City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Council Briefing Notice

City Council

Monday, January 10, 2022 **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. American Flood Coalition Presentation
B. CRA Quarterly Report
C. Land Development Code Parking Standards
D. Discuss City Manager's Annual Performance Evaluation
E. Future Briefing Topics
F. Committee Assignment Report

This Briefing will be conducted using video technology. The City is providing options for public attendance at the Briefing as 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	Sandy Golding	Dan Janson
	Fernando Meza	Cory Nichols	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 meeting by visiting the YouTube Channel for the City of Jacksonville Beach.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodations 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 email to CityClerk@jaxbchfl.net.

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CITY COUNCIL BRIEFING TOPIC	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Heather Ireland, Director Planning and Development
DATE:	January 10, 2022
SUBJECT:	CRA Quarterly Report - January 2022

BACKGROUND

Pursuant to the CRA's Communications Strategy, staff will be providing quarterly updates to the City Council on CRA Board activities. This memo is the second quarterly report from staff. Below is a summary of CRA activities and projects since October of 2021, broken down by District and includes specific staff and consultant assignments. Staff and two CRA Board members attended the annual FRA Conference in October of 2021 in Ft. Myers.

Downtown CRA District

- Appropriated funds to cover maintenance and renovations to the Seawalk Pavilion.
- Continued discussions on downtown projects based on City Council priority objectives.
- Discussed the following potential projects or concepts:
    1. Revisiting the Pier parking lot plans;
    2. Revisiting the Latham Plaza conceptual plans;
    3. More outdoor dining options, such as street end zones, sidewalks or a public plaza;
    4. Periodic closing of 1st Street downtown;
    5. Connect downtown to retail on 4th Avenue South; and
    6. P3 project on the Latham Plaza parking lot.

Southend CRA District

- Appropriated additional funds to cover final design and construction costs for Sunshine Playground at South Beach Park.
- Authorized staff to move forward with updating the Southend Plan.

Staff Projects

- Completed incentives survey and working on quantifying the results and developing the individual incentives programs.
- Preparing to begin accepting applications for the Art Selection Committee to implement the Downtown CRA Art Master Plan.
- Continuing to work with Parks and Recreation and Public Works Departments to complete a comprehensive maintenance plan that will cover a 12-month window.
- Actively updating the Southend CRA District Plan and will have a draft to review in

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approximately 30 days.
- Working with Dix.Hite to implement the bike rack and hardscape plans for downtown and start on the wayfinding sign plan. An internal meeting is scheduled for January 5, 2022.
- Scheduling and preparing for a workshop with Dix.Hite to discuss the conceptual plans for revisioning Latham Plaza.
- Reviewed plans for the Pier parking lot to provide comments back to Dix.Hite.
- Scheduling and preparing for a workshop to discuss P3 Opportunities Downtown.
- Working with the City Communications Manager to develop a strategy for marketing CRA projects and getting CRA information out to the public.
- Replaced regular street banners with seasonal banners and fixed broken support poles. Will be working to replace all the banners with new ones in 2022.
- Working to create a plan that prioritizes CRA projects, and categorize them into the two priorities set by City Council in July 2021 (Economic Development and Land Use).
- Working with Southern Group to develop a scope for a market analysis for the Latham Plaza parking lot.

Private Projects in Downtown

- Spring Hill Suites: Currently under construction, and utilizing vacant lot beside Lynch's for lay down yard. CRA has expressed interest in the vacant lot, but cannot explore development incentives until after Spring Hill construction is complete.
- Pier: COJ Project. Anticipated completion date summer of 2022.
- Jax Beach Town Center Development Project is a multi-use project with two restaurant spaces, and a separate private event space and is actively under construction. Located on the corner beside City Hall. Currently, Oaxaca Mexican restaurant and Jekyll Island Brewing are the two restaurant tenants.
- Oku Sushi: Certificate of occupancy received November 2021. Plans to open in 2022.

FINANCIAL IMPACT
None

COUNCIL DIRECTION REQUESTED
None - Informational only

ATTACHMENTS

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CITY COUNCIL BRIEFING TOPIC	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Heather Ireland, Director Planning and Development Department
DATE:	January 10, 2022
SUBJECT:	Land Development Code Parking Standards for Townhouses

BACKGROUND

At a previous briefing, the City Council expressed an interest in reviewing the standards for parking for townhouse dwelling units to mitigate some perceived parking problems at townhouse developments in certain areas of the City. Below is information on the City's residential parking standards, and standards from other cities, including ones in Duval County.

Division I of Article VIII of the Land Development Code (LDC) provides parking and loading standards for development within the City. Currently, parking for residential and lodging uses in Jacksonville Beach is provided in the table below:

Residential and Lodging Uses	Parking Requirement
Single-family, mobile home, two-family, townhouse, and multiple-family dwellings	Two spaces per dwelling unit
Housing for the elderly	One space per unit
Fraternity, sorority houses	One and one-half spaces for each two residents
Hotels and motels	One and one-quarter spaces per guest room for the first 50 guest rooms and one space per guest room over 50 Within CBD or RD Districts within CBD zoning, it is 1 space/guest room.
Rooming and boarding houses	One and one-quarter spaces per guest room

Staff has researched other cities for residential parking standards and provides the information in the table below:

City	Use	Standard
Neptune Beach	Single-family, two-family and multiple-family	Two spaces per dwelling unit

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Atlantic Beach	All residential uses (other than multiple-family within commercial zoning districts)	Two spaces per dwelling unit
Jacksonville	Single-family, and townhomes	Two space spaces per dwelling unit, plus one guest parking space for every three townhomes
Palm Beach	Two-family and townhouses	Two spaces per dwelling unit, plus one additional per each five family dwelling units or portion thereof. Units larger than 3,000 sq. ft. shall provide three parking spaces.
Palm Coast	Single-family, duplex, two-family and townhouse units	Two spaces per dwelling unit
Gainesville	Single-family Two-family and attached dwellings (townhouses)	One space per dwelling unit Two spaces per dwelling unit
Cocoa Beach	Single-family and multiple-family (includes townhouses)	Two spaces per dwelling unit

The City's parking standards for residential dwelling units are consistent both across different types of residential units, and are comparable with the other Florida cities that were researched. Parking standards for lodging facilities such as group homes and hotels are different. Single-family uses either require a one-car garage or a one-car carport. Garage and carport spaces count toward the parking requirement in addition to driveway parking spaces. Townhouses and multiple-family dwellings do not have a garage or carport requirement.

Increasing the parking requirement for a specific use could potentially create non-conforming properties throughout the entire City. The LDC is scheduled for review and update in FY 2022/2023, following a review and update to the Comprehensive Plan. Staff have identified other areas of the parking standards section of the LDC that need to be reviewed and updated. Based on scheduling of priorities, goals, and objective for the organization, Administration and staff preference would be to make comprehensive changes to the entire parking and loading standards that equitably impact the entire city at the time of LDC review.

FINANCIAL IMPACT

None

COUNCIL DIRECTION REQUESTED

Does Council wish to pursue changes to the parking standards for only and specifically townhouses at this time?

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CITY COUNCIL BRIEFING TOPIC	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Kimberlee Bennett, Director of Human Resources
DATE:	January 10, 2022
SUBJECT:	City Manager's Annual Performance Evaluation

BACKGROUND

Mr. Staffopoulos is approaching his three-year anniversary on January 28, 2022, and in accordance with his employment agreement, the City Council is required to review his performance at least once annually.

The Mayor and City Council members each completed the City Manager's evaluation form. A compilation of those responses was created and provided to the Mayor and Council on January 7, 2022. The City Manager will meet with the Mayor and City Council Members to discuss his performance.

FINANCIAL IMPACT

None

COUNCIL DIRECTION REQUESTED

None

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