



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Community Redevelopment Agency

Monday, October 25, 2021

3:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Community Redevelopment Agency

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

CALL TO ORDER

ROLL CALL

Art Graham (Chairman), Frances Povlovski, Jeffrey Jones, Gary Paetau, David McGraw

APPROVAL OF MINUTES

- A. September 15, 2021
- B. September 27, 2021

DOWNTOWN CAPE

STAFF REPORT

- A. October Staff Report

OLD BUSINESS

NEW BUSINESS

- A. Adopt/Deny Resolution No. 2021-15 appropriating an additional \$547,708 of Southend Tax Increment Trust Funds to cover the Sunshine Playground at South Beach Park final design construction costs of \$1,675,700, plus a 15% contingency, for a total amount of \$1,927,000
- B. Adopt/Deny Resolution No. 2021-16 appropriating a total of \$186,000 of Downtown Tax Increment Trust Funds to cover the maintenance and renovation to the Seawalk Pavilion
- C. Adopt/Deny Resolution No. 2021-17 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY 2020-2021 Downtown Community Redevelopment Capital Improvement Budget and to appropriate Downtown Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A.
- D. Adopt/Deny Resolution No. 2021-18 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY 2020-2021 South Beach Community Redevelopment Capital Improvement Budget and to appropriate South Beach Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A

ITEMS FOR DISCUSSION

A. Seasonal Banners

COURTESY OF THE FLOOR TO VISITORS**ADJOURNMENT****NOTICE**

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

In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Specific Agenda Item(s), and (6) Comments.

Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net, (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Agency and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three minutes of reading time. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

cc: Mike Staffopoulos, City Manager
City Attorney's Office
City Clerk's Office



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Workshop Meeting Minutes

Community Redevelopment Agency

September 15th, 2021

3:15 PM

Council Chambers

CALL TO ORDER

This meeting was called to order at 3:15PM

ROLL CALL

Art Graham (Chairperson), Frances Povloski (Vice-Chairperson), Jeffrey Jones, Gary Paetau, David McGraw

Ms. Frances Povlovski was unable to attend this meeting.

Mr. David McGraw was also unable to attend; however, he called into the meeting to listen and discuss items via telephone.

STAFF REPORT

a. FRA Conference Information & Registration

Staff let the board know that the FRA annual conference was coming up October 27-29th in Fort Myers, FL. Heather Ireland, Planning Director, will be attending, as well as Taylor Mejia with the Southern Group.

The board reached consensus regarding the CRA paying for board members to attend. No one on the board was in opposition of the CRA utilizing funds to pay for board members' travel.

Staff asked the board to please let staff know by the end of the week if they wish to attend. If a board member wishes to attend, staff will fill out the registration and hotel for them.

OLD BUSINESS

Mr. Paetau raised a question regarding the proposed dune outfalls. He stated some are within the CRA district and some fall outside. The CRA has funding to pay for the dune outfalls in the budget, but he did not see where the City had money in its CIP.

Mr. Barron stated he moved the money in the CIP into FY 2022 to cover the city costs for the dune outfalls. Once the final budget is approved, public works will be able to move forward with this process.

NEW BUSINESS

ITEMS FOR DISCUSSION

a. Ocean Front Park Pavers – Dennis Barron, Public Works Director

PW Director Dennis Barron mentioned it is coming time to redo the pavers at the Oceanfront Park, and asked the CRA what they wanted to see in its replacement. Mr. Barron explained the benefits of asphalt, stamped concrete, pavers, etc.

Once this project is ready for funding, Mr. Barron will come back to the board with a recommendation on which will be best to move forward with.

b. Sunshine Park Update – Jason Phitides, Parks and Recreation Director

Mr. Phitides stated most of the projects in the park (minus the playground) will be completed by the end of October 2021.

He also stated that there will be an open house to reveal the playground to the community this coming Friday and Saturday, with an opportunity for citizens to give final feedback on the design before moving into the construction phase.

Mr. Paetau requested that the board be updated on the survey results; staff stated they would have a good idea of the results of the survey by the September 27th regular meeting.

c. Charter Review – Building Height, Section 52

Planning Director, Heather Ireland, stated this will be coming up on the next council agenda, and she wanted the board to have open discussion so she could bring their feedback to the city council.

Mr. Jeffrey Jones stated that if done correctly, with stipulations, he is in favor of seeing the height increase. He sees how it could be a potential asset to attracting businesses in the downtown, but he also does not think it needs to be a 'free for all;' there must be parameters placed on this if it were to happen.

Mr. Gary Paetau is also in favor of this if it is done correctly, with appropriate regulations in place.

Mr. Art Graham stated that he is not for the height increase. He stated that it was the citizens' vote to place the restriction, and he thinks if the citizens want this on the ballot in 2022, it needs to be initiated by the citizens, not the council.

Mr. David McGraw stated that he is for the increase, again, if it is done correctly. He stated the CRA has been tasked with economic development in the downtown, and he feels supporting the increase to height would support the economic development of the downtown. Mr. McGraw also agreed it should not be universally raised; there should be parameters in place, possibly look into a tiered approach.

d. Latham Plaza

Staff brought renderings of a conceptual design created by DixHite in 2016 to the board. Staff reminded the board this was only ever a concept and was not taken into any official development

stages. As a part of the initiatives set by council, staff recommended the board consider adding review of this project to their economic development plans.

The board agreed that this is something they should be revisiting with DixHite.

Mr. McGraw stated that even though the plans are great, he does not feel like it is economic development. He stated he thinks the board should be focusing on a project that would bring some form of entertainment, restaurant, retail, etc., to the space, not just an open space.

e. Southend Plan Amendment and Project Discussion

Staff requested direction from the board in regards to beginning the process of a plan amendment to the Southend. The board felt that they were not ready to direct staff to move forward, as they wanted more time to review Southend documents. Staff agreed and stated they would place this item on the next meeting agenda on September 27th.

Staff reiterated that the reason for the amendment is the plan is currently very 'engineering' specific, and it doesn't allow for many maintenance and basic projects that would otherwise be necessary in the Southend. Staff also reminded the board staff will only be creating a first draft of the plan, that will then come back to the board for approval and comments.

COURTESY OF THE FLOOR TO VISITORS

No visitors spoke at this meeting.

ADJOURNMENT

This meeting was adjourned at 4:50PM

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Art Graham, Chairman

Date: _____



Regular Meeting Minutes

Community Redevelopment Agency

September 27th, 2021

3:00 PM

Council Chambers

CALL TO ORDER

This meeting was called to order at 3:00PM

ROLL CALL

Art Graham (Chairperson), Frances Povloski (Vice-Chairperson), Jeffrey Jones, Gary Paetau, David McGraw

All board members were present.

APPROVAL OF MINUTES

A. August 23, 2021

A motion was made to approve the August 23rd, 2021 minutes by Jeffrey Jones. This was seconded by Frances Povlovski. All were in favor.

B. September 15, 2021- Special Called Meeting

A motion was made to approve the September 15th special called meeting minutes by Jeffrey Jones. This was seconded by Gary Paetau. All were in favor.

DOWNTOWN CAPE UPDATE

Commander Evans said there was not any major updates. However, he did let the board know that they had officers in Nassau County assisting in the search efforts for the fugitive accused of shooting a police officer.

STAFF REPORT

Mr. David McGraw pointed out that in the toddler section of the playground, there is only one bench. Is this something parks could take into consideration and consider adding more benches to the toddler section of the playground? Staff stated they would pass this concern onto the parks and recreation department.

Staff also stated thus far, the results received from the survey regarding the new playground were overwhelmingly positive. Mr. Paetau noted he had distributed the pamphlets among his neighborhood to approximately 20 people, and he also received very positive feedback. Parks and Recreation Director will attend the meeting next month to give an update on where this stands, next steps, more detailed construction outline, etc.

Mr. Jeffrey Jones noted that staff is working on a maintenance spreadsheet and asked could that be something that accompanies the staff report? Staff will be sure to add that into the report for the next meeting.

There were no further questions or discussions regarding the staff report.

OLD BUSINESS

- Adopt/Deny CRA Resolution NO. 2021-14 authorizing amendments to the South Beach community redevelopment plan

Mr. Paetau noted that he would like staff to consider exploring additional policing efforts in the Southend, but otherwise was fine moving forward with staff creating a draft Southend plan amendment.

A motion was made to approve resolution 2021-14 by Ms. Frances Povlovski. This motion was seconded by Mr. David McGraw.

Chairman Art Graham asked the board and staff what was discussed with DixHite during the previous week. Mr. Paetau and Mr. Jones both gave feedback stating that staff and board members met with DixHite and went over site furnishings, bike racks, and future projects such as Latham plaza and the pier entryway plan.

Mr. Paetau asked Mr. Gilmore about a marketing brochure to give out to potential business owners, investors, etc., for the downtown. Mr. Gilmore stated that will be something staff will be working on; however, staff will not develop that until they have received the results from the incentive survey set to be distributed next month.

NEW BUSINESS

ITEMS FOR DISCUSSION

A. P3 Discussion

Mr. Jim Gilmore went over a P3 ‘best practices’ document with the board, giving an overview of how this process could potentially work. He also told the board that there could be a possibility of receiving an unsolicited P3 and explained the process between seeking out developers for a P3 vs. receiving an unsolicited P3.

Mr. Paetau made the statement that with these developer’s time is money. When they come to boards, they have often already invested in engineering, architects, etc., and said if and when we received a proposal, we need to keep in mind that time is money.

COURTESY OF THE FLOOR TO VISITORS

Mr. Ken Marsh addressed the board regarding the P3 discussion item. He stated he is happy to see the board discussing this and creating plans to be in a positive to move forward with a P3 project. He said this process aligns with the Mayor and Council vision for the board to be strategic in their projects and also aligns with the Cliff Shepard document for the downtown. He reminded the board that when they are discussing projects and potential projects to think of how they relate back to the downtown plan.

ADJOURNMENT

This meeting was adjourned at 3:52PM

Submitted by: Taylor Mobbs

Approval:

Art Graham, Chairman

Date: _____



Community Redevelopment Agency, Jacksonville Beach

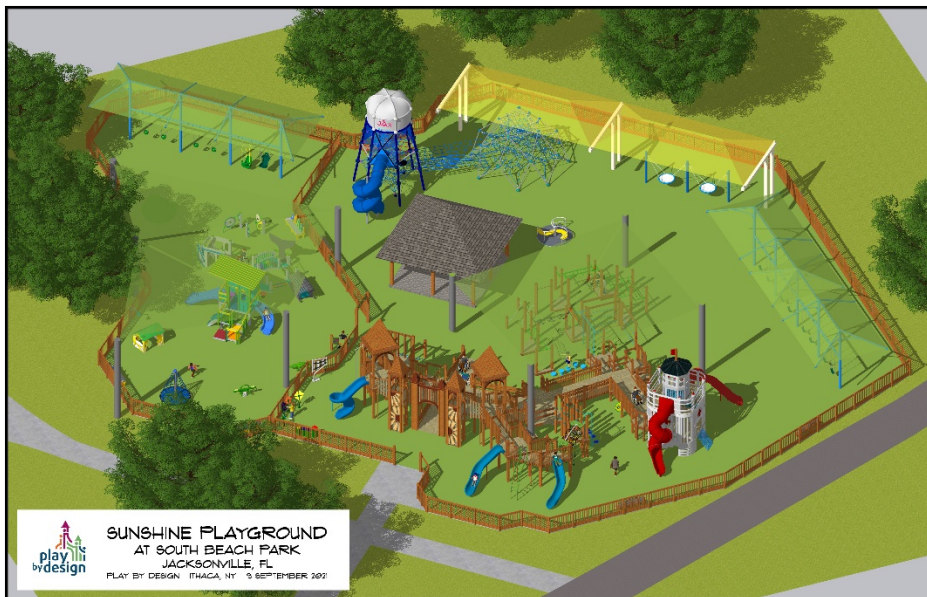
Staff Report

October 2021

Parks and Recreation:

- Sunshine Park and Playground Replacement
 - Council approved August 2nd, 2021.
 - Open house community meeting scheduled for September 17th and 18th to get feedback on playground design, as of Monday, 9-20-21, the feedback received thus far was 62 positive and 4 “negative.”
 - Construction scheduled to begin late November or December.
 - Target grand opening in March/April 2022.
 - Staff Committee meetings underway to work out final design choices to bring to CRA board.

Overall Playground Conceptual Design:



Surfboard Benches for Playground Seating:



- Shade Shelters for Splash Pads
 - Installed. Project Completed.
- Basketball, Pickleball, and Fencing
 - Courts are open for play!
- ADA Access to Picnic Stations and Sidewalk at Park entrance (off Osceola Ave.)
 - Project Completed.
- Volleyball Sand Replacement and Border Wall Installation
 - Project Completed.
- PIP Safety Fall Zones for Exercise Stations
 - Project Completed.
- Park Benches
 - Completed, all 16 benches installed.
- Replace Shower Towers and Drinking Stations
 - Second drinking fountain delivered, but was damaged. Parks waiting on replacement fountain to arrive. All other fountains and shower towers completed.
- Median Plantings on South Beach Parkway and Jacksonville Drive
 - Working to resolve irrigation issues
 - Target plantings for fall 2021.
 - Projected completion- December 2021.

Public Works Projects:

- Downtown Redevelopment Project- Phase 3B
 - 2nd St. N. from Beach Blvd. to 6th Ave. N. will be designed and constructed at a future date (FY 2024).
- Phase 3C
 - Improvements to sanitary sewer, water distribution, stormwater, roadways, alleys and street ends within the downtown along 1st and 2nd streets.
 - Design engineering being completed by GAI.
 - PW received 30% design plans week of 10/11/21 and will spend the next few weeks reviewing.
 - PW anticipates 60% deliverable and updates Jan 2022.
- Completed defining paragraph of “e.”

- Dune Walkovers: construction on walkovers has bid opening 8/14. Construction to begin around November 2021. CRA funded walkovers are:
 - 6th Ave North
 - Latham Plaza
 - 1st Ave South
 - 4th Ave South
 - 11th Ave South
 - 16th Ave South (ADA)
- Shared Bike Lane (First St. in front of Margaritaville): PW has asked for the appropriate striping to be added to the lanes. Awaiting City Council delegation for painting and signage.
- Parking issues on 6th Ave N. on beach end are being investigated, and looking for solutions to bring before the CRA.
 - As of 10/9/21, PW had the last space on each side striped as 'no parking' to facilitate space to turn around. Upon further investigation, there is not adequate space and an additional space on each side will be added along with signage.
- Storm Water Projects: (Phase 3C) small scale design study being completed by Jones Edmunds, with an anticipated delivery date of January 2022, with plans to do a larger scale refined master plan FY 2022.
- Dune Outfalls – Design is currently being designed and permitted with 4Waters (and ATM). Should be appropriating construction funding upon completion of continuing professional engineering contracts and new budget FY22 (after October 1, 2021).
 - PW Currently reviewing engineering contracts, update to come in the future.
- Reinforced Concrete Median Barrier Project on South Beach Parkway appropriated by CRA in August, with requested approval from City Council for September 20, 2021.
 - Project approved by Council September 20, 2021.

Planning Department Projects:

- Dolphin Depot site (across from Margaritaville)
 - Trevato Development Group purchased the site.
 - Development currently unnamed, but representatives of the developer stated it will be a "unique mix of hotel and residential project that does not exist in NE Florida."
- Azure Property (former Waterfall Property)
 - Change in ownership.
 - Anticipate official building permit within 12 months.
 - 24 units total, all ocean view.
 - Units starting at \$1.5Million and go up to \$6 million.
 - 2,000-6,000 square foot units.
 - Renovating existing sales trailer.
- Southend "big box" empty store
 - Temporarily being used as a "Spirit Halloween."

- Marc Angelo Project (downtown)
 - Vertical construction to begin soon, all underground construction completed as of June 2021.
 - Restaurants announced coming are:
 - Jekyll Brewing, leasing approximately 6000 sq ft of indoor space and 2000 sq ft of outdoor space.
 - Oaxaca Club (Mexican Food).
- Springhill Suites
 - Construction underway.
- Oku Sushi
 - Corner of 1st Street and 4th Ave N.
 - Close to final inspections, finalizing outside seating design.

Staff Updates/FYI:

- Maintenance Plan
 - Staff working with PW and Parks to develop an annual maintenance plan. This will include: mulching, tree trimming, planting medians, grassy/landscaped areas, etc. frequency of these jobs, and costs associated.
 - Staff met with parks for a quarterly update on the work being done so far, next steps, and anticipated completion dates.
 - Staff creating a spreadsheet of each maintenance item, each month of the year, with the ability to track the 'amount' of work done each month. Can also input links to PDF invoices in the spreadsheet so they will be easily accessed.

2021	January	February	March	April	May	June	July	August	September	October	November	December
Tree Trimming							X		X			
Sidewalk Pressure washing					X	X	X	X	X			
Trash Can Maintenance				X	X	X	X	X	X			
Mulching												
Replanting												
Paver Cleaning						X	X					
Weed Maintenance							X		X			

- Pier Update
 - Staff working with DixHite on status of pier entry way and process, more information to come to CRA.
 - Anticipated completion date of pier summer 2022 (COJ Project).
- Downtown Hospitality Meetings
 - Mayor Hoffman organized this series of monthly meetings, and gives staff an opportunity to listen to the business community needs, and give updates when appropriate.
 - No September meeting, meetings expected to occur in Oct or Nov, then be on hold until 2022

- Horn Ct./Sunshine Lots.
 - Finance finalizing the costs associated with maintenance and upkeep of the lots.
 - City attorney set to start in October 2021, CFO wants to allow new attorney to write the interlocal agreement between the Jacksonville Beach CRA and City of Jacksonville Beach.
- Incentive Survey Update
 - Staff has completed the survey, and completed the post cards to be sent to business owners.
 - Post cards sent to business owners' week of 10/18/21, and staff along with board members distributed postcards to business owners/managers in the downtown.
- Art Master Plan Committee Plans:
 - please see attached **document A** for an outline of information for potential committee members (committee member requirements).
 - please see attached **document B** for an outline of 'standard operating procedures' for how this committee could potentially function.
- Seasonal Banners
 - Company who handles banners can come in and replace existing banners with seasonal banners.
 - This previously cost the CRA approximately \$600.00.
- Beaches Lighting Update
 - Standardize on sea turtle light (completed Thursday, June 10, 2021 at 1:21:33 PM).
 - Define new Stock Inventory # from Purchasing (requested Thursday, June 10, 2021 at 4:00 PM).
 - Get photometric projection plan (in process).
 - Provide photometric plan to CRA consultant.
 - CRA to redo lightning study with new photometric from sea turtle light.
 - Consultant to provide to Beaches Energy for review and comment.
 - COJB/ Beaches Energy to decide if an independent contractor will relocate the existing lights downtown or Beaches Energy.
 - COJB/Beaches Energy to review new installations and decide who will install new lights requested and get Public Works approval for new lights to be added to bill.
 - Design and release relocation of lights.
 - Design and release installation of lights.
 - Staff has talked with Beaches Energy and requested light selections and copies to distribute to board, will have an update (including selections, where process is, etc.) at a later date.
 - Beaches Energy will reach out to consultant doing lighting plan for final feature selections and locations to bring the CRA board.

STAFF REPORT ATTACHMENT A:

Art Master Plan Steering Committee:

The Community Redevelopment Agency hereby establishes a public art master plan steering committee (“steering committee”). The steering committee shall consist of five members selected by the CRA board. The committee shall meet once a month to begin the process of establishing a public art master plan. The committee will provide input and make recommendations to the CRA board regarding public art selections, potential public art locations, funding of public art, etc.

The committee may also be tasked with assisting staff in drafting requests for qualifications, requests for proposals, calls for artists, or other solicitation documents to guide eligible artists in applying for city arts commissions and solicitations for public art. All of the committee’s input will be in the form of recommendations to the CRA board.

Candidates shall be evaluated on the following:

Committee members must represent one of the following areas:

- Professional artist in any medium
- Curator
- Art historian
- Arts educator
- Any other design professional WITH a visual arts background
- Fine art collector
- If someone does not represent one of these categories, they must work or live at the beach, and have a connection to the arts industry

STAFF REPORT ATTACHMENT B:

Public Art Steering Committee:

Vision.

The Public Art Committee envisions a community where art and artists are valued, and where public art is integrated into the fabric of our place, enhances the quality of life of its citizens, and embraces the ‘beach life’.

Mission.

The Public Art Committee affirms the city’s role as an advocate to public art, fosters and enriches the aesthetic of the City of Jacksonville Beach, values and promotes the contributions of artists to the community and furthers the objectives of the Jacksonville Beach CRA and City Council.

Duties of Committee:

1. Develop an art plan for the city, which shall be presented to the CRA.
2. Prepare implementation guidelines, selection criteria, and organizational policies to facilitate this master plan.
3. Responsibility for program planning; prioritizing sites for public art; determining project scope and budget; overseeing the artist selection process; commissioning artworks; reviewing design, execution and placement of artworks; overseeing maintenance and repair of the artworks in cooperation with parks division and/or facilities maintenance division and the process for removal of artworks from the city public art collection.

4. Ensure appropriate community participation in the public art and public education activities as part of the public art collection.
5. Coordinate, investigate, review and recommend to CRA means by which artworks may be obtained, including donations to the public art fund, gifts of artwork, and grant applications for the public art collection.
6. Act as liaison with private developers to encourage and facilitate private contributions and private art installations within corporate construction and reconstruction projects.
7. Encourage public art throughout the city and shall educate and stimulate the participation of all citizens in a joint public and private effort to promote art in public places.
8. Prior to the selection and commissioning of artists, reviewing of design and the recommendation of the acceptance of works of art, the Public Art Committee shall submit the action proposed to be taken to the CRA for final approval.
9. Develop procedures detailing the rights and responsibilities of the artists selected.
10. Establish, inventory, and archive of existing and future public art.
11. Have other such duties and responsibilities as needed.

Standard Operating Procedures:

Meetings.

The Committee shall meet at least monthly, and as needed, to carry out its purpose at a suitable place mutually agreeable to the members and accessible to the public.

In considering all matters lawfully before it, the Committee may:

1. schedule and hold informal working sessions and consult with City staff, interested parties, or technical advisors;
2. request reports from City staff persons;
3. make on-site visits;

and do all other things necessary and convenient to carry out its duties.

All business of the Committee shall be conducted by voice vote of seconded motions. A simple majority of those present and voting shall prevail in all question.

All meetings of the Committee shall be conducted in accordance with the provisions of the open meeting policies of the state of Florida, and public notice shall be provided in coordination with the city.

Officers.

Officers of the Committee shall be a Chairperson, Vice-Chairperson (who shall preside in the absence of the Chairperson) and Secretary/Treasurer (who shall keep the minutes of committee meetings). Officers shall be elected by the Committee at its first meeting following the beginning of the City's fiscal year.

Quorum.

A majority of the Committee, at least three members, shall constitute a quorum. No business shall be transacted in the absence of a quorum.

Conflict of Interest

Any member of the Committee who has an actual or apparent conflict of interest with respect to any matter before the Committee shall disclose this conflict to the Committee and shall disqualify him or herself from participation in consideration of the matter, if appropriate. A motion duly made and passed by the Committee may disqualify a member of the Committee for conflict of interest.

Agendas

Committee officers shall see that complete agendas and documents relating to business on the agenda are published and reach Committee members in a reasonable time before each meeting. The Committee may not consider matters not on the agenda of that meeting unless a majority of members vote otherwise.

Minutes

The Secretary/Treasurer, or a staff person designated by the Committee, shall record, prepare and issue accurate summary minutes of each meeting of the Committee. The minutes shall reflect with reasonable completeness, all matters discussed, parties appearing and actions taken at the meeting. A copy of the minutes shall be provided to the city clerk.

Consultation

.The Committee may consult with experts in relevant technical areas.

Amendments to Standard Operating Procedures

These procedures may be altered, amended or repealed and new procedures may be adopted by a vote of a simple majority of those present and voting at a regular or special meeting.



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

CRA AGENDA ITEM	
TO:	Heather Ireland, Administrator, Community Redevelopment Agency
FROM:	Jason Phitides, Director of Parks and Recreation
DATE:	09/28/2021
SUBJECT:	CRA Resolution No. 2021-15

BACKGROUND

Earlier this year, a contract was awarded to Play By Design, LLC, to complete a turnkey project for the replacement (equipment design, furnish, and install) of the playground equipment at Sunshine Playground at South Beach Park. Via CRA Resolution No. 2021-07, on July 26, 2021, the Community Redevelopment Agency appropriated \$1,379,292 based on the initial design concept, which included a 20% contingency.

Thereafter, parents and children were surveyed about the project. The majority of those surveyed were in favor of expanding the playground area and adding new features. Based on staff and community feedback, Play By Design, LLC, provided a revised design that included two additional features and a larger surface area. The revised design (attached) was made available to the community for input and the feedback was tremendously positive, receiving an approval rating of about 95%. The revised design cost estimate plus a 15% contingency exceeds the previously appropriated amount by \$547,708.

FINANCIAL IMPACT

The FY2022 Capital Improvement Plan appropriated \$1,000,000 for replacement of the playground structure however, the project timeline was accelerated and funding was appropriated towards the end of FY21. The FY2022 Budget will be amended to de-appropriate the \$1,000,000 appropriated as part of the original budget, and the additional \$547,708 will be appropriated and encumbered in the following account: 182-16-1602-572-63-563000.

REQUESTED ACTION

Adopt/Deny Resolution No. 2021-15 appropriating an additional \$547,708 of Southend Tax Increment Trust Funds to cover the Sunshine Playground at South Beach Park final design construction costs of \$1,675,700, plus a 15% contingency, for a total amount of \$1,927,000

ATTACHMENTS

1. Revised (Final) Design - Sunshine Playground
2. Play by Design, LLC, Revised Cost Estimate
3. CRA Resolution No. 2021-15



 **SUNSHINE PLAYGROUND**
AT SOUTH BEACH PARK
JACKSONVILLE, FL
PLAY BY DESIGN ITHACA, NY 9 SEPTEMBER 2021



304 north geneva street
ithaca, ny 14850

CURRENT DESIGN PROPOSAL 9/21/2021

PROJECT MANAGEMENT / DESIGN: \$18,500

PBD CUSTOM REVISED DESIGNED STRUCTURE: \$516,409.60 (\$433,294.60 UPDATED BID PRICE + \$75,657 PLAY EQUIPMENT ADDITIONS/CHANGES & SURCHARGE FEES + \$7,458 ADDITIONAL PLASTIC LUMBER & SURCHARGE FEES)

INCLUDES:

- SHIPPING
- ALL MATERIALS
- STAND ALONE COMPONENTS (DOES NOT INCLUDE WATER TOWER NET FEATURE)

CUSTOM WATER TOWER NET CLIMBING FEATURE: \$231,299.49 (INCLUDES SURCHARGE FEES)

PBD INSTALLATION: \$263,000 (\$218,000 OLD INSTALLATION + \$45,000 FOR ADDITIONAL LABOR AND DAYS ON SITE FOR ADDED PLAY EQUIPMENT)

INCLUDES TRAVEL AND LODGING

DOES NOT INCLUDE PREVAILING WAGES

REMOVAL OF OLD STRUCTURE: \$47,500

SURFACING (18,035 SF): \$398,175.37 (\$341,721.37 UPDATED BID PRICE + \$56,454 ADDITIONAL 3035 SQUARE FOOTAGE, INCLUDES SURCHARGE FEES)

SHADE AND INSTALLATION: \$200,784.16 (192,366.16 UPDATED BID PRICE + \$8,418 CHANGE IN DESIGN INCLUDES SURCHARGE FEES)

TOTAL FOR REVISED DESIGN: \$1,675,668.62

Introduced By: _____
Adopted: _____

CRA RESOLUTION NO. 2021-15

**A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH
COMMUNITY REDEVELOPMENT AGENCY TO AMEND THE
SOUTHEND REDEVELOPMENT DISTRICT CAPITAL
IMPROVEMENT BUDGET FOR THE FISCAL YEAR BEGINNING
OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, based on an initial design concept, on July 26, 2021 via CRA Resolution No. 2021-07, the CRA appropriated \$1,379,292, which included a 20% contingency, to fund the design and construction of a new Sunshine Playground located within South Beach Park; and

WHEREAS, subsequent thereto, parents and children were surveyed about the project, and the majority of those surveyed were in favor of expanding the playground area and adding new features; and

WHEREAS, based on staff and community feedback, Play By Design, LLC, provided a revised (final) design concept, which includes an increase to the playground area and adding two additional features; and

WHEREAS, the revised (final) design was made available to the community for input and the feedback was tremendously positive, receiving an approval rating of about 95%; and

WHEREAS, the cost estimate to increase the playground area, add two additional features, and adding a 15% contingency to the revised cost estimate exceeds the previously appropriated amount by \$547,708; and

WHEREAS, the CRA specifies the use of South Beach Tax Increment Trust Funds for the purpose of the development and ongoing maintenance of South Beach Park facilities; and

WHEREAS, the CRA has sufficient South Beach Community Redevelopment Tax Increment Trust Fund revenues to pay for this project; and

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

SECTION 1. The Fiscal Year 2021-2022 Southend Redevelopment District Capital Improvement Budget for the Jacksonville Beach Community Redevelopment Agency is amended to appropriate an additional \$547,708 to fund the construction of the new Sunshine Playground at South Beach Park, for a total projected cost of \$1,927,000.

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

DULY ADOPTED IN OPEN MEETING THIS 25th Day of October, 2021

Art Graham, CHAIRMAN

Heather Ireland, ADMINISTRATOR



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

CRA AGENDA ITEM	
TO:	Heather Ireland, Administrator, Community Redevelopment Agency
FROM:	Jason Phitides, Director Parks and Recreation
DATE:	10/01/2021
SUBJECT:	CRA Resolution No. 2021-16

BACKGROUND

During a recent rainstorm, the roof at the Seawalk Pavilion began leaking in several locations. A subsequent inspection and infrared imaging performed by Weatherproofing Technologies, Inc., revealed that the roofing system is rapidly deteriorating, retaining moisture, and is in need of immediate repair. The roof system is over 20 years old.

The contractor is proposing to overlay the entire roof with a liquid applied membrane that is embedded with high tensile strength polyester reinforcement. Prior to installation, all wet areas will be removed and replaced with new insulation set in low rise foam adhesive and a high density cover board to match the height of the existing roof. The restoration process is recommended versus a complete roof replacement since restoring the roof system provides an additional 100mil of roofing protection.

This is the same roof system (and Contractor) that we used for the restoration of the O&M Facility roofs in 2016. We have had no roofing issues since that restoration and survived Hurricanes Irma and Matthew without incident. The project also includes restoration of the roof façade and replacement of the lightning protection system.

The warranty period for the roof is 20 years upon completion and covers both labor and materials. The contract also includes inspections and maintenance at years two, five, 10, 15, and 20 over the 20-year warranty period, at no additional cost. The warranty period on the façade is 12 years and includes both labor and materials.

The contract is available through the Association of Educational Purchasing Agencies (AEPA), a national cooperative purchasing alliance that leverages purchasing power to benefit all government agencies. Weatherproofing Technologies was a successful bidder under Bid # 021-D Roofing and Building Envelope.

FINANCIAL IMPACT

The breakdown of costs for the restoration project are: \$111,638 for the roof; \$68,141 for the facade; and \$6,221 for the lightning protection, for a total project cost of \$186,000. Funding will be provided from the Downtown Tax Increment Trust Fund.

REQUESTED ACTION

Adopt/Deny Resolution No. 2021-16 appropriating a total of \$186,000 of Downtown Tax Increment



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

Trust Funds to cover the maintenance and renovation to the Seawalk Pavilion

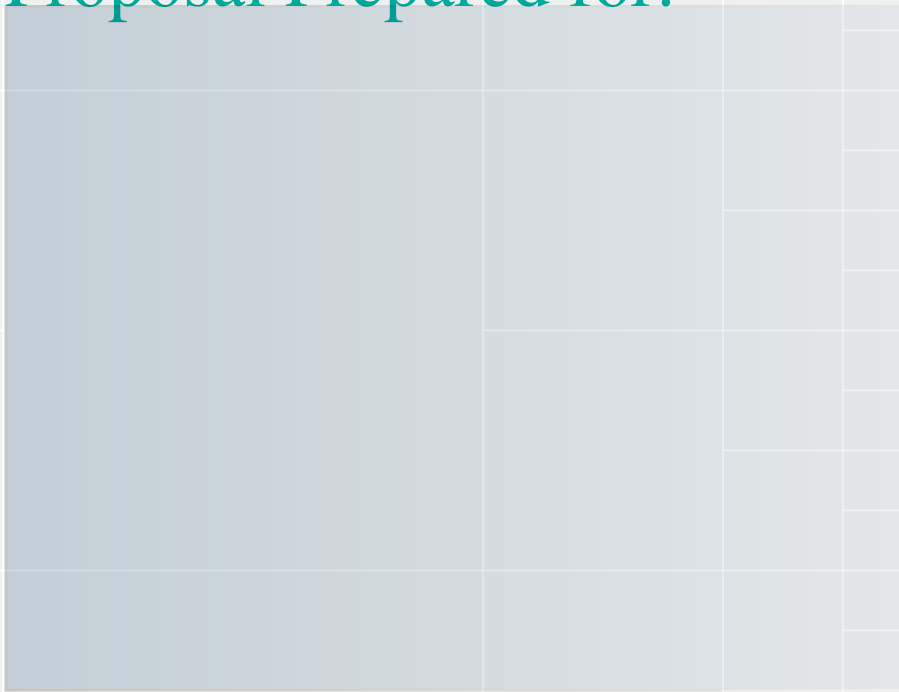
ATTACHMENTS

1. Cost proposal for Seawalk Pavilion Roof Restoration
2. Cost proposal - Seawalk Pavilion Facade Restoration
3. Seawalk Pavilion Infrared Scan Report
4. Seawalk Pavilion Infrared Scan Report Thermograms
5. Resolution 2021-16 Seawalk pavilion

WTI General Services Proposal



Proposal Prepared for:



WTI General Services Proposal

Re: Project Name/Address:
Customer (the "Customer"):

Dear

Thank you for allowing Weatherproofing Technologies, Inc. ("WTI") to provide you with a proposal for work at the above-referenced location.

CONTRACT PRICE:

\$ ☐ Plus tax ☐ Tax included ☐ Tax exempt ☐ No tax
☐ Labor Only ☐ Time and Materials ☐ NTE ☐ Lump Sum

SCOPE OF WORK (THE "WORK"):



WTI General Services Proposal

Unless all Work hereunder is to be performed within thirty (30) days, WTI shall submit an invoice to the Customer at the end of each calendar month for the amount due for the portion of the Work completed during that month. If all Work is to be performed within thirty (30) days, no invoice shall be submitted until all Work has been completed. Customer shall pay WTI in full within thirty (30) days after receipt of each invoice.

TERMS AND CONDITIONS:

This Proposal is an offer by WTI to provide the Scope of Work set forth above to the Customer on the terms and conditions set forth herein and in WTI's standard terms and conditions (a copy of which may be obtained at <http://www.tremcoroofing.com/files/terms/TandCWti.pdf>), which are hereby incorporated by reference (together, the "Terms and Conditions"). The Terms and Conditions will govern the Work to the exclusion of any other or different terms, including in any customer purchase order, unless otherwise expressly agreed in writing pursuant to a Master Agreement or similar contract with Customer signed by an authorized representative of WTI. Please confirm your acceptance either by return e-mail to the representative identified below or by having an authorized representative of Customer sign in the space provided below. Upon receipt of acceptance, WTI will process your order and promptly begin the Scope of Work. We appreciate your business and look forward to working with you at your facility.

Sincerely,

WEATHERPROOFING TECHNOLOGIES, INC.

By:

Title:

Phone:

E-mail:

AUTHORIZATION AND ACCEPTANCE:

Authorization is hereby given to WTI to proceed with the Work.

Customer:

By:

P.O. number (if required):

Print name:

Title:

Date:



WTI General Services Proposal

ACKNOWLEDGEMENT REGARDING PREVAILING WAGE REQUIREMENTS:

Please check ONE of the below:

- ☐ The work described to be performed by Weatherproofing Technologies, Inc. (“WTI”) at customer’s facilities is not subject to federal, state or local prevailing wage requirements, other than the Fair Labor Standards Act’s minimum wage provisions (29 U.S.C. § 206) and similar state minimum wage laws of general application.
- ☐ The work to be performed by WTI at customer’s facilities is subject to prevailing wage requirements, and the customer agrees to provide WTI with all applicable wage schedules for such work before a purchase order is generated for this work.

Customer further acknowledges that if customer is a public entity or agency, or the project is funded in whole or in part with federal funds, the price quoted by WTI for work performed on customer’s facilities is based on the assumption that the work is covered by a prevailing wage law (applicable state or local prevailing wage law or the Davis Bacon Act). If the customer indicates above that this project is not subject to any federal, state or local prevailing wage requirements the quoted price may be reduced.

Customer Name:

Customer Representative:

(print name)

Signature:

Date:



***City of Jacksonville Beach
Seawalk Pavilion – Roof Restoration
Scope of Work***

1) Preparation

- a) Cut out identified wet roof insulation areas down to structural deck and discard
- b) Infill with new polyisocyanurate insulation set in low rise foam adhesive and high density coverboard to match height of existing roof.
- c) Adhere (2) plies of roof membrane and tie into existing roof.
- d) Pressure wash entire roof to remove dirt, debris, algae

2) Detail Work

- a) Remove all clamping rings on drains and install Alphaguard base coat from roof and transition into drain. Immediately embed high tensile strength polyester reinforcement and allow to cure. Apply top coat.
- b) Replace drain fasteners with S/S bolts/washers/nuts, tap out internal bowls as needed prior to installation of new hardware.
- c) Prime all aluminum clad flashing with M-Prime (urethane to metal primer)
- d) Install Alphaguard base coat at flashings and embed high tensile strength polyester reinforcement and encapsulate. Install Alphaguard top coat to cured base coat.

3) Liquid Applied Roof Membrane

- a) Install Alphaguard base coat at 4 gallons per 100 SQ FT to field of the roof
- b) Embed 40" permafab high tensile strength polyester reinforcement into base coat and encapsulate.
- c) Overlap side laps and end laps a minimum of 4".
- d) Allow to cure
- e) Install Alphaguard top coat at a rate of 2 gallons per 100 SQ FT

*Take photos of work daily

*Remove trash/debris daily



Valid for 60 days. After that time, project conditions are subject to reassessment.

Contract #:	IFB #021-D
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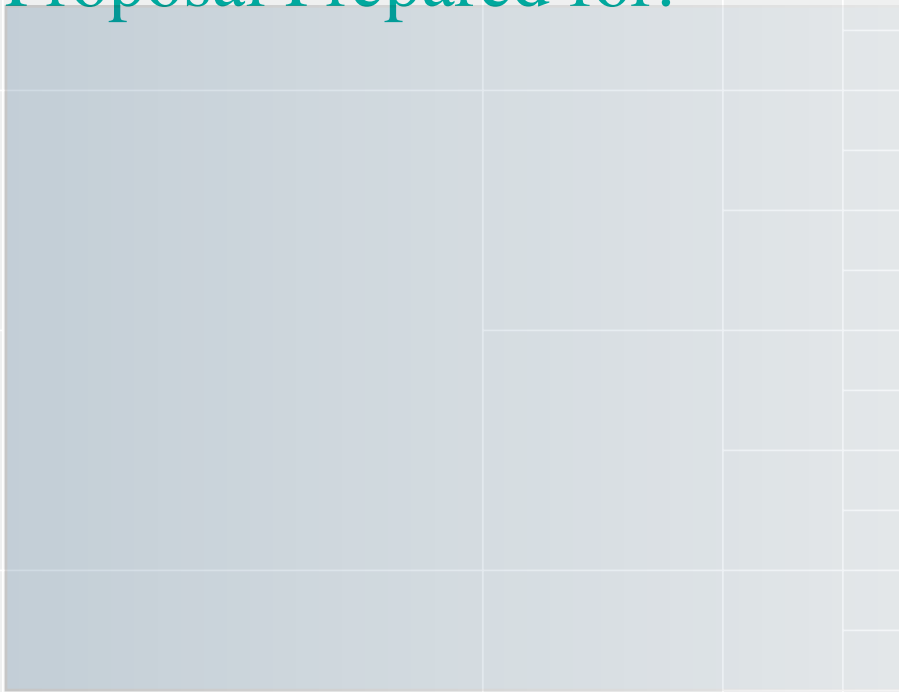
DATE: 9.22.2021

Bid Item Number	Description of Cost Factors	Unit of Measure	Price	Quantity	Project Amount
362300 304	LOW RISE FOAM INSULATION ADHESIVE 4/CS	CS	\$ 255.47	1	\$ 255.47
230012R	PERMAFAB 12" X 300' ROLL	ROL	\$ 122.97	4	\$ 491.88
230004R	PERMAFAB 4" X 300' ROLL	ROL	\$ 45.90	1	\$ 45.90
290400	PERMAFAB 40" X 324' ROLL	ROL	\$ 375.84	7	\$ 2,630.88
351700 800	ALPHAGUARD BIO BASECOAT A & B 4 GL KIT	KIT	\$ 364.59	60	\$ 21,875.40
351710T800	ALPHAGUARD BIO TOPCOAT- WHITE 3.1 GL KIT	KIT	\$ 300.50	28	\$ 8,414.00
351681 801	ALPHAGUARD M-PRIME - 1 GL	EA	\$ 157.61	8	\$ 1,260.88
876450 309	TREMSEAL PRO WHITE - 30 CTG/CS	CS	\$ 295.31	1	\$ 295.31
0365TSMHW601M	POWERPLY STANDARD SMOOTH HW	ROL	\$ 118.64	3	\$ 355.92
400	Additional and occasional services Roofing supplies Discount off Retail Price List	% of Discount	13.40%		\$ 35,625.64
533	Installer	Per Hour	\$ 141.3618	384	\$ 54,282.93
396	Difficult access or fall restriction; surcharge	Each	15.00%		\$ 8,142.44
454	10 year Restoration Warranty Under 10,000 Square Feet, Standard	EA	\$ 800.00	2	\$ 1,600.00
544	R.S. Means Multiplier/Factor - Normal Hours - Non-Prevailing Wage Rates	Percent	89.00%	\$ 12,968.48	\$ 11,541.95
FREIGHT PREPAID & ADD:					N/A
				SUBTOTAL	\$ 111,192.96
541	Performance and payment bond - bonding rate (percent of project)	Percent	0.40%		\$ 444.77
				TOTAL PROJECT COST	\$ 111,637.73
	* The pricing contained in this proposal is based in part on individual site-specific conditions and unique circumstances presented on each individual project, where applicable.				
	* Multiple proposals may not be combined into one Purchase Order or Contract due to Prevailing Wage Laws.				
	Separate Purchase Orders or Contracts will need to be issued for each Line Item Proposal.				

WTI General Services Proposal



Proposal Prepared for:



WTI General Services Proposal

Re: Project Name/Address:
Customer (the "Customer"):

Dear

Thank you for allowing Weatherproofing Technologies, Inc. ("WTI") to provide you with a proposal for work at the above-referenced location.

CONTRACT PRICE:

\$ ☐ Plus tax ☐ Tax included ☐ Tax exempt ☐ No tax
☐ Labor Only ☐ Time and Materials ☐ NTE ☐ Lump Sum

SCOPE OF WORK (THE "WORK"):



WTI General Services Proposal

Unless all Work hereunder is to be performed within thirty (30) days, WTI shall submit an invoice to the Customer at the end of each calendar month for the amount due for the portion of the Work completed during that month. If all Work is to be performed within thirty (30) days, no invoice shall be submitted until all Work has been completed. Customer shall pay WTI in full within thirty (30) days after receipt of each invoice.

TERMS AND CONDITIONS:

This Proposal is an offer by WTI to provide the Scope of Work set forth above to the Customer on the terms and conditions set forth herein and in WTI's standard terms and conditions (a copy of which may be obtained at <http://www.tremcoroofing.com/files/terms/TandCWTI.pdf>), which are hereby incorporated by reference (together, the "Terms and Conditions"). The Terms and Conditions will govern the Work to the exclusion of any other or different terms, including in any customer purchase order, unless otherwise expressly agreed in writing pursuant to a Master Agreement or similar contract with Customer signed by an authorized representative of WTI. Please confirm your acceptance either by return e-mail to the representative identified below or by having an authorized representative of Customer sign in the space provided below. Upon receipt of acceptance, WTI will process your order and promptly begin the Scope of Work. We appreciate your business and look forward to working with you at your facility.

Sincerely,

WEATHERPROOFING TECHNOLOGIES, INC.

By:

Title:

Phone:

E-mail:

AUTHORIZATION AND ACCEPTANCE:

Authorization is hereby given to WTI to proceed with the Work.

Customer:

By:

P.O. number (if required):

Print name:

Title:

Date:



WTI General Services Proposal

ACKNOWLEDGEMENT REGARDING PREVAILING WAGE REQUIREMENTS:

Please check ONE of the below:

- ☐ The work described to be performed by Weatherproofing Technologies, Inc. (“WTI”) at customer’s facilities is not subject to federal, state or local prevailing wage requirements, other than the Fair Labor Standards Act’s minimum wage provisions (29 U.S.C. § 206) and similar state minimum wage laws of general application.
- ☐ The work to be performed by WTI at customer’s facilities is subject to prevailing wage requirements, and the customer agrees to provide WTI with all applicable wage schedules for such work before a purchase order is generated for this work.

Customer further acknowledges that if customer is a public entity or agency, or the project is funded in whole or in part with federal funds, the price quoted by WTI for work performed on customer’s facilities is based on the assumption that the work is covered by a prevailing wage law (applicable state or local prevailing wage law or the Davis Bacon Act). If the customer indicates above that this project is not subject to any federal, state or local prevailing wage requirements the quoted price may be reduced.

Customer Name:

Customer Representative:

(print name)

Signature:

Date:



***City of Jacksonville Beach
Seawalk Pavilion – Facade Restoration
Scope of Work***

1) Preparation

- a) Route out any cracks larger than credit card and apply Tremseal Pro urethane sealant, allow to cure 24 hours. Repair concrete spalling area on parapet wall with Euclid Chemical concrete repair materials, allow to cure.
- b) Pressure wash exterior façade with minimum 2000 psi.

2) Detail Work

- a) Remove sealants at penetrations, doors, etc and discard, apply new Tremseal Pro urethane sealant and tool in.

3) Façade Elastomeric Coating

- a) Apply 1 coat of Solargard Hy-Build heavily fibered elastomeric coating to façade at 1.5 gallons per 100 SQ FT.

*Take photos of work daily

*Remove trash/debris daily

					
		Association of Educational PURCHASING AGENCIES			
				Effective 03/01/2021; Approved by AEPA December 2020	
				Valid for 60 days. After that time, project conditions are subject to reassessment.	
	WEATHERPROOFING TECHNOLOGIES, INC. LINE ITEM PRICING			Contract #:	IFB #021-D
	CITY OF JACKSONVILLE BEACH				
	75 1ST STREET NORTH				
	JACKSONVILLE BEACH, FL. 32250				
	QUOTE # 5045122				
	DATE: 9/22/2021				
	FL LICENCE # CGC1522684				
Bid Item Number	Description of Cost Factors	Unit of Measure	Price	Quantity	Project Amount
	Solarguard Rust Primer WB 5 GL	EA	\$478.00	1	\$413.95
	Tremseal Pro White - 30 CTG/CS	CS	\$331.00	1	\$286.65
	Solarguard H.B. SCC Surrey Beige 5 GL	EA	\$244.21	35	\$8,547.35
400	Additional and occasional services Roofing supplies Discount off Retail Price List	% of Discount	13.40%	\$1,239.23	\$8,008.71
				SUBTOTAL	\$8,008.71
534	Tradesman	Per Hour	\$141.36	240	\$33,926.83
396	Difficult access or fall restriction; surcharge	Each	15.00%		\$5,089.02
				SUBTOTAL	\$39,015.86
511	Multiplier/factor to be applied to the R.S. Means costs for the National Cooperative Contractor Network	% To Be Applied	92%	\$22,344.60	\$20,557.03
509	Performance and payment bond - bonding rate (percent of project)	%	0.40%		\$270.33
FREIGHT PREPAID & ADD:					\$289.34
				TOTAL PROJECT COST	\$68,141.27
	* The pricing contained in this proposal is based in part on individual site-specific conditions and unique circumstances presented on each individual project, where applicable.				
* Multiple proposals may not be combined into one Purchase Order or Contract due to Prevailing Wage Laws.					
Separate Purchase Orders or Contracts will need to be issued for each Line Item Proposal.					

Cost Estimate Report

City Of Jacksonville Beach

Jacksonville Beach, FL, 32250

75 1st Street North

Date: 03/01/2021

Seawalk Pavillion Facade

Year 2021 Quarter 1

Unit Detail Report

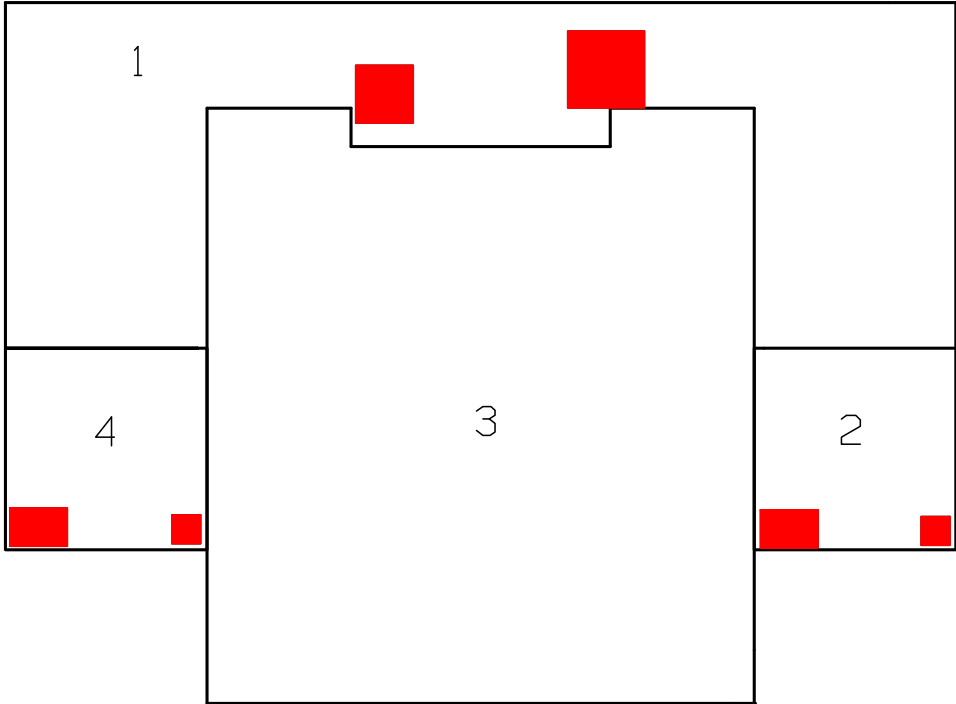
Prepared By: Deron Aksentowitz WTI

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 01	General Requirements				
015433400075	Rent aerial lift, articulating boom, to 60' high, 500 lb. capacity, diesel, Incl. Hourly Oper. Cost.	6.00	Week	\$1,571.02	\$9,426.12
015436501200	Mobilization or demobilization, delivery charge for small equipment, placed in rear of, or towed by pickup truck	30.00	Ea.	\$164.85	\$4,945.50
015436501200	Cleaning up, clean up after job completion, allow, max	1.00	Job	\$1.65	\$49.46
015436501400	Mobilization or demobilization, delivery charge for equipment, hauled on 20-ton capacity towed trailer	2.00	Ea.	\$698.67	\$1,397.34
015436501400	Cleaning up, clean up after job completion, allow, max	1.00	Job	\$6.99	\$13.97
015626500600	Temporary fencing, plastic safety fence, 4' high, light duty, posts at 10'	130.00	L.F.	\$4.06	\$527.80
015626500600	Cleaning up, clean up after job completion, allow, max	1.00	Job	\$0.04	\$5.28
015629502500	Temporary, sidewalks, exterior plywood, 2 uses, 3/4" thick	128.00	S.F.	\$1.53	\$195.84
015629502500	Cleaning up, clean up after job completion, allow, max	1.00	Job	\$0.02	\$1.96
Division 01	General Requirements Subtotal				\$16,563.27
Division 02	Existing Conditions				
024119190725	Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	6.00	Week	\$625.00	\$3,750.00
Division 02	Existing Conditions Subtotal				\$3,750.00

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Subtotal					\$20,313.27
General Contractor's Markup on Subs				0.00%	\$0.00
Subtotal					\$20,313.27
General Conditions				0.00%	\$0.00
Subtotal					\$20,313.27
General Contractor's Overhead and Profit				10.00%	\$2,031.33
Grand Total					\$22,344.60

City of Jacksonville Beach
Seawalk Pavilion
75 1st St

Roof Infrared Scan Report (Red Areas Confirmed Wet Roofing)

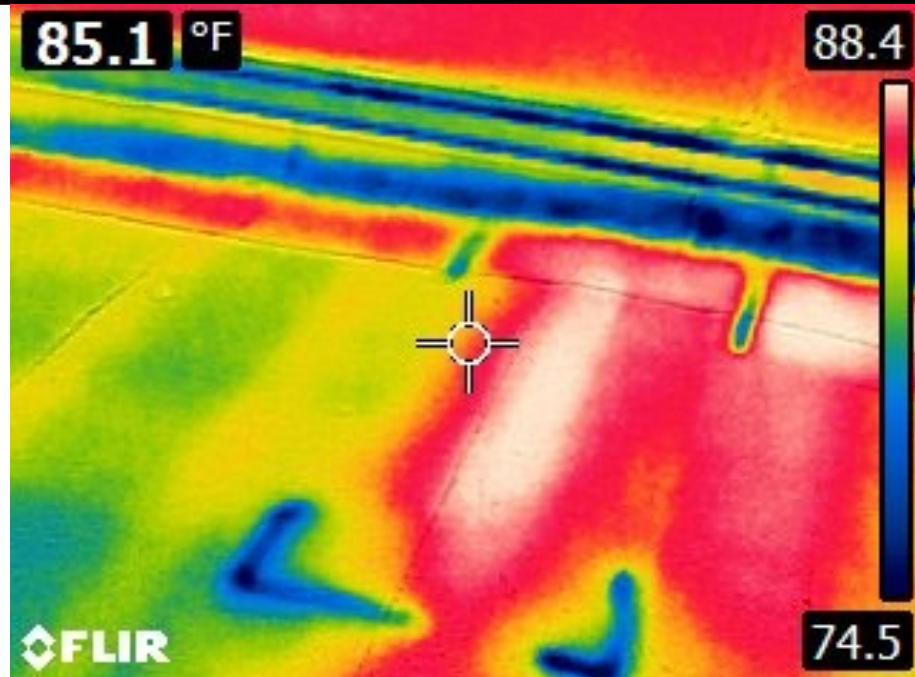


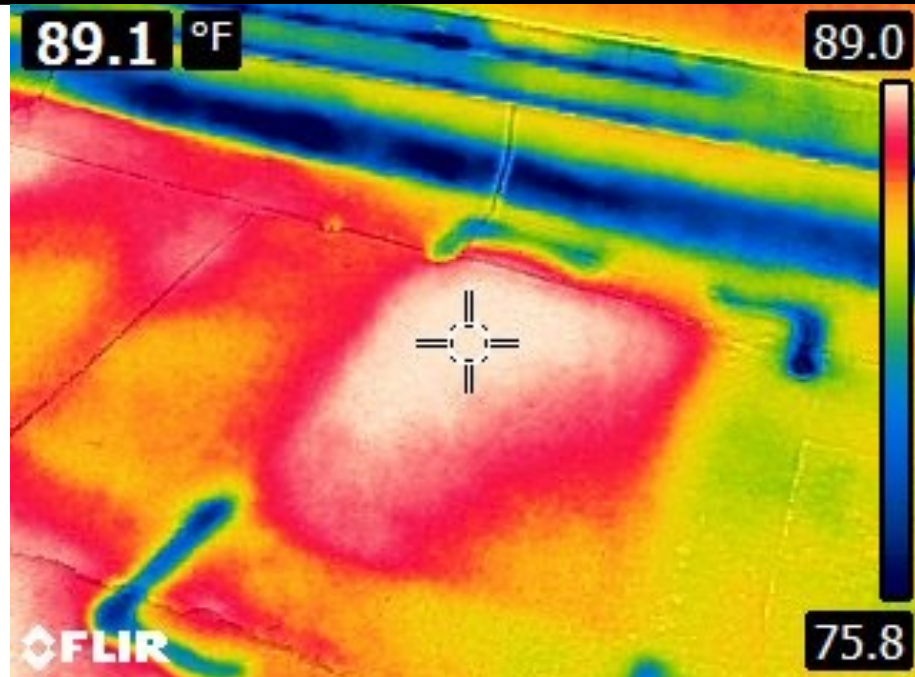


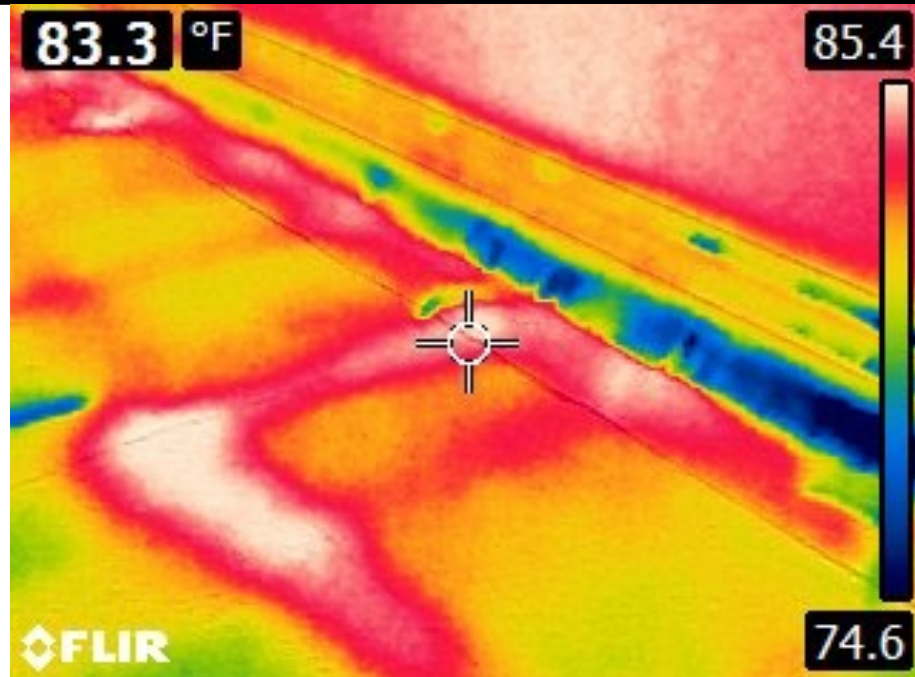
City of Jacksonville Beach
Seawalk Pavilion Roof Moisture Survey

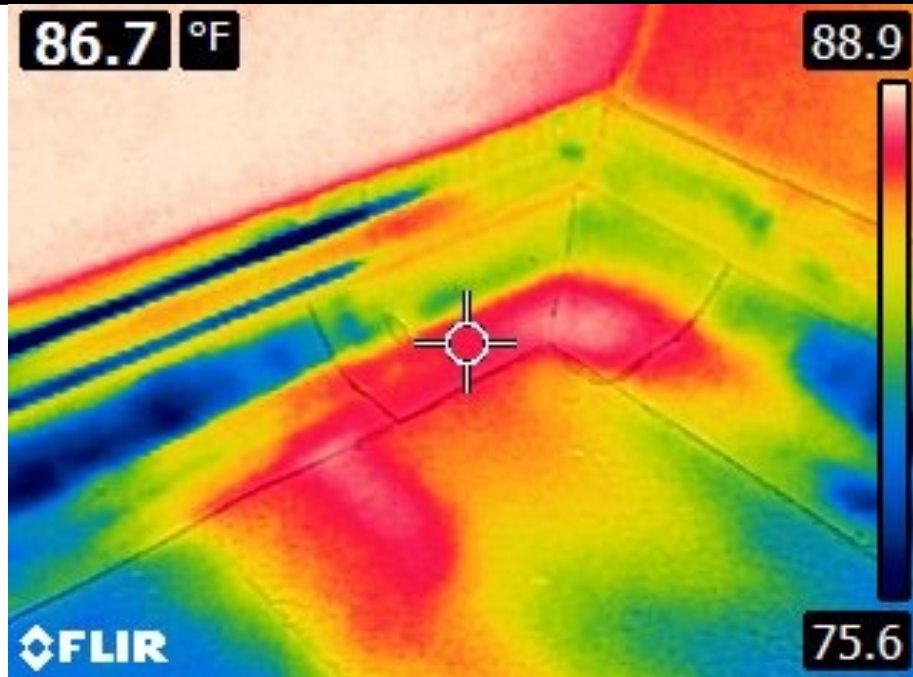
Prepared For: Mr. Luis Flores
City of Jacksonville Beach

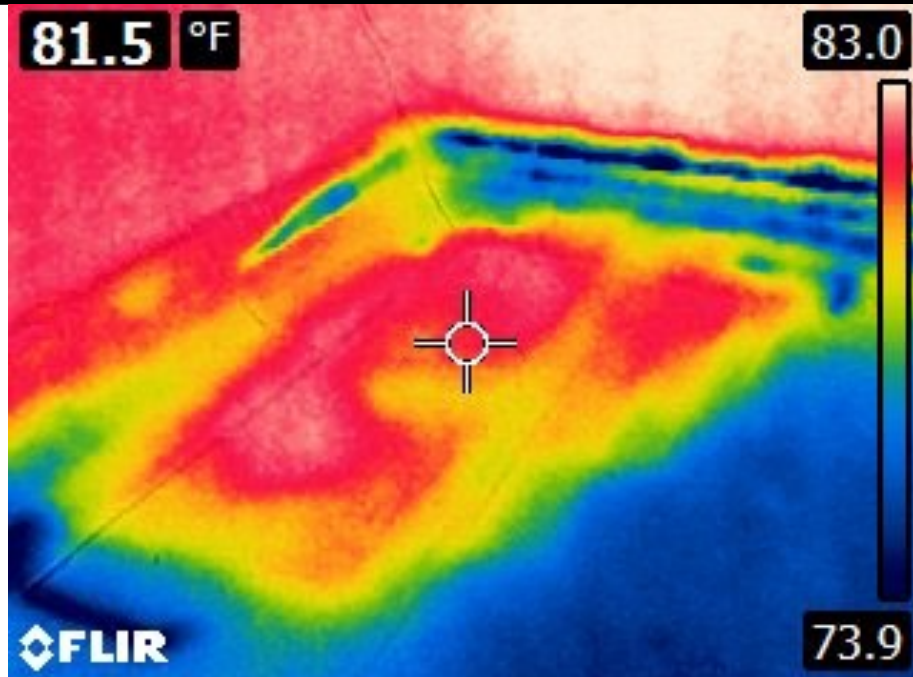


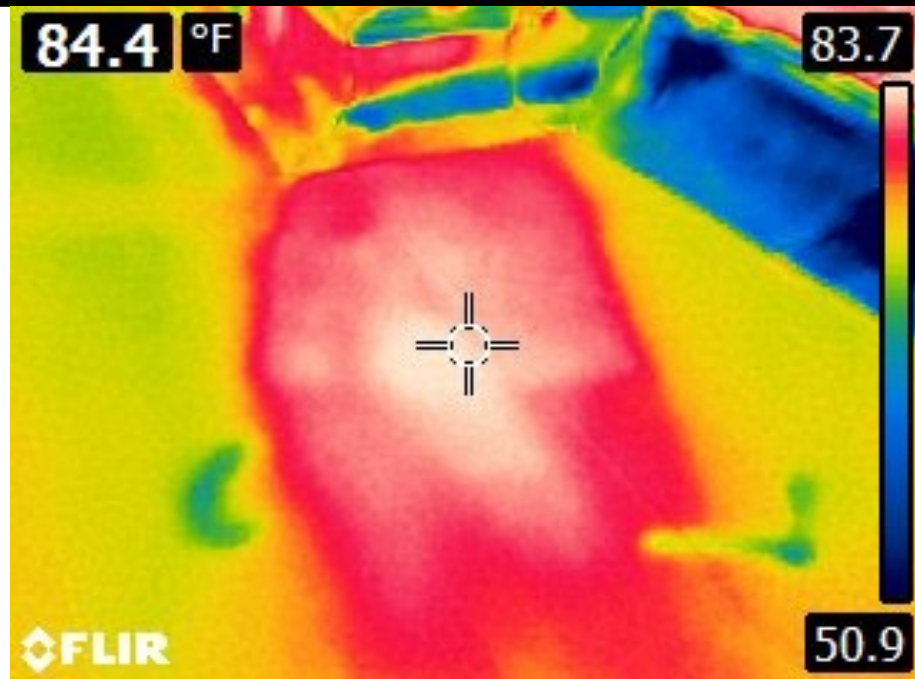














Introduced By: Jason Phitides
Adopted: October 25, 2021

CRA RESOLUTION NO. 2021-16

**A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH
COMMUNITY REDEVELOPMENT AGENCY APPROVING AN
APPROPRIATION OF FUNDS FROM THE DOWNTOWN
COMMUNITY REDEVELOPMENT AREA TAX INCREMENT
TRUST FUND FOR THE FISCAL YEAR BEGINNING OCTOBER
1, 2021 AND ENDING SEPTEMBER 30, 2022 FOR RENOVATION
AND MAINTENANCE OF THE SEAWALK PAVILION; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the CRA is authorized to appropriate tax increment trust funds for projects and programs included in its approved Community Redevelopment Plan; and

WHEREAS, the CRA specifies the use of Downtown Increment Trust Funds for the purpose of the development and ongoing maintenance of CRA funded projects in the downtown; and

WHEREAS, the Parks and Recreation department began the process of identifying maintenance and improvement needs within the downtown, thus finding leaks in the roof of the pavilion and areas of stucco in need of patchwork and repainting; and

WHEREAS, the CRA originally approved and funded the Seawalk Pavilion in 1999, with construction being completed in 2001; and

WHEREAS, the CRA adopted its downtown maintenance program in 2015; and

WHEREAS, the Parks and Recreation department carefully reviewed all options and recommends the Community Redevelopment Agency approve moving forward with WTI General Services. WTI gave a cost of \$68,141.27 for the stucco and façade improvements, and a cost of \$111,637.73 for the roof renovations and \$6,221 for lightning protection.

WHEREAS, the CRA has sufficient Downtown Community Redevelopment Tax Increment Trust Fund revenues to pay for this project.

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

SECTION 1. The appropriation from the Fiscal Year 2021-2022 Downtown Tax Increment Trust Fund for the Jacksonville Beach Community Redevelopment Agency in the total amount of \$186,000.00 to fund the maintenance and improvements of the Seawalk Pavilion with WTI General Services, is hereby approved.

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

DULY ADOPTED IN OPEN MEETING THIS 25th DAY OF OCTOBER, 2021

Art Graham, CHAIRMAN

Heather Ireland, ADMINISTRATOR



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

CRA AGENDA ITEM	
TO:	
FROM:	Ashlie Gossett, Chief Financial Officer
DATE:	10/15/2021
SUBJECT:	CRA Resolution No. 2021-17

BACKGROUND

This resolution seeks to appropriate the tax increment trust funds remaining at the end of FY2021 to the specific projects listed in Exhibit A of the resolution. As required by Florida Statute 163.387(7), any money that remains in the redevelopment trust fund at the end of a fiscal year must be either (1) returned to the taxing authorities, (2) used to reduce debt, (3) deposited in escrow for reducing debt in the future, or (4) appropriated to specific Redevelopment Plan projects. The funds appropriated to a project may not be changed unless the project is amended, redesigned, or delayed, in which case the funds must be re-appropriated pursuant to the next annual budget adopted by the Agency.

Exhibit A presents a roll-forward from the prior year-end appropriation to the current fiscal year's projected ending fund balance. The New Appropriations column represents items approved by the Agency during the year. The Expenditures column represents dollars spent on each project during the fiscal year. The Project Adjustments column reflects either the release of remaining funds at the conclusion of a project, or updated cost estimates. The FY2021 Projected Fund Balance column shows the year-end appropriation by specific project.

FINANCIAL IMPACT

REQUESTED ACTION

Adopt/Deny Resolution No. 2021-17 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY 2020-2021 Downtown Community Redevelopment Capital Improvement Budget and to appropriate Downtown Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A.

ATTACHMENTS

1. Resolution No. 2021-17 Year-End Budget Amendment - Downtown Projects
2. Exhibit A - Resolution No. 2021-17

Introduced by: _____
Adopted: _____

CRA RESOLUTION NO. 2021-17

**A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH
COMMUNITY REDEVELOPMENT AGENCY AMENDING ITS
DOWNTOWN REDEVELOPMENT DISTRICT CAPITAL
IMPROVEMENT PROJECTS BUDGET FOR THE FISCAL YEAR
BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30,
2021; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the CRA continues work to complete the component elements of Phase III of the Downtown Community Redevelopment Area Infrastructure Improvements Program adopted by the Jacksonville Beach City Council on November 5, 2007, as amended; and

WHEREAS, the CRA and City have adopted a Downtown Action Plan, amending the Downtown Community Redevelopment Plan; and

WHEREAS, work has progressed on those Action Plan related projects listed in Exhibit A to this resolution to a point where design and construction funding has been appropriated, or for other projects where estimated funding has been appropriated; and

WHEREAS, the CRA specified the use of Downtown Tax Increment Trust Funds for these projects; and

WHEREAS, the CRA has sufficient Downtown Tax Increment Trust Funds available to construct these projects; and

WHEREAS, the City of Jacksonville Beach Community Redevelopment Agency met in open meeting on October 25, 2021, to review and consider a budget amendment to appropriate funding for construction of the enumerated capital improvement projects.

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

SECTION 1. The fiscal year 2020-2021 Downtown Community Redevelopment Capital Improvement Budget for the Jacksonville Beach Community Redevelopment Agency is amended and Downtown Tax Increment Trust Funds are appropriated for capital improvement projects as shown in the attached Exhibit A - *CRA RESOLUTION NO. 2021-17, YEAREND DOWNTOWN FUND BALANCE APPROPRIATION*.

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

DULY ADOPTED IN OPEN MEETING THIS 25th Day of October, 2021.

Art Graham, CHAIRMAN

Heather Ireland, ADMINISTRATOR

EXHIBIT A
CRA RESOLUTION NO. 2021-17
FY2021 YEAREND DOWNTOWN FUND BALANCE APPROPRIATION

PROJECT DESCRIPTION	CRA Res. No.	PRIOR YEAR APPROPRIATED FUND BALANCE (Res. 2020-06)	ADD: NEW APPROPRIATIONS BY AGENCY	LESS: EXPENDITURES	PROJECT ADJUSTMENTS	FY 2021 PROJECTED FUND BALANCE	COMMENTS
PROJECTS PREVIOUSLY AWARDED/BUDGETED BY AGENCY							
Downtown Vision Plan - Phase III-B							
(1) Downtown Vision Plan, Phase III-B: Construct new water main and sidewalk on the east side of North 3rd Street between 6th Avenue North and 9th Avenue North	2018-10	\$235,136		(\$59,852)	(\$175,285)	(\$0)	Project Complete
Downtown Vision Plan - Phase III-C							
(1) Project #2: Stormwater collection piping, replace water and sewer systems, and road reconstruction, including on-street parking and sidewalks where appropriate, as needed in a portion of the area bounded by 4th Avenue South on the north and 13th Avenue South on the south between South 3rd Street and the oceanfront	2016-06; 2018-01	\$1,170,118		(\$72,803)	(\$963,141)	\$134,174	Project nearing completion
Projects #4-5: Professional engineering services for infrastructure improvement projects DT Phase IIIC- project 4 & 5	2021-02		\$1,052,416	(\$82,042)		\$970,374	Project ongoing
Professional engineering services to perform a study of the Central and South stormwater basins	2021-03		\$211,546	(\$72,973)		\$138,573	Project ongoing
Dune Walkovers and Stormwater Outfalls							
Design 25 replacement dune walkover structures and design seaward extensions of 15 existing oceanfront stormwater outfall structures	2018-08	\$19,041		(\$26,753)		(\$7,712)	Project ongoing
Rebuild 6 Dune Walkovers	2021-12		\$608,289			\$608,289	Project ongoing
Downtown Action Plan							
Dix Hite - Phase 2; Development of specific tasks for various components of the DT Action, Implementation, and Management Plan; including final design & bidding services to implement bike parking and site furnishing plan	2018-12; 2021-01	\$91,538	\$30,800	(\$24,517)		\$97,821	Project ongoing
(1) Video Security Camera System, Downtown area - Installation and Maintenance	2017-07	\$38,800				\$38,800	Installation project complete, maintenance agreement ongoing
(1) Video Security Camera System, Downtown area - Installation and Maintenance	2020-02	\$38,817		(\$31,247)	(\$3,660)	\$3,910	Project nearing completion
Design connectivity corridor in Downtown District	2021-09		\$21,900				
Operating Budget							
(2) 2020 Community Policing Operating Budget	2019-03	\$76,935	\$1,141,134	(\$1,278,610)	\$60,541	\$0	Fiscal Year End
(2) 2020 General Operating Budget	2019-03	\$0	\$999,875	(\$587,756)	(\$412,119)	\$0	Fiscal Year End
RESERVE FOR FUTURE PROJECTS							
(3) Downtown Vision Plan - Phase III-C, Projects #3-5: Stormwater collection piping, replace water and sewer systems, and road reconstruction, including on-street parking and sidewalks where appropriate, as needed in a portion of the area bounded by 4th Avenue South on the north and 11th Avenue South on the south between South 3rd Street and the oceanfront as well as the area bounded by 8th Avenue North and 2nd Avenue North on 1st Street North.		\$7,506,313			\$4,765,953	\$12,272,266	2022-2026 Capital Improvement Plan
(3) Rebuild Dune Walkovers		\$3,000,000			(\$500,000)	\$2,500,000	2022-2026 Capital Improvement Plan
(3) Construct 15 Replacement Beach Outfalls		\$600,000			\$400,000	\$1,000,000	2022-2026 Capital Improvement Plan
(4) Downtown Action Plan: The Pier Entry Redesign/Construction		\$806,018				\$806,018	Estimate provided 09/2018 by Dix Hite for Impl & Mgmt Plan
(4) Bicycle Parking Plan		\$54,398				\$54,398	Estimates provided 10/2019 by Dix Hite for Phase 2 Impl & Mgmt Plan
(4) Lighting Master Plan		\$843,700				\$843,700	
(4) Wayfinding and Signage		\$1,317,600				\$1,317,600	
(4) Site Furnishing Plan		\$763,427				\$763,427	
(4,5) Art Master Plan		\$754,023				\$754,023	
TOTAL PROJECTED YEAREND APPROPRIATION		\$17,315,865	\$4,065,960	(\$2,236,553)	\$3,172,290	\$22,295,661	

EXHIBIT A
CRA RESOLUTION NO. 2021-17
FY2021 YEAREND DOWNTOWN FUND BALANCE APPROPRIATION

PROJECT DESCRIPTION	CRA Res. No.	PRIOR YEAR APPROPRIATED FUND BALANCE (Res. 2020-06)	ADD: NEW APPROPRIATIONS BY AGENCY	LESS: EXPENDITURES	PROJECT ADJUSTMENTS	FY 2021 PROJECTED FUND BALANCE	COMMENTS
Roll-forward Previously Awarded Projects \$1,984,229 Yearend Budget Amendment for Future Projects \$20,311,432 PROJECTED FUND BALANCE AT YEAR END \$22,295,661							
<u>PROJECT ADJUSTMENT NOTES:</u>							
(1) Project completed, or nearing completion; remaining budget appropriation returned to fund balance							
(2) Annual operating budget lapsed, remaining operating appropriation returned to fund balance							
(3) Project estimates updated in FY2022-FY026 Capital Improvement Plan							
(4) Projects amounts reflect Dix.Hite Downtown Action Plan Statement of Probable Costs							
(5) Total Art Master Plan cost estimate is \$3,010,320. Yearend appropriation represents only the portion on hand to begin this project							
<u>PRIOR YEAR FUND BALANCE NOTE:</u>							
Actual FY2020 ending Fund Balance was \$17,937,816. The actual amount was more than the projected amount in CRA Resolution No. 2020-06 by \$621,951. This number reflects yearend project retainage payable accruals.							

CRA RESOLUTION NO. 2021-17
CITY OF JACKSONVILLE BEACH
DOWNTOWN REDEVELOPMENT FUND
CHANGES IN FUND BALANCE
OCTOBER 1, 2020 THROUGH SEPTEMBER 30, 2021

Revenues

Redevelopment Tax Increment	\$ 7,118,716
TIF Returned to Taxing Authorities	
Interest & Other	26,103
Total Revenues	<u>7,144,819</u>

Expenditures

DT CAPE

Personal Services	1,097,123
Operating	108,350
Capital Outlay	113,535

ADMINISTRATION

Personal Services	172,450
Operating	415,306
Capital Outlay	880,210
Total Expenditures	<u>2,786,974</u>

Net Change in Fund Balance	4,357,846
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Fund Balance, Beginning of Year	<u>17,937,816</u>
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*Projected Ending Fund Balance	<u>\$ 22,295,662</u>
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**Data as of 10/15/2021, fiscal year closeout in progress*



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

CRA AGENDA ITEM	
TO:	
FROM:	Ashlie Gossett, Chief Financial Officer
DATE:	10/15/2021
SUBJECT:	CRA Resolution No. 2021-18

BACKGROUND

This resolution seeks to appropriate the tax increment trust funds remaining at the end of FY2021 to the specific projects listed in Exhibit A of the resolution. As required by Florida Statute 163.387(7), any money that remains in the redevelopment trust fund at the end of a fiscal year must be either (1) returned to the taxing authorities, (2) used to reduce debt, (3) deposited in escrow for reducing debt in the future, or (4) appropriated to specific Redevelopment Plan projects. The funds appropriated to a project may not be changed unless the project is amended, redesigned, or delayed, in which case the funds must be re-appropriated pursuant to the next annual budget adopted by the Agency.

Exhibit A presents a roll-forward from the prior year-end appropriation to the current fiscal year's projected ending fund balance. The New Appropriations column represents items approved by the Agency during the year. The Expenditures column represents dollars spent on each project during the fiscal year. The Project Adjustments column reflects either the release of remaining funds at the conclusion of a project, or updated cost estimates. The FY2021 Projected Fund Balance column shows the year-end appropriation by specific project.

FINANCIAL IMPACT

REQUESTED ACTION

Adopt/Deny Resolution No. 2021-18 of the City of Jacksonville Beach Community Redevelopment Agency to amend the FY 2020-2021 South Beach Community Redevelopment Capital Improvement Budget and to appropriate South Beach Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A

ATTACHMENTS

1. Resolution No. 2021-18 FY2021 Year-End Budget Amendment - South Beach Projects
2. Exhibit A - Resolution No. 2021-18

Introduced by: _____
Adopted: _____

CRA RESOLUTION NO. 2021-18

**A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH
COMMUNITY REDEVELOPMENT AGENCY AMENDING
SOUTH BEACH CAPITAL IMPROVEMENT BUDGET FOR THE
FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING
SEPTEMBER 30, 2021; AND PROVIDING FOR AN EFFECTIVE
DATE.**

WHEREAS, the CRA continues work to complete the component elements of the South Beach Community Redevelopment District Capital Improvement Program adopted by the Jacksonville Beach City Council on April 18, 2011; and

WHEREAS, the CRA previously approved amendments to its annual budgets for capital construction projects in said Capital Improvement Program and also for the design, construction, and maintenance of various facilities located in South Beach Park; and

WHEREAS, work on the plans and specifications for projects listed in Exhibit A to this resolution have advanced to the stage where construction funding has been appropriated, or for other projects where estimated funding has been appropriated; and

WHEREAS, the CRA specified the use of South Beach Tax Increment Trust Funds for these projects; and

WHEREAS, the City of Jacksonville Beach Community Redevelopment Agency has sufficient South Beach Community Redevelopment Tax Increment Trust Fund revenues to pay for the construction of the projects; and

WHEREAS, the City of Jacksonville Beach Community Redevelopment Agency met in open meeting on October 25, 2021, to review and consider a budget amendment to appropriate funding for construction of the enumerated capital improvement projects.

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

SECTION 1. The fiscal year 2020-2021 South Beach Community Redevelopment Capital Improvement Budget for the Jacksonville Beach Community Redevelopment Agency is amended and South Beach Tax Increment Trust Funds are appropriated for capital improvement projects as shown in the attached Exhibit A - *CRA RESOLUTION NO. 2021-18, FY2021 YEAR-END SOUTH BEACH FUND BALANCE APPROPRIATION*.

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

DULY ADOPTED IN OPEN MEETING THIS 25th Day of October, 2021.

Art Graham, CHAIRMAN

Heather Ireland, ADMINISTRATOR

EXHIBIT A
CRA RESOLUTION NO. 2021-18
FY2021 YEAREND SOUTH BEACH FUND BALANCE APPROPRIATION

PROJECT DESCRIPTION		CRA Res. No.	PRIOR YEAR APPROPRIATED FUND BALANCE (Res. 2020-07)	ADD: NEW APPROPRIATIONS	LESS: EXPENDITURES	PROJECT ADJUSTMENTS	FY 2021 PROJECTED FUND BALANCE	COMMENTS
PROJECTS PREVIOUSLY AWARDED/BUDGETED BY AGENCY								
	Design of Ocean Terrace Drainage Improvements; FY2020 Work Expended to Design 8ft wide Multi-Use Path on Jacksonville Drive	2019-01; 2020-01; 2020-04	\$77,395		(\$72,738)		\$4,657	Project ongoing; closeout in progress
	Stormwater Channel Improvements from JTB to Marsh Landing Pkwy	2019-02	\$132,510		(\$120,962)		\$11,548	Project ongoing; closeout in progress
	2 portable metal soccer goals for artificial turf field at SB Park	2020-05		\$4,107	(\$4,107)		\$0	<i>Project complete</i>
	Study of central and South stormwater basins	2021-03		\$118,216	(\$12,633)		\$105,583	Project ongoing
	Shade shelters for SB Park splash pads	2021-04		\$60,753	\$0		\$60,753	Project ongoing
	Construct South Beach Park basketball Court and Pickleball Courts	2021-05		\$131,460	(\$116,464)		\$14,996	Project ongoing
	Design and construct Sunshine Park Playground	2021-07		\$1,379,292	(\$14,800)		\$1,364,492	Project ongoing
	Design connectivity corridor in Southend District	2021-08		\$39,900	\$0		\$39,900	Project ongoing
	Construct reinforced concrete median barriers on SB Parkway	2021-11		\$67,436	\$0		\$67,436	Project ongoing
	Construction of Ocean Terrace Drainage Improvements	2021-13		\$5,254,066	\$0		\$5,254,066	Project ongoing
(1)	2021 Original Operating Budget	2020-03		3,214,208.00	(\$396,177)	(\$2,789,165)	\$28,866	Open Encumbrances for maint. projects at Sunshine Park
RESERVE FOR FUTURE PROJECTS								
(2)	(Phase 3) South Beach Parkway Roadway/ Stormwater Improvements Project: The design of improvements to the South Beach Parkway Stormwater Pond (at Marsh Landing Parkway) that receives Ocean Terrace stormwater design is being reviewed by City staff, in the process of obtaining 3 temporary construction easement documents. Construction of pond is being delayed until further evaluation of an alternate material to sheet piling is performed.		\$1,000,000				\$1,000,000	2022-2026 Capital Improvement Plan
(3)	Resulting projects from drainage study in the area bounded by JT Butler Boulevard, South Beach Parkway, America Avenue with outfall to the west, and Republic Drive / Rip Tide Subdivision. Anticipate significant drainage improvements in the area to reduce localized flooding coupled with reconstruction of roads to city standard to include curbing. Also, water & sewer systems are to be improved as necessary. (phase 4)		\$5,250,000			(\$5,250,000)	\$0	2021-2025 Capital Improvement Plan; project partially appropriated in FY2021 Res. No. 2021-13
(4)	(Phase 4) part2: Additional design for America Avenue will be completed in FY21. This is a sidewalk, drainage and roadway improvement for the area on America Avenue from Republic Drive southward to cul-de-sac, including a stormwater pump station to discharge into Phase I of Phase 4 Jacksonville Drive Project.			\$1,650,000			\$1,650,000	2022-2026 Capital Improvement Plan

EXHIBIT A
CRA RESOLUTION NO. 2021-18
FY2021 YEAREND SOUTH BEACH FUND BALANCE APPROPRIATION

PROJECT DESCRIPTION		CRA Res. No.	PRIOR YEAR APPROPRIATED FUND BALANCE (Res. 2020-07)	ADD: NEW APPROPRIATIONS	LESS: EXPENDITURES	PROJECT ADJUSTMENTS	FY 2021 PROJECTED FUND BALANCE	COMMENTS
(5)	South Basin Stormwater Outfall Channel Improvements - Stormwater Improvements include South Basin Canal modifications and outfall ditch improvements from Osceola Avenue to Jacksonville Drive. South Basin Stormwater Outfall Channel Improvements include basin and downstream silt removal, pipe cleaning/rehabilitation and channel stabilization. Roadway improvements include Marsh Landing Parkway, Isabella Blvd from Jacksonville Drive to Osceola Avenue, and 34th Avenue South from Isabella Blvd to dead end. <i>(phase 5)</i>		\$4,547,781			(\$1,648,701)	\$2,899,080	2022-2026 Capital Improvement Plan
(6)	South End Connectivity Corridors			\$316,800			\$316,800	2022-2026 Capital Improvement Plan
TOTAL PROJECTED YEAREND APPROPRIATION			\$11,007,686	\$12,236,238	(\$737,881)	(\$9,687,866)	\$12,818,177	

Roll-forward Previously Awarded Projects	\$6,952,297
Yearend Appropriation for Future Projects	\$5,865,880
FUNDS APPROPRIATED TO PROJECTS	\$12,818,177

PROJECT ADJUSTMENT NOTES:

- (1) Annual operating budget lapsed. Open encumbrances for project work carried forward, remaining appropriations returned to fund balance.
- (2) Project re-budgeted in FY2022-FY026 Capital Improvement Plan
- (3) Project partially appropriated in FY2021 (CRA Res. No. 2021-13). Remaining project work appropriated in separate line item.
- (4) Project estimate updated in FY2022-FY026 Capital Improvement Plan. Remaining Phase 4 work.
- (5) Project estimate updated in FY2022-FY026 Capital Improvement Plan. Total project estimate is \$5,232,000, tax receipts in future years will fund remaining balance.

PRIOR YEAR FUND BALANCE NOTE:

The actual FY2020 Fund Balance was \$11,006,173. The actual amount was less than the projected amount in CRA Resolution No. 2020-07 by \$1,513.

CRA RESOLUTION NO. 2021-18
CITY OF JACKSONVILLE BEACH
SOUTH BEACH REDEVELOPMENT FUND
CHANGES IN FUND BALANCE
OCTOBER 1, 2020 THROUGH SEPTEMBER 30, 2021

Revenues	
Redevelopment Tax Increment	\$ 4,811,387
TIF Returned to Taxing Authorities	(2,279,078)
Interest	17,577
Total Revenues	<u>2,549,886</u>
Expenditures	
Personal Services	94,624
Operating	272,805
Capital Outlay	370,453
Total Expenditures	<u>737,882</u>
Net Change in Fund Balance	1,812,004
Fund Balance, Beginning of Year	<u>11,006,173</u>
*Projected Ending Fund Balance	<u>\$ 12,818,177</u>

**Data as of 10/15/2021, fiscal year closeout in progress*