste services to the COJB. The contract expires on February 5, 2023. In the fall of 2020, ADS notified the COJB that Waste Management (WM) had agreed to purchase ADS and that WM would begin operating our contract in January of 2021. With the exit of ADS and the entry of WM, the COJB has experienced more frequent concerns, misses, issues, and problems, which are ongoing at present. The service has not improved, and our citizens are left with a "garbage roulette" scenario of never knowing when, what, or if services are going to be provided. We have interjected to the ability of Public Works (PW) within our contract constraints, to track and inform WM of their issues and concerns. We have met multiple times with ADS and WM during the transition and subsequently with WM since their takeover of service. On September 7, 2021, City staff met with WM leadership, requesting potential short-term contract alteration requests to help reset service to appropriate contract levels. City staff received an email from WM on September 29, 2021 requesting a meeting for October 7, 2021.

PW does not recommend that City Council terminate this contract, as that leaves us with no solution for collecting solid waste for our citizens. PW is looking for City Council direction on how to proceed at this time.

Additional Information: On September 27, 2021, Jacksonville Mayor Lenny Curry announced that beginning October 4, 2021, the City of Jacksonville is suspending recycling collection to allow concentrations by waste haulers on garbage and lawn waste collection. They are establishing drop-off recycling collection points, as well as an alternative for yard waste drop-off at the landfill facility. Clay County has already suspended curbside recycling services. St. John's County is considering suspending curbside recycling services as well.

FINANCIAL IMPACT

The financial Impact is undetermined at this time.

COUNCIL DIRECTION REQUESTED

1. Is the City Council willing to consider a short-term Memorandum of Understanding (MOU) with WM to allow alterations to the levels of service (requesting terms, alterations, etc.)?
2. Should PW consider negotiating a contract extension for the current WM contract?
3. If not, should PW initiate a new RFP for Solid Waste services to begin February 5, 2023?
4. Should PW complete a business case analysis of potentially bringing solid waste services



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internal to the organization, and bring results back to the Council for consideration? This will take a considerable amount of time, with a potential large capital investment and ongoing operation and maintenance consideration.

ATTACHMENTS