



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Community Redevelopment Agency

Monday, July 25, 2022

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

APPROVAL OF MINUTES

- A. June 27, 2022 Minutes
- B. July 13, 2022 Minutes

DOWNTOWN CAPE

STAFF REPORT

- A. July Staff Report

OLD BUSINESS

- A. Resolution 2022-05, Southend Plan Amendment

NEW BUSINESS

- A. Redevelopment District: RD Rezoning Application for the Gallery RD Project

ITEMS FOR DISCUSSION

- A. Cash Flow Projection - Southend and Downtown Redevelopment Districts
- B. JBPD Camera System

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: City Manager; City Attorney

**Minutes of Community Redevelopment Agency Meeting
held Monday, June 27, 2022 at 3:00 PM
in the Council Chambers**



CALL TO ORDER

Chairman Graham called the meeting to order at 3:13PM.

ROLL CALL

Chairman:	Art Graham	
Board Members:	Frances Povloski	Jeffrey Jones
	David McGraw	Gary Paetau

Also present were: Heather Ireland and Taylor Mobbs

COURTESY OF THE FLOOR TO VISITORS

Chairman Graham extended Courtesy of the Floor to visitors.

Daleen Byrd, of 123 6th Ave S, Unit A, addressed the agency on concerns with the proposed design of the public works Phase 3C project.

Chris Cenci, of 123 6th Ave S, Unit A, addressed the agency on concerns with the proposed design of the public works Phase 3C project.

The Chairman thanked the speakers for their time, and the agency will review the comments made, and discuss further during a workshop meeting.

STAFF REPORT

A. June Staff Report

Staff addressed the agency on various projects located within the two CRA districts. Staff added a section to this staff report that reviewed the objectives and goals set by the Council and the Agency in July 2021. Staff briefed the agency on the status of various items and the progress made.

Discussion ensued regarding various projects, and the agency asked a few staff requests following the next board meeting(s) in July. Staff will place the public works concerns on the next workshop agenda. The agency requested documents from the finance department be presented in July, preferably at the workshop if possible. Finally, the agency expressed concerns regarding Habibi's located in the downtown district. The site is not fully under construction, and there are several unsightly issues surrounding the building. Staff stated they will follow up with the owners of the property and work with them to ensure the site is cleaned up.

APPROVAL OF MINUTES

It was moved by Ms. Povloski and seconded by Mr. Paetau and passed unanimously to approve the following minutes:

- March 28, 2022
- April 25, 2022
- May 11, 2022
- May 23, 2022

A. March 28, 2022 Minutes**B. April 25, 2022 Minutes****C. May 11, 2022 Minutes****D. May 23, 2022 Minutes****DOWNTOWN CAPE**

The agency was briefed on the overall status of the CAPE program.

Currently, the CAPE program is one staff member short. The CAPE unit is working hard on patrol, specifically on removal of drugs and guns from the downtown. The unit is working towards being proactive, not reactive.

The Police Department is currently working internally with staff to implement a new security camera program that will consist of upgrades in both the downtown and southeast districts(s). As this develops, staff will brief the agency accordingly.

Finally, the CAPE is taking their typical measures in regards to the Independence Day Celebrations.

OLD BUSINESS**A. Maintenance Plan Update**

Staff presented the agency with a document titled "Downtown Landscaping Maintenance Plan". Staff worked with Parks and Recreation to develop a comprehensive plan, and schedule, for enhanced maintenance in the downtown district. The agency discussed the various elements of the plan and requested the following from staff:

- Is there anything that can be done to ensure the downtown night life do not line up patrons along the pavers?

- Is there a way to utilize the FY23 incentive program to ensure businesses do not have patrons damaging the pavers from crowds?
- The agency identified some areas of private businesses that needed addressing, and how could we use incentives to encourage business owners to refresh their spaces to match the desired level of maintenance in the downtown.
- The agency requested staff add the fencing surrounding Latham Plaza to the plan, and identify a replacement and maintenance schedule.
- Is structural maintenance accounted for in this plan, and if not, should it be?
- Staff will edit a few of the timelines on the maintenance plan to account for more specific expectations (example: tree trimming)

Staff reiterated to the agency the intention for this document is regular review, and regular updates.

B. Southend Plan Update - DRAFT

Mr. Jim Gilmore, of The Southern Group, presented the agency with a draft version of the Southend Plan Amendment inclusive of the FY23-27 CIP. Staff pointed out the plan should be amended at a minimum of 5 years, which will allow the agency to reevaluate projects called out in the Southend plan and the costs associated.

A few key points of the plan amendment were:

- Addition of security measures in the Southend, specifically South Beach Park
- Addition of the potential passive park
- More broad terms for future public works projects

The agency briefly discussed the plan amendment and the process associated with the timeline, next steps, etc. Staff will bring the final resolution back to the agency at the July Meeting, which will make the recommendation for approval by City Council.

The agency requested staff send a copy of the 2017 'amendment' for the agency to see.

C. Resolution No. 2022-04 CRA Logo

It was moved by Mr. McGraw and seconded by Ms. Povloski to approve Resolution 2022-04 formally adopting the CRA logo from the approved brand standards manual. The approval was unanimous.

NEW BUSINESS

Agency member, Mr. Paetau informed the agency and staff that the accident that occurred at the intersection of Riptide and Southbeach Parkway damaged the crosswalk light, and at this time, they are still not operational. Mr. Paetau asked staff to follow up with the appropriate department to see if signage could be placed warning the public that the lights are not working, so people do not press the signal and begin crossing unsafely. Staff stated they would follow up with Public Works to have signage placed at the intersection.

Agency member, Ms. Povloski addressed a concern about the intersection light located at 2nd Ave. South and 3rd Street. She stated the turn signal light never goes green, and remains flashing yellow, making it nearly impossible for people driving to turn left. Staff stated that is an FDOT light, and they would reach out to have FDOT come out and ensure the light is working properly.

ITEMS FOR DISCUSSION

Agency member, Mr. McGraw discussed visiting a community recently, and noted the architectural/design standards in the downtown. Mr. McGraw stated to the agency, as we continue to develop the downtown, is there a desire from the agency and specifically, the Council, to implement some type of distinct standards for the downtown? The agency briefly discussed, and the discussion was essentially tabled at that time.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:33PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Art Graham, Chairman

Date: _____

**Minutes of Community Redevelopment Agency Meeting
held Wednesday, July 13, 2022 at 12:00 AM
in the Council Chambers**



CALL TO ORDER

Chairman Graham called the meeting to order at 3:00PM .

ROLL CALL

Chairman:	Art Graham	
Board Members:	Frances Povloski	Jeffrey Jones
	David McGraw	Gary Paetau

Also present were: Heather Ireland, Laura Smith (GAI), Taylor Mobbs, Dennis Barron, Commander Crumley, Sgt. Sharp, Jim Gilmore, and Taylor Mejia

ITEMS FOR DISCUSSION

A. Public Works Project Update(s) - Phases 4 & 5 Downtown

Public Works Director addressed the agency about the Phase(s) 4 & 5 Project(s) in the downtown district.

Mr. Barren stated the public works department tried to incorporate as many of the public questions/comments/concerns as possible from the two previous public open houses. Mr. Barren stated the drawings he presented on the table were the latest renderings, and they are still somewhere between 60-90% completion on the documents.

The agency discussed various areas of the drawings, and the overall goals for the additional parking.

Mr. Barron stated the most recent drawings and plans are available on the City website under the Public Works section, with a direct link on how to submit comments. Finally, Mr. Barron stated there will be at least one additional public open house to go over the most recent version of the plans presented. He also stated they have used web, and mail delivery to notify residents impacted by this project. For the next open house, he stated they would be using door hangings to notify residents.

The agency felt that the updated plans did a good job incorporating several of the comments, and encouraged the public works department to have the open house sooner rather than later so public input can be incorporated into the 100% plans.

B. Market Analysis, GAI - Latham Parking Lot

Staff introduced Laura Smith of GAI Consulting Firm to the agency. Laura Smith was the lead

on the market analysis conducted for the parking lot adjacent to Latham Plaza.

Ms. Smith went over a brief presentation with the agency that addressed the key takeaways from the findings of the market analysis. It was determined the two best uses to be included on the site would be retail and office space.

The agency asked what the next steps in the process of beginning a P3 project would look like. Staff stated that ideally the findings would be circulated casually through the development community locally to gauge a 'temperature' for the desire to develop the site. Simultaneously, staff will continue to work internally on the P3 policy to guide the negotiation process. Staff also pointed out that this will ultimately have the final approval from the Jacksonville Beach City Council. Staff will utilize a future briefing to inform council of the analysis findings and the CRA intentions moving forward.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:28PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Art Graham, Chairman

Date: _____



Community Redevelopment Agency, Jacksonville Beach

Staff Report

July 2022 (Updates as of July 18, 2022)

Table of Contents:

P. 2.....	Economic Development Priorities and Initiatives
P. 3.....	Downtown Cape
P. 4.....	Parks and Recreation
P. 5.....	Public Works
P. 7.....	Planning/Building Department
P. 9.....	Staff/Misc.

ECONOMIC DEVELOPMENT PRIORITIES AND INITIATIVES:

- **CRA Branding/Logo:** the CRA has formally chosen the following logo, to be adopted via resolution



- **“Quality of Life”:**
 - **Infrastructure Upgrades**
 - **Upgraded Dune Walkovers (Public Beach Access)**
 - **Upgrades to Public Spaces**
 - Latham Plaza
 - P3 Project on Latham Plaza Parking Lot
 - Investments into South Beach Park
 - Investments into Bike Racks and Hardscapes
 - Landscaping Upgrades
 - Public Art Implementation
 - Lighting Upgrades (Safety)
- **Incentive Plans:**
 - Utilizing CRA funds to give existing and potential businesses opportunities for assistance.
- **Market Analysis:**
 - The analysis is intended for the recruitment of an appropriate business/developer for the lot adjacent to Latham Plaza, however, the market analysis will encompass data from the entire district/downtown. This will help staff further determine what type of businesses we need to be seeking.
- **CAPE Program:**
 - Having the police initiative specifically for the downtown district, helps to improve quality of life by improving safety, which will help in attracting businesses.

DOWNTOWN CAPE UPDATE:

PARKS AND RECREATION:

- Parks and Recreation staff has talked with the playground contractor and the recommendation regarding safety striping around the swing sets is to replace the green turf with a blue turf to differentiate the space that is walkable, versus space that is in the path of the swing. This amount is approximately \$30,000.00 and is covered in the contingency budget for the playground. No budget amendment will be necessary.
 - Staff asked about doing just a band of a different color around the swing area, however, the way turf is installed, it is safer to replace one large section.
 - Staff also received comments from citizens and visitors using the playground on the safety issue of the swing space being clearly marked, and the spaces at the base of the slides. This cost estimate includes both of those areas being replaced with a different color turf.
- Turf color has been replaced as of 7/18/22.
- The water tower has been installed. Parks is working with the contractor to get the turf and padding installed underneath (as of 7/18/22)
- Median Plantings on South Beach Parkway and Jacksonville Drive
 - Irrigation issues have been resolved as of January 2022
 - The Parks and Recreation Department will be using a contractor for the median plantings. With various projects going on, it was decided the best way to ensure the medians are done was to contract the work out. The contractor is currently under contract with parks, and will be planting the medians beginning late summer/fall 2022. This is due to 'seasonal' issues. The current season for landscape contractors is grass season, and many of them will not plant until the fall. The contractor who will be doing the work is Brightview.
- Staff submitted the playground for an FRA award for the annual conference in October 2022.
- Parks is aware that parking is sometimes scarce in the park. At this time, the Parks department is monitoring the lots to track the peak times for parking issues. After a few weeks of monitoring, staff will review the data provided and look into solutions, if there becomes a need for one. Staff has already discussed a few options for parking solutions if need be.

PUBLIC WORKS:

- 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 - Downtown Redevelopment Projects 4 & 5 – Design Engineering being completed by GAI. PW Staff discussed phasing and incentive options with City Council at their normally scheduled briefing on 6/13/22. Staff will provide updates to GAI to help determine the next design planning (for Projects 4 and 5) to work towards the 90% for project 4 and 5, addressing concerns from the second Public Meeting that was held June 8th from 5pm-7pm.
- Phase 3C - Storm Drainage Project 3 –Jones Edmunds (with Hanson Engineering). PW has updated the CRA CIP to phase the projects to fit into the desired schedule to assure project availability. PW Admin Staff met with Jones Edmunds on June 6, 2022 to further define existing design funding to continue in the design phases of the upcoming pump station improvements, and stormwater basin improvements. This will result in some new engineering design scopes and fees to be presented in July August for approval by the CRA.
- Southend Stormwater projects – Jones Edmunds/Hanson. PW Admin Staff met with Jones Edmunds on June 6, 2022 to further define existing design funding to continue in the design phases of the upcoming pump station improvements, and stormwater basin improvements. This will result in some new engineering design scopes and fees to be presented in July August for approval by the CRA.
- Pond “C” (Bank of America Pond/Ocean Terrace Pond) is being “studied” by Jones Edmunds to determine why it is not functioning as it was designed, and alternatives for future repairs and recommendations.
- PW has no additional projects to add to the southend CRA district per the parameters allowed on replacement.
- Phase 3C Project 7 has been submitted for inclusion in the upcoming CIP. This will be the north area of the Downtown Business District from 6th Ave. N to 9th Ave. North, between 3rd Street and beach ends.
- Jacksonville Drive Project is moving along in construction as planned. Contractor is making good timing as they move along.
- Dune Walkovers – The next 8 walkovers for construction beginning Nov 2022 are assigned to Four Waters (and ATM) to get designs underway. The master spreadsheet that I inherited for design criteria was wrong, and it came to light after a recent briefing topic. This changes the information previously submitted as part of the PW CRA Update. Changes are highlighted below. These include the following:
 - 16th Avenue North (Outside CRA) - (Non-ADA Ramp)
 - 8th Avenue North – (Stairs)
 - Pier Parking Lot (between 4th & 5th Ave North) – (Stairs)
 - Seawalk Pavillion (between 2nd & 1st Ave North) - (Non-ADA Ramp)
 - 3rd Avenue South – (Stairs)
 - 7th Avenue South - (Stairs)
 - 10th Avenue South - (Non-ADA Ramp)
 - 22nd Avenue South (Outside CRA) - Stairs
- Beach Outfalls – Four Waters (and ATM) is currently underway designing and DEP permitting. This will allow construction for this project to be completed over two years (or one if contractor can complete it) to be constructed November 2022 and November 2023.

- South Beach Parkway Road Improvements (Phase 3) – Ocean Terrace Drainage Improvements (Jax Drive) –Construction activities have begun. Timeline is 365 days construction.
- Stormwater/Road Improvements (America Ave.-Phase 2 of Jax Drive) – Navigating scope/fee with Hanson Engineering for design.
- Stormwater Outfall Improvements – South Basin outfall ditch clearing project awaiting bid.
- The pedestrian crossing signal near Paradise Key was destroyed by an automobile. We are working to get the required three quotes to get it replaced. PW currently has it signed as “out of order”. We believe we have a police report to pursue payment for replacement. This was included as part of a CRA project funding and if costs cannot be recouped from insurance, we will utilize CRA funding to get it replaced.

PLANNING/BUILDING DEPARTMENT:

- 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”
 - Revised RD application submitted, in review for sufficiency
- 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
 - Currently under permit review, should begin vertical construction in the next 60-90 days
 - Of the 24 units planned, only 3 remain for sale.
 - Issued a foundation only permit to begin work on the pilings, waiting revised plans regarding height issue prior to issuing the final permit
- Southend “big box” empty store
 - Spirit Halloween now closed for season
 - At this time, no permanent tenant
- 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)
 - Private event space
 - Build out for Oaxaca Club is in permitting and review, Senior Planner approved, currently under Fire Marshall Review.
 - Both restaurant spaces received conditional use approval for their outdoor seating from the Planning Commission. Construction is still underway.
- Springhill Suites
 - Construction underway
 - Due to unforeseeable circumstances, project is slightly delayed

- Dick Mondell's
 - Burger restaurant based out of Gainesville, FL going to the former carwash location.
 - Walk-up and drive through service only
 - <https://www.dickmondells.com/> website for more information and menu
 - No anticipated opening date at this time
 - Finally planning for permits going on now, with staff anticipating receiving the permits in 30-60 days
 - Conditional use approval granted for outside seating
 - Development plan currently in approval process, should be ready to submit for building permit soon
 - Building permit has been submitted and is in staff review process
- Gallery Project
 - RD Rezoning has been filed and in in sufficiency review now for a multiphase redevelopment project. (30-day timeline for review)
 - Once rezoning has been reviewed, and is deemed sufficient, will come before the CRA for review (& planning commission)
 - Scheduled for 7/25 Council and Planning Commission meetings
- Habibis
 - Plans under review
 - Building and area deemed unsafe, were cited by the Fire Marshall 7/12/22 to secure the building and fence area

STAFF/MISC. UPDATES:

- Maintenance Plan
 - Maintenance plan for review at the June 2022 meeting.
 - Downtown District Maintenance/Plan Amendment to include Maintenance Provisions:
 - It was found by staff that due to language in the 2015 Downtown Plan Amendment, funding of maintenance in the downtown is restricted to only 'elevated' maintenance. This means that any of the maintenance the CRA wants in the downtown cannot be funded out of the trust fund if it is the same maintenance that is done City wide. The funds have to be spent from general fund dollars allocated to the parks and recreation department, severely limited the amount of money that can be spent. Staff is drafting a resolution to adopt, similar to the 2017 resolution adopted that updates the maintenance requirements for the Southend, and will bring this before the agency once the Southend plan amendment has been finalized. This will also formally include the downtown maintenance plan as an attachment, with the understanding that the plan is an evolving document annually.
- Staff is currently working on an "Action Item" spreadsheet. This spreadsheet will help staff to track projects, which department or person(s) is responsible for project oversight, anticipated completion, etc. This document will become an attachment to the staff report, thus making it easier for board members to have an overview/recap of all CRA projects at a glance.
- 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)
 - DixHite to attend a March workshop, tentatively scheduled for March 16th, to discuss
 - Please note: Per an MOU with the City of Jacksonville in 2002, COJ will maintain the costs associated with the pier, but COJB **must** provide a minimum of 100 parking spots for pier use only. That is the intended use for the parking lot located directly in front of the pier.
 - DixHite is addressing comments made on the permit from Moffatt & Nichol (engineering firm), and have a set of finalized plans ready end of next week. The civil team with Moffat & Nichol will be reviewing comments with staff, and working to submit the final plans. Once submitted FDEP will respond within 30 days of the submittal date. If approved, they will provide the final permit within 90 days.
 - **PLEASE NOTE:** this is not the first submittal to FDEP. As stated before, DixHite has submitted and DEP had comments that needed addressing. DixHite is working with the engineering firm to implement comments on this resubmittal.
 - Public Works received a request from Springhill Suites to take over the section of parking lot currently used by COJ once they vacate the space (anticipated June 2022). Springhill stated they would need the parking lot space until January 31, 2023. Public Works is working with Springhill

to allow them to utilize this space. This new parking space will allow them to vacate the empty lot they are currently using as a lay down yard, thus decreasing the amount of large trucks moving materials along that span of 1st Street.

- 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
- Staff attended the February 22 meeting and gave a brief update on the CRA, and invited attendees to participate in CRA Meetings for more updates, as well as follow our City Facebook page
- No new hospitality meetings scheduled at this time.
- Staff attended the hospitality meeting in May 2022. Staff briefly mentioned the CRA updates coming soon (bike racks, site furnishings, incentives FY23, etc.)

- 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.
- City attorney is working on the disposition methodology, as well as deed restrictions that will go along with the property once sold
- City attorney is finalizing the interlocal agreement between the CRA and City of Jacksonville Beach
- City attorney will attend February meeting to give recommendation to the board on disposition methods and process
- MOU review/approval set for the March 28th regular CRA meeting. The next step will be taking this item to council
- On the City Council agenda for the April 18th meeting. If approved, staff will begin working with procurement and the legal department to schedule the sale of the property. More update to follow the Council meeting
- Council approve the sale of the properties.
- The auctions will go live on the GovDeals auction site June 23, 2022 and will also run in the Beaches Leader the same day, as the statute requires. This auction will remain active for 30 days as required, and the lot(s) will be awarded to the highest bidders.

- Incentive Plan Update

- Staff has completed the survey, and completed the post cards to be sent to all property 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.
- As of 11/4/2021, received 30 survey results
- Extended deadline through end of November to allow time for more results

- Staff will present final findings of this survey, as well as draft of the incentive package, during the January 2022 meeting
- Staff utilized the data received from survey results to create an item on the January 2022 agenda to review results and next steps
- CRA Board approved staff and the southern group to utilize the data collected to create an incentive package for consideration by the board
- Staff has added line items for the incentive to the proposed budget due to finance by April 25, 2022. Staff anticipates approximately \$500,000.00 for “Beautification Grants” and \$1,250,000.00 for Retail Enhancement Project Grants. If approved, these will be available in FY23.
- Due to other projects, staff is reevaluating the amounts allocated for the budget. Still moving incentive plans forward in FY23.
- As of June 20, 2022, staff has allocated \$500,000 for the incentive program in FY23. This will be to cover the beautification grant program (façade grant)

- **Art Master Plan Committee Plans:**

- Staff working to implement changes requested by the board to the application/process
- Staff met with legal in January of 2022 to make sure the process and creation of the advisory committee did not violate any state or local legal requirements
- Staff will work with the City Clerk to finalize the application for the committee and get the application out to the public. Staff will then select the best candidates to bring before the CRA for final selection approval
- Resolution 2022-01 for consideration at the February 28, 2022
- Staff will be reviewing applicants after the March 31st deadline, and will bring staff recommendations to the board in April 2022.
- Staff has attached a memo and resolution requesting the approval of 7 (seven) candidates for this committee. This is different than the originally anticipated 5 (five) members. After staff deliberation, we felt it was best suited for the board to have 7 members.
- The Art Committee had its kickoff meeting May 10. Staff outlined some priority locations for the committee to review, as well as some operating procedures and guidelines, all which will be discussed at their first official meeting June 16th, from 3-5PM. Moving forward, all of their meetings will be on the 3rd Thursday of the month, from 3-5PM, in Council Chambers.
- Due to unforeseen circumstances, the schedule art committee meeting on June 16th did not occur due to lack of a quorum. Staff reminded the committee that the regular meetings will occur on the third Thursday of the month, from 3-5PM. The first in person meeting of this committee will now commence on July 21, 2022.
- Wayfinding Signage Plan
 - Staff anticipates using a piggy back contract for the wayfinding sign plans
- Bicycle and Hardscapes

- Staff has given their changes to the RFQ to procurement department. Procurement is handling the procedural aspects of the RFQ and anticipate the RFQ being out by the end of June. The bid will be open for 30 days and then a selection committee of staff will review. The selection committee will include: CRA Coordinator, Planning Director, and Parks and Recreation Superintendent . once the review is complete, staff will bring the preferred candidate to the CRA
 - Staff has begun the process of getting the bike racks ordered, locations have been evaluated, and noted for locations that will need additional site work
- Code Enforcement/Violations
 - Should there be a need to report a code enforcement violation, please follow this link to fill out the form to report the issues to our code enforcement officer:
<https://www.jacksonvillebeach.org/FormCenter/Planning-Development-6/Report-a-Code-Enforcement-Violation-57>
 - This link will show the code enforcement page, with examples of typical violations:
<https://www.jacksonvillebeach.org/FormCenter/Planning-Development-6/Report-a-Code-Enforcement-Violation-57>
 - If you see an issue and have further questions or concerns, please reach out to Nikki Beavers in the planning department (code enforcement officer). 904-247-6284
- Irrigation and Planting in the Downtown:
 - The repairs are ongoing, with plans to be complete prior to spring, to allow for time for new planting to occur
- Landscaping around the Community Center
 - Will occur simultaneously with the sidewalk project at South Beach Park entrance.
- Upcoming Events:
 - July 31, 11AM-7PM, 904 Pop-Up – Latham Plaza area
 - August 6, 8AM-4PM, Brooks Surf Event – on the beach directly in front of lifeguard station
 - August 12, Tour De Pain, 630-8PM – Seawalk Lawn and Beach. Turnaround point is 37th Ave South
 - 4 mile beach run that is a part of a larger 2 day running event, incorporating 3 races
 - August 13, 1130-7PM, Festival of Chariots – Latham Plaza area
 - The festival will begin with a cultural program at the Seawalk Pavilion Lawn and end with a chariot procession on the beach.
 - August 14, 1130-7PM, Brunch at the Beach – Latham Plaza area
 - Back to school family event before summer vacation ends. Will include food trucks, vendors, and two inflatable slides
 - August 20, 12-8PM, R&B Soul Festival – Latham Plaza area

To access these events, on the COJB homepage, scroll down to the calendar and underneath click “view all events”. Once selected, you will be on a page where you can select which calendars (events, council, etc) you wish to see. When you click on a date in the calendar, it will bring up information on any events or meetings occurring that day.

- Social Media Update:
 - The first post outlined what a CRA is, where our districts are, why/how they were created, etc. staff was able to answer questions from citizens and engage with the community
 - The second post was a “coming soon” post regarding the bike racks. The engagement from the community was very positive.
 - At this time, all CRA posts have been very well received. Staff is exploring options with the communications manager to expand the CRA presence on social media & web.
- Lighting Update
 - Staff has met with Beaches Energy to get each other up to speed on the plan. After discussions, it was determined that the lighting styles would not change, since turtle lighting and police input was considered when these lights were chosen. Here are some examples of the types of lighting expected (please note these are examples, NOT the final lights chosen)
 - Beaches Energy will attend May meeting to discuss with the CRA
 - An internal meeting with Beaches Energy occurred on May 10, 2022. Beaches Energy has recognized some of the lighting options and locations as obsolete since the plans are several years old now. Beaches Energy is working with DixHite and the CRA staff to identify starting points, and alternate solutions to lighting that may be obsolete now. Beaches Energy is also working with the building department to be compliant with the newly added turtle lighting ordinance.
 - Most recent meeting with Beaches Energy occurred on June 3, and the plans overall concept and potential issues were discussed in detail. Due to the age of the plan, beaches energy and its engineers are working out of the current plan, and trying to tie the locations and planned lights to the current ordinances and lighting types available. Staff is meeting with beaches energy and the public works department on June 28 to discuss the next steps to begin the implementation. Staff has also compared the locations of this plan with the bike racks and site furnishing plans to ensure the locations make sense, and there are no areas of major overlap.

Introduced By: _____
Adopted: _____

CRA RESOLUTION NO. 2022-05

**A RESOLUTION TO APPROVE THE PLAN AMENDEDMENT
FOR THE COMMUNITY REDEVELOPMENT PLAN FOR THE
SOUTHEND COMMUNITY REDEVELOPMENT DISTRICT FOR
THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS
PREVIOUSLY AMENDED, ACCORDING TO THE
REQUIREMENTS OF THE COMMUNITY REDEVELOPMENT
ACT OF 1969.**

WHEREAS, the Florida Redevelopment Association recommends plans be revisited, and potentially updated, approximately every five years. The South Beach Community Redevelopment Plan was created initially in 1986, and updated in 2011; and the Maintenance plan update added in 2017; and

WHEREAS, the existing South Beach Community Redevelopment Plan is very engineered specific, thus limiting many of the projects and general maintenance; and

WHEREAS, the plan amendment includes proposed infrastructure and maintenance projects within the district, and new project(s) including, but not limited to; a passive park in the Southend district utilizing an otherwise unusable lot; and connectivity corridors in the district; and

WHEREAS, Chapter 163.361, Florida Statutes, provides that if anytime after the approval of a final community redevelopment plan by the governing body, it becomes necessary or desirable to amend or modify such plan, the governing body may amend or modify such plan upon recommendation by the Community Redevelopment Agency.

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

SECTION 1. The Community Redevelopment Agency of Jacksonville Beach finds that the South Beach Community Redevelopment Plan, as amended in 2017, must be further amended to fit the updated needs of the district. The Community Redevelopment Agency gives staff the authority to proceed with taking this draft plan amendment before the City Council for the City of Jacksonville Beach.

DULY ADOPTED IN OPEN MEETING THIS 25th Day of July, 2022

Art Graham, CHAIRMAN



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

CRA AGENDA ITEM	
TO:	Community Redevelopment Agency
FROM:	Heather Ireland, Director of Planning and Development Department
DATE:	06/02/2022
SUBJECT:	Rezoning Application for Redevelopment District: RD for the Gallery Project

BACKGROUND

The property that is the subject of "The Gallery at Jacksonville Beach" rezoning application is located on the downtown block that is bounded by First Street North, Second Street North, Fourth Avenue North, and Fifth Avenue North, and consists of approximately 1.15 acres of contiguous property. The property, which consists of six parcels with unique real estate numbers under common ownership, currently contains the former Johnson Gallery that has been converted to office space, a new restaurant (O-Ku Sushi) with on-site parking across from the pier parking lot, and vacant commercial property. Other uses on the block include an existing drinking establishment, a restaurant/bar, and a mixed-use parcel with offices and residential. Adjacent uses include a bar, multiple-family residential, public parking, and offices.

The applicant is proposing to continue to develop the subject property in phases with a mix of commercial uses in order to further the objectives of the Jacksonville Beach Redevelopment Plan, as is outlined in the application, and in accordance with the proposed Redevelopment District: RD zoning. The project contemplates a mix of restaurant, office, and commercial retail uses developed in phases with Phase 1 being complete (existing office and restaurant). Proposed permitted commercial uses are listed on page 8 of the project narrative and include the majority of the same uses currently permitted in the CBD zoning district. The applicant has also provided a list of conditional uses that would be permitted in the RD zoning district with approval from the Planning Commission.

Parking is currently provided for in Phase 1 on-site. Parking for Phase 2 would also be provided on-site, as is detailed in the application materials. Parking for Phases 3 and 4 would be provided through a combination of on-site parking, payment-in-lieu-of, share parking agreements, and off-site parking as permitted by the Land Development Code (LDC).

All rezoning applications are to be reviewed and considered by the City Council, the Planning Commission, and Community Redevelopment Agency (CRA), who will each provide a recommendation to the City Council. For rezoning applications that change the designation of a property to Redevelopment District: RD zoning, the CRA shall also consider the application and provide a recommendation to the City Council. The Jacksonville Beach LDC provides standards applicable to all rezoning applications that shall be applied by both the Planning Commission and the City Council in the consideration of applications. These standards are as follows:

LCD Section 34-211(c)

1. Whether the proposed amendment is consistent with the Comprehensive Plan;
2. Whether the proposed amendment is in conflict with any portion of the LDC;



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

3. Whether and the extent to which the proposed amendment is consistent with the existing and proposed land uses;
4. Whether and the extent to which there are any changed conditions that require an amendment;
5. Whether and the extent to which the proposed amendment would result in demands on public facilities, and whether and the extent to which the proposed amendment would exceed the level of service standards established for public facilities in the comprehensive plan;
6. Whether and the extent to which zoning district boundaries are not properly drawn on the official zoning atlas;
7. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, stormwater management, wildlife, wetlands, and the natural functioning of the coastal environment;
8. Whether and the extent to which the proposed amendment would adversely affect the property values in the area;
9. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern; and
10. Whether it is impossible to find other lands in the city for the proposed use in a zoning district that permits such use as of right.

Staff has reviewed the applicant's request and finds that the application is consistent with the adopted Comprehensive Plan and is not in conflict with the LDC. Staff also finds that the proposed zoning amendment is consistent with the existing land uses in the immediate vicinity and the downtown area. The zoning amendment is required since the proposed project exceeds 50,000 square feet of commercial space at full build-out.

Pursuant to Section 34-347, "the RD zoning district classification is designed to achieve a diversity of uses in a desirable environment through the application of flexible land development standards and to foster creative design and planning practices in the Jacksonville Beach Downtown Redevelopment Area in order to encourage economic vitality and redevelopment pursuant to the objectives of the Jacksonville Beach Community Redevelopment Plan."

The application provides on pages 4 - 6 of the project narrative how the proposed mixed use project is consistent with the Jacksonville Beach Community Redevelopment Plan for downtown. Staff agrees with the applicant's assessment that the proposed redevelopment project is consistent with the general, economic, and land use objectives provided for in the application. More specifically, the proposed project is consistent with the objectives of the redevelopment plan because it eliminates blighted conditions, provides for additional commercial area in the downtown core, increases the area's tax base, provides a compact mix of uses in the city's core, provides for moderate building height, and would provide a high quality new development.

The proposed project contemplates a total of approximately 40,000 square feet of restaurant space, 40,000 square feet of office space, and 25,000 square feet of commercial retail space that includes existing structures and businesses. The project will have a maximum building height of 35 feet in compliance with the City Charter and LDC.

The staff's analysis of this project is that it is consistent with the adopted Comprehensive Plan, the current LDC, and the adopted Jacksonville Beach Community Redevelopment plan for downtown. The proposed project serves to provide a creative and phased development of existing commercial



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

buildings and vacant commercial property in the heart of the Downtown CRA District and on the northern edge of the Central Business District. The proposed mix of commercial uses will serve to support existing and future residential and hotel developments in the downtown area and the City at large and reimagine long vacant property in the downtown.

FINANCIAL IMPACT

This project will have a positive impact on the tax base and taxable values of the Downtown CRA District.

REQUESTED ACTION

Provide a recommendation to City Council for approval or disapproval of the Redevelopment District: RD Rezoning for The Gallery at Jacksonville Beach Project.

ATTACHMENTS

1. RD Rezoning Application - Gallery



REZONING APPLICATION

RECEIVED
via FedEx
MAY 26 2022

PC No. 15-22
AS/400# 22-100068
PC HEARING 7:25-22

This form is intended for use by persons applying for a change in the boundaries of a specific property or group of properties under the person or persons control. A rezoning is not intended to relieve a particular hardship, nor to confer special privileges or rights on any person, but to make necessary adjustments in light of changed conditions. No rezoning may be approved except in conformance with the Jacksonville Beach 2030 Comprehensive Plan Elements. An application for a rezoning shall include the information and attachments listed below, unless the requirement for any particular item is waived by the Planning and Development Director. All applications shall include a \$1,000.00 filing fee, as required by City Ordinance. A separate fee for advertising costs will be assessed accordingly.

APPLICANT INFORMATION

Land Owner's Name: Jax Beach AF LLC
Mailing Address: 177 4th Avenue North, Suite 200, Jacksonville Beach, FL 32250

Telephone: _____
Fax: _____

Applicant Name: Jax Beach AF LLC
Mailing Address: 177 4th Avenue North, Suite 200, Jacksonville Beach, FL 32250

E-Mail: _____

Telephone: _____

Fax: _____

E-Mail: _____

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

Agent Name: Driver, McAfee, Hawthorne & Diebenow, PLLC
Mailing Address: One Independent Drive, Suite 1200, Jacksonville, FL 32202

Telephone: (904) 807-8211

Fax: _____

E-Mail: sdiebenow@drivermcafee.com

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

REZONING DATA

Street address of property and/or Real Estate Number: 174090 0000, 174091 0000, 174091 0010, 173935 0000, 173936 0000, 174088 0000

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

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

Proposed Zoning Classification: RD

REQUIRED INFORMATION		Attached?	
		Yes	No
1. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked;		☒	☐
2. An 8½" x11" vicinity map identifying the property proposed for amendment;		☒	☐
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;		☒	☐
4. For a rezoning, include a narrative description of the proposed amendment to the Zoning Map designation and an explanation of why it complies with the standards governing a rezoning the LDC.		☒	☐

Applicant Signature: [Signature]

Date: 4/20/2022

Agent Authorization

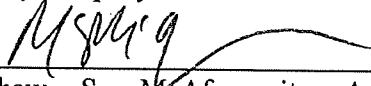
City of Jacksonville Beach Planning and Development Department
City Hall First Floor
11 North Third Street
Jacksonville Beach, Florida 32250

Re: Agent Authorization for 0 1st Street North, 502 1st Street North, 0 4th Avenue North, 177 4th Avenue North, and 0 5th Avenue North, Jacksonville Beach, FL 32250 (RE# 174088 0000; 174090 0000; 174091 0000; 174091 0010; 173935 0000; 173936 0000)

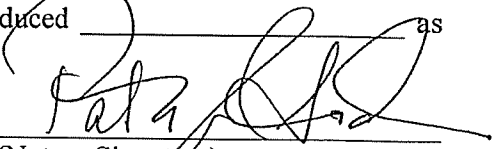
Ladies and Gentlemen:

You are hereby advised that Matthew S. McAfee, as an Authorized Representative of Jax Beach AF LLC, a Florida limited liability company, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for rezoning and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Beach Planning and Development Department.

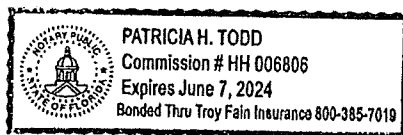
JAX BEACH AF LLC, a Florida limited liability company

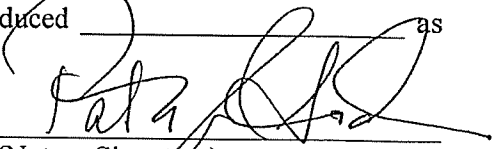

Matthew S. McAfee, its Authorized Representative

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of February, 2022 by, Matthew S. McAfee as an Authorized Representative of Jax Beach AF LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced  as identification.

[Notary Seal]




(Notary Signature)

NARRATIVE DESCRIPTION
The Gallery at Jacksonville Beach
Proposed Rezoning to RD District and
Preliminary Development Plan
May 25, 2022

Jax Beach AF LLC (“Owner”) proposes to rezone approximately 1.15 acres of property from Central Business District (“CBD”) to Redevelopment District (“RD”). The property is located at 502 1st Street North, 0 4th Avenue North, 177 4th Avenue North, 0 5th Avenue North, and 0 1st Street North (RE#s 174090 0000; 174091 0000; 174091 0010; 173935 0000; 173936 0000; 174088 0000) (collectively, the “Property”). The following is a description of the proposed RD rezoning and the Preliminary Development Plan (“PDP”) supporting same. Also included is an explanation of why the proposed development complies with the standards governing RD rezonings and PDPs in the City of Jacksonville Beach (“City”) Land Development Code (“LDC”).

I. INTRODUCTION

The Property is located within the CBD functional land use category according to the Future Land Use Map (“FLUM”) series adopted as part of the 2030 Comprehensive Plan and is zoned CBD. The Property comprises a majority of the block bounded by 1st Street North, 4th Avenue North, 2nd Street North, and 5th Avenue North. It is located within the Downtown subdistrict of the RD Zoning District areas. Due to the location and unique and innovative development plan, Owner requests this RD rezoning to permit redevelopment of the Property into a multi-tenant, mixed-use plaza intended for restaurant, office, and commercial retail uses (the “Project”).

Currently, the Property features restaurant and office uses, with other areas vacant and undeveloped. Other businesses on the same block as the Property are Lynch’s Irish Pub, V Pizza and Flask & Cannon. To the north of the Property is Mango’s Beach Bar and residential uses, and the Jacksonville Beach Pier is to the east. Residential uses surround the Property to the south and west.

II. REDEVELOPMENT DISTRICT

The RD zoning district classification is designed to achieve a diversity of uses in a desirable environment through the application of flexible land development standards and to foster creative design and planning practices in the Jacksonville Beach Downtown Redevelopment Area in order to encourage economic vitality and redevelopment pursuant to the objectives of the Jacksonville Beach Community Redevelopment Plan (“CRP”). Land that is not zoned RD but seeks to be rezoned to RD must comply with Article VI, Division 3 standards and must also receive approval of a PDP pursuant to the procedures and standards of section 34-347. In furtherance of those objectives and standards, the Project will be constructed in accordance with the following provisions of the PDP below.

III. PRELIMINARY DEVELOPMENT PLAN

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

B. *Contents of application.* The rezoning and PDP application shall include the following information:

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

Owner: Jax Beach AF LLC
117 4th Avenue North, Suite 200
Jacksonville Beach, FL 32250
(904) 595-5636

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

There is no difference between the Owner and developer.

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

Applicant/Agent: Steve Diebenow and Cyndy Trimmer
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202
sdiebenow@drivermcafee.com
ctrimmer@drivermcafee.com
(904) 301-1269

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

Architect: Joe Cronk
Cronk Duch Architecture, LLC
1936 San Marco Boulevard, Studio 101
Jacksonville, FL 32207
joe@cronkduch.com
(904) 302-9848

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

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

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

The assessment map is attached hereto as Exhibit 2.

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

The vicinity map is attached hereto as Exhibit 3.

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

- i. Description of Character of Proposed Development.

The Property is located in an urban pedestrian scale environment, one (1) block from the Atlantic Ocean and the Jacksonville Beach Pier. Consistent with its location, the Project contemplates the development of a multi-tenant, mixed-use three (3) story plaza intended for restaurant, office and commercial retail uses with activated roof top amenities. The Project utilizes varying heights throughout the Property to maximize architectural aesthetic, consumer experience and ocean views, while ensuring consistent building mass and scale with the surrounding area.

With both the original J. Johnson building and the recently added O-Ku restaurant as the conceptual foundation, this RD rezoning creates a master plan to weave the block together into a unified fabric of buildings, roof terraces, courtyards, and open spaces that establish a sense of place and destination within the greater CBD. Within the master plan, the block is transformed to a human scale through the introduction of secondary alleys, “Vias” and covered loggias to encourage pedestrian links between streets, buildings, courts and roof spaces. The building planning and site placement strengthen the streets edge and pedestrian scale while creating unique interstitial spaces for gathering, an opportunity for shade, and respite from the automobile. The proposed mixed-use buildings are inspired by the architectural DNA of the traditional elements of the Gallery building as well as the contemporary nature of O-Ku to create a new language for the master plan that is both identifiable to the Project brand and establishes an example of contextual architecture for future projects. Massing, materiality, detailing and color palette will also draw from and compliment the precedent buildings. A conceptual illustration of the Project is attached hereto as Exhibit 4.

The Project contemplates multiple phases of development. The first phase has been completed with the development that has already occurred, including the Gallery office space and parking, the O-Ku restaurant and the on-site surface parking lot near O-Ku. O-Ku's conditional use application was approved in PC 03-21, attached hereto as Exhibit 5. The second phase contemplates the development of additional restaurant space between Lynch's and V Pizza and a surface parking lot on the northwest quadrant of the Property (the "Northwest Parking Lot"). The third phase contemplates additional buildout of the Northwest Parking Lot as well as the development of commercial and/or office space above the Northwest Parking Lot. The fourth phase of development involves the conversion of the first and third floor of the Gallery to restaurant uses as well as creating more pedestrian-friendly amenities in lieu of the surface parking lot currently serving the Gallery.

These phases are conceptual in nature and may change or intermix subject to market demands and actual build out. The Project and the phases of development are conceptually depicted in the site plan, attached hereto as Exhibit 6. Phases 3 and 4 depend on, among other things, market factors not currently determined; as a result, these phases may or may not be developed depending on the outcome of such factors. Whether Phases 3 or 4 are ever developed shall not in any way provide a basis for revoking or otherwise affecting the entitlements conferred herein regarding the development in Phases 1 or 2.

The Gallery's parking is vested as shown on the attached zoning confirmation letter, attached hereto as Exhibit 7. Because the Project contemplates the development of additional parcels within this RD rezoning, the parking demand may exceed what was originally contemplated in the approval. And because the Project will be developed in phases, the required parking demand and the availability of on-site parking may fluctuate as the development proceeds through the various phases. In order to provide the requisite parking as the development builds out, alternatives to on-site parking may be secured to meet the parking demand at that particular phase, including obtaining off-site parking, executing shared parking agreements, making payment in lieu contributions, or through any combination of the above or by any other method approved by the City Planning and Development Department (the "P&DD"). To this end, any off-site parking will be located in the general proximity of the Property to ensure safe and convenient access. A description of the parking buildout is further explained in the off-street parking and loading section of this RD rezoning (III.C.6.).

ii. Consistency with Jacksonville Beach Community Redevelopment Plan.

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

General Objectives:

- a. Eliminate the conditions of blight and prevent the spread of blighting conditions.

The Project contemplates a mixed-use development providing on-site parking and complementary office, restaurant, and commercial retail uses on vacant or historically underutilized land. The Project features a holistic build out for one of the most central blocks in the Central Business District of Jacksonville Beach and will serve as a key transitional location for the visitors of the Jacksonville Beach Pier once completed.

- b. Encourage the core downtown area to develop as the center for cultural, entertainment and community activities within the City.

The Project's mix of uses, activated rooftops, and proximity to the Jacksonville Beach Pier and Seawalk Pavilion will encourage resident and visitor participation in the area.

Economic Objectives:

- a. Increase the tax base in the Community Redevelopment Area to assist in financing public actions to support redevelopment.

The Project contemplates multiple improvements to vacant land and includes areas that have been recently developed into Class A office and restaurant space.

- b. Encourage the re-creation of a compact mixed-use core area, oriented to recreation, entertainment, specialty retail tourism and housing.

The Project features complementary restaurant, office, parking, and commercial retail uses with activated rooftops all within a central block of the Central Business District.

Land Use Objectives:

- a. Encourage the development of a mix of activities in the core area including residential, retail, hotel and office.

Various restaurant, office and commercial retail spaces are and will be developed.

- b. Provide guidance to moderate building heights in the core oceanfront area and residential densities elsewhere in the community redevelopment area.

The Project adopts a thirty-five (35) foot height maximum, unless otherwise allowed under the City's Charter and/or LDC, with activated roof tops and varying roof heights to maximize architectural aesthetic, consumer experience and ocean views, while ensuring consistent building mass and scale with the surrounding area.

- c. Control the amount of land zoned for commercial use to stabilize predominately residential areas and concentrate commercial activity in the core area.

The proposed commercial uses are appropriate for the Property and the surrounding location. The existing uses on the block include O-Ku, Flask and Cannon, V Pizza, and Lynch's Irish Pub. The proposed uses will offer convenient restaurant and retail opportunities for visitors of Jacksonville Beach and the pier.

Urban Design Objectives:

- a. Promote standards of high quality in new development and rehabilitation consistent with the desired image of Jacksonville Beach.

The Property will feature new, Class A restaurant and office space with architectural and stylistic features appropriate for the area.

- b. Promote compatibility and integration among public and private developments.

The Project will encourage further resident participation in the area with close proximity to the Jacksonville Beach Pier and Seawalk Pavilion.

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

The Project contemplates leasing to multiple tenants.

10. A description of the proposed development, including:

- i. The number and type of residential dwelling units. Currently, the Project contemplates commercial uses. However, multi-family residential use is permitted in this RD rezoning.
- ii. The approximate gross density for the residential development. The gross density shall not exceed forty (40) dwelling units per gross acre, or two (2) dwelling units for the first five thousand (5,000) square feet, plus one (1) dwelling unit for each additional one thousand (1,000) square feet of land, whichever is strictest.
- iii. The amounts of land and building square footages for nonresidential developments, by type of use, including any portions to be reserved for public use.

Current Future Land Use:

CBD – 1.15 Acres

Current Zoning:

CBD – 1.15 Acres

Current Square Footage:

- ±4,565 sf restaurant
- ±935 sf retail
- ±16,955 sf office/private use

Current Lot Coverage:

±45.42%

Proposed Zoning:

RD – 1.15 acres

Proposed Square Footage:

- ±40,000 sf restaurant
- ±40,000 sf office
- ±25,000 commercial retail

The proposed square footages for each use may be allocated to another nonresidential use on a one (1) to one (1) square foot basis or as otherwise agreed to by the P&DD. Residential uses shall be subject to the density provisions herein notwithstanding the proposed square footages.

Proposed Maximum Lot Coverage:

90%

11. A concept plan showing the location of all proposed buildings, the proposed traffic circulation system, and parking facilities.

The site plan showing the location of structures and the phases of development is attached hereto as Exhibit 6.

12. A tentative development schedule indicating:

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

Phase 1 is already developed and completed.

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

The contemplated development will occur over a period of at least four (4) phases. The first phase is the Gallery and O-Ku as shown in the site plan as Phase 1 of development. This phase is already completed.

The second phase contemplates the development of additional restaurant space between Lynch's Irish Pub and V Pizza and Flask & Cannon as well as the Northwest Parking Lot to service the additional parking demands of the new development. It is contemplated that an application for a development permit for a development plan will be submitted for this phase within two (2) years of the approval of this RD rezoning or as otherwise allowed herein.

The third phase contemplates development of the Northwest Parking Lot into additional commercial and office space. This phase will begin subsequent to the completion of Phase 2.

The fourth phase involves the conversion of the first and third floor of the Gallery into restaurant uses as well as well as creating more pedestrian-friendly amenities in lieu of the surface parking lot currently serving the Gallery. This phase will begin subsequent to the completion of Phase 2.

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

Phase 1 development is already completed. Phase 2 development is estimated to be completed by 2024, subject to the tolling and other time provisions herein. Phase 3 development is estimated to be completed by 2028. Phase 4 development is estimated to be completed by 2032.

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

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

- c. Handbag and other personal leather goods manufactured in conjunction with the retail sale of the finished product on the same site.
- d. Travel agencies.
- e. Retail trade establishments as follows: Building materials, hardware and garden supplies; general merchandise stores; apparel and accessory stores; home furniture, furnishing and equipment stores; non-prescription drugs; florists; tobacco stands and newsstands; optical goods stores; and miscellaneous retail goods.
- f. Restaurants, bars, lounges, nightclubs, taverns or other drinking place, with the sale and service of all alcoholic beverages and with outdoor sale and service, including roof top service. These uses shall be permitted notwithstanding the distance requirements in section 34-393(2) or the supplemental requirements in section 34-407(a) and (b).
- g. Microbreweries.
- h. Financial institutions, insurance and real estate offices.
- i. Multi-family residential.
- j. Short-term vacation rentals.
- k. Auxiliary dwelling units.
- l. Hotels and motels.
- m. Personal service establishments as follows: Photographic studios; beauty and barber shops; shoe repair shops and shoe-shine parlors; tax preparation services; and miscellaneous personal services.
- n. Business service establishments as follows: Advertising; business and consumer credit reporting and collections; mailing reproduction, commercial art and photography and stenographic services; personnel supply, excluding labor and manpower pools and similar temporary help services; computer programming, data processing and other computer services; and miscellaneous business services.
- o. Automotive parking, including surface and/or structured parking.
- p. Dance studios and schools.
- q. Amusement and recreation service establishments as follows: Physical fitness facilities; coin operated amusement devices; or membership sports and recreation clubs.

- r. Business and professional offices as follows: Landscape architect; building contractors and subcontractors (no storage of vehicles, equipment, or materials); doctors, dentists and miscellaneous health offices and clinics; legal services; and engineering, architecture, accounting, research management and related services.
 - s. Museums and art galleries.
 - t. Essential services, including water, sewer, electrical, gas, communications antennae, and similar uses.
 - u. Mobile food dispensing vehicle as defined in and in accordance with the provisions of section 12-33 Mobile Food Dispensing Vehicles of Chapter 12 Food and Food Products of this Code of Ordinances.
 - v. Any other permitted use allowed in the CBD or RD zoning districts.
- ii. Prohibited Uses: The uses specifically prohibited in the RD zoning district regulations, attached hereto as Exhibit 8, shall not be permitted.
 - iii. Conditional Uses:
 - a. Amusement parks.
 - b. Miscellaneous amusement and recreation services.
 - c. Religious organizations.
 - d. Pharmacy.
 - e. Medical marijuana treatment center dispensing facilities.
3. *Residential density.* The gross density shall not exceed forty (40) dwelling units per gross acre, or two (2) dwelling units for the first five thousand (5,000) square feet, plus one (1) dwelling unit for each additional one thousand (1,000) square feet of land, whichever is strictest.
4. *Area and setback requirements.*
- i. Minimum lot area and width: None.
 - ii. Maximum lot coverage: 90%.
 - iii. Building setbacks:

- a. Front – zero (0) feet minimum; ten (10) feet maximum. The Phase 2 restaurant pavilion shall count as the building for purposes of determining the front setback and frontage buildout.
 - b. Side – zero (0) feet minimum.
 - c. Rear – zero (0) feet minimum.
- iv. Maximum building height: Thirty-five (35) feet. The height limitation contained in this RD rezoning does not apply to spires, belfries, cupolas, flag poles, antennas, water tanks, fire towers, cooling towers, ventilators, chimneys, radio and television towers, and elevator hoist ways, not intended for human occupancy. Should the maximum height under the City's Charter and/or LDC increase subsequent to the approval of this RD rezoning, the Project may be developed in accordance with those provisions through an RD zoning amendment pursuant to the standards and procedures for a rezoning.
5. *Traffic circulation control and parking.* Vehicular access to the Property shall be by way of 4th Avenue North, 2nd Street North, and 5th Avenue North, substantially as shown on the site plan.
6. *Site design and lot layout standards.* The Phase 2 restaurant front building setback may vary more than five (5) feet from the northern and southern adjacent buildings (currently V Pizza and Lynch's Irish Pub) and is exempt from the *Storefront Character* standards in section 34-345(e)(7)h., attached hereto as Exhibit 9.
7. *Off-street parking and loading.*

A minimum of one (1) parking space per five hundred (500) square feet of floor area.¹ Any parking short of the minimum herein may be accounted for by any method allowed under the LDC, including but not limited to, off-site parking pursuant to section 34-375, shared parking agreement(s) pursuant to section 34-376, and payment in lieu contribution(s) to the City pursuant to section 34-380, or as otherwise approved by the P&DD. On-street loading may be conducted to serve the entire development.

Owner intends, although is not required, to meet the parking requirements as follows:

Phase 1 required parking is already provided on-site, as shown on the attached site plan and Jacksonville Beach Parking Assessment spreadsheet, attached hereto as Exhibit 10. The Gallery has vested rights to provide eighteen (18) parking spaces in lieu of sixty-two

¹ The one (1) parking space per five hundred (500) square foot standard has been utilized as provided for in the current LDC in lieu of the standards contained in the CRP, which were originally proposed in 1987 and generally do not apply to the contemplated uses on the Property.

(62) required spaces as shown on the attached zoning confirmation letter.² Those spaces are provided to the north of the Gallery. O-Ku has a parking demand of eleven (11) spaces, which are provided on-site between the Gallery and O-Ku. Accordingly, the parking requirement from Phase 1 is met with on-site parking.

Phase 2 parking is intended to be provided on-site by developing the Northwest Parking Lot. The Northwest Parking Lot is sufficient to meet the additional parking demand of the Phase 2 restaurant. The Phase 2 restaurant will create a parking demand of seventeen (17) spaces and a portion of the Northwest Parking Lot will be built out to provide seventeen (17) parking spaces. The parking lots described in Phase 1 will not be reduced. As a result, the parking requirements through Phase 2 will be met with on-site parking.

The parking demand from Phase 3 development will be met through a combination of on-site parking and the alternative methods allowed in this section. Phase 3 contemplates the buildout of the Northwest Parking Lot as well as retail and office space above the Northwest Parking Lot. There will be twenty-nine (29) additional spaces added to the Northwest Parking Lot, and the new retail/office structure will create an additional parking requirement of fifty-one (51) spaces. There will be a twenty-two (22) parking space shortfall in Phase 3, for which Owner will rely on the alternative parking methods provided herein.

Phase 4 contemplates the conversion of the first and third floor of the Gallery into restaurant uses as well as creating more pedestrian-friendly amenities in lieu of the surface parking lot currently serving the Gallery. This will result in a reduction of eighteen (18) on-site parking spaces. As a result, the completion of Phase 4 will cause a projected parking shortage of approximately forty (40) spaces. Owner will rely on the alternative parking methods provided herein to account for such shortfall.

The below table represents the conceptual parking phases of the Project, with Exhibit 10 providing a more in-depth numerical analysis demonstrating same.³

[remainder of page left intentionally blank]

² The parking variance for the Gallery allowed a reduction of parking from sixty-two (62) spaces to eighteen (18). The Gallery's "gross" parking requirement in this RD rezoning is only thirty-four (34), which is almost half of what could be required for the Gallery without having to provide an additional parking space.

³ The "gross" parking space requirement in Exhibit 10 does not consider the Gallery parking variance and is calculated based on the one (1) parking space per five hundred (500) square foot standard. The "required parking spaces" and the "off-site spaces needed" columns account for the Gallery parking variance.

Parking Requirement Breakout by Phase*			
Phase	Parking		
	Required**	Provided On-Site	Surplus / (shortfall)
Phase 1	29	29	0
Phases 1-2	46	46	0
Phases 1-3	97	75	(22)
Phases 1-4	97	57	(40)

* This table is for illustrative purposes only. The actual parking requirements of the Project may differ as phases build out. Factors such as the maximum height increasing in the CBD or the development of an off-site parking garage may affect the development of structures and the provision of on-site parking in the Project.

** Includes vested parking rights.

8. *Open space requirements.* Consistent with the RD zoning district regulations, attached hereto as Exhibit 8.
9. *Signage:* All signs erected shall be consistent with the goals, objectives, and policies of the adopted CRP and the standards of Article VIII, Division 4.
10. *Landscaping:* Consistent with the goals, objectives, and policies of the CRP and the standards of Article VIII, Division 3.
11. *Environmental:* The stormwater management and flood protection standards shall be consistent with the goals, objectives, and policies of the CRP and the standards in Article VIII, Division 5.
12. *Utility easements:* Easements necessary for the orderly extension and maintenance of public utility systems shall be required where they are necessary and adequately service the development.
13. *Adequate public facilities:* There shall be adequate potable water, sanitary sewer, stormwater management, solid waste, park, roads, police, fire and emergency management services facilities to service the development. The application shall comply with the standards in Article X, Adequate public facilities standards. Solid waste may be collected in off-site dumpsters and/or trash compactors.
14. *Comprehensive plan consistency.*

In addition to furthering the objectives of the CRP, the proposed redevelopment is consistent with and furthers the general purpose and intent of the 2030 Comprehensive Plan, specifically contributing to the following goals, objectives and policies:

Future Land Use Element:

- i. Goal LU.1 – Provide for a continued high quality of life in Jacksonville Beach by planning for population growth, public and private development and redevelopment, energy conservation; and the proper distribution, location, and extent of land uses by type, density, and intensity consistent with efficient and adequate levels of services and facilities, and the protection of natural and environmental resources.
- ii. Policy LU.1.2.2 – An adequate amount of land exists in developed areas or areas being developed for neighborhood and general commercial, office and service, lodging, and industrial use in the City, or is planned for assembly and redevelopment to meet the needs of the projected resident, seasonal and day visitor populations through the planning period. Future commercial space needs of this type shall be met through in-fill development adjacent to similar uses or through redevelopment in designated areas.
- iii. Policy LU.1.2.3 – The intensity of development in areas where in-fill development for commercial, office, service, or industrial use is proposed shall conform to the level of intensity on adjacent properties or as specified in the adopted Community Redevelopment Plans. A market analysis shall be required to accompany any application involving a proposed Future Land Use Map change from a residential land use category to a commercial land use category.
- iv. Policy LU.1.3.1 – It is the intent of the City that the land use proposals in the adopted Downtown and South Beach Community Redevelopment plans currently being implemented are made a part of this Future Land Use Element by reference and development within these designated areas shall be carried out under the Planned Unit Development or Redevelopment District provisions in the City's land development regulations.
- v. Objective LU.1.4 – Future land development activities shall be directed to appropriate areas as described in this Future Land Use Element or as depicted on the Future Land Use Map. All future land use shall be consistent with sound planning principles and the limitations of the natural environment including sensitivity to problems posed by greenhouse gas generation, topographic and soil conditions, conservation-protected lands such as estuarine wetlands and the beach, and conservation-restricted lands such as palustrine wetlands and flood prone areas including the coastal zones. Future land development activities shall be considerate of the need to preserve and protect historic resources; the desired community character, and the goals, objectives, and policies relating to the development of the land embodied in the other Elements of this Plan.
- vi. Policy LU.1.5.10 – Central Business District (CBD): The Central Business District (CBD) land use category is intended to provide a central core for the city, with a

diversity of uses, and to promote flexibility in design and quality in development while preserving public access to the beach recreational area. It is coterminous with the jurisdictional area of those lands within the Downtown Redevelopment Area. The CBD category allows medium to high density residential, commercial, industrial, recreational, and entertainment uses, as well as transportation and communication facilities. The exact location, distribution, and density/intensity of various types of land use in the Redevelopment Area will be guided by the site development plans approved as part of the Downtown Redevelopment Plan.

- vii. Objective LU.1.9 – Design of Commercial and Industrial Developments. Commercial and industrial development/ redevelopment will be designed to enhance access and circulation, and result in a positive and attractive built environment.
- viii. The City shall promote pedestrian amenities and upgrades in association with new development/redevelopment and gateway corridors (Beach Boulevard, A1A, and Penman), including, but not limited to, the provision of sidewalk and bike path connections, walk lights, benches, bus shelters and bicycle parking. The City of Jacksonville Beach Bus Shelter Task Force in cooperation with the JTA will determine the shelter locations and design suitable to the City's design context, with a goal of upgrading three existing transit stops per year.

Transportation Element

- i. Objective TE 1.4 – Provide for safe and convenient traffic flow and parking.
 - ii. Policy TE 1.4.1 – Except in any portions of the City where provisions of the Land Development Code may allow for:
 - The provisions of consolidated or free standing parking facilities, or for
 - Contributions for the provision of pedestrian, bicycle or transit facilities in lieu of compliance with on-site parking requirements;

The City shall ensure adequate vehicular access to new development by requiring new developments to provide on-site parking.
 - iii. Policy TE 1.4.2 – Promote parking strategies that support overall transportation goals and objectives.
 - iv. Policy TE 1.4.6 – The City shall require all new commercial, institutional, and industrial uses to provide off-street loading zones. Such zones shall have minimum dimensions of twelve (12) feet by forty (40) feet.
15. *Time limitations.* The receipt of a development order for this RD zoning shall expire at the end of one (1) year after the date of its initial approval, which is to begin the day after the appeal period ends, unless an application for a development permit for a development plan has been submitted to the planning and development director. Only one (1), one (1) year

extension shall be granted by the city council upon written application to the planning and development director. Written application requesting the extension shall be submitted to the planning and development director no later than thirty (30) working days before the date that the development order is to expire. The timelines and year-long extension herein shall be in addition to any pause, tolling and/or extension provided by federal, state or local law regarding state of emergencies, including but not limited to such relief offered in section 252.363, *Florida Statutes* (2021). Once a timely application for a development permit for a development plan has been submitted, any subsequent application may be filed notwithstanding the time provisions herein.

16. *Minor deviation to PDP.* Minor deviations shall be allowed pursuant to the RD zoning district provisions attached hereto as Exhibit 8.
17. *Amendments to PDP.* Amendments to the preliminary development plan shall be allowed pursuant to the RD zoning district provisions attached hereto as Exhibit 8.
18. *Development plan.* An application for development plan shall be filed according to the time limitations set forth in section III.C.14. of this RD rezoning.

EXHIBIT 1

LEGAL DESCRIPTION AND DEEDS

RE# 174088-0000

The South 40 feet of Lots 1 and 2, Block 52, Pablo Beach North, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 28, of the Public Records of Duval County, Florida.

RE# 173936-0000

Lots 34, 35, 36 and 37, FLAGLER TRACT, according to the map or plat thereof as recorded in Plat Book 15, Page(s) 50, Public Records of Duval County, Florida.

RE#s 173935-0000 & 174091-0010

Lots 30, 31, 32 and 33, Flagler Tract, according to the plat thereof, as recorded in Plat Book 15, Page 50, of the Public Records of Duval County, Florida.

The South 67.25 feet of the West 11 feet of Lot 7, Block 52, Pablo Beach North, according to the plat thereof recorded in Plat Book 3, page 28, Public Records of Duval County, Florida.

RE#s 174091-0000 & 174090-0000

The South 67.25 feet of the East 26.5 feet of the West 37.5 feet of Lot 7, Block 52, Pablo Beach North, according to the plat thereof recorded in Plat Book 3, page 28, Public Records of Duval County, Florida.

The East one-half of the South one-half of Lot 7 and the South one-half of Lot 8, Block 52, Pablo Beach North, according to the plat thereof recorded in Plat Book 3, page 28, Public Records of Duval County, Florida.

Prepared by and return to
Kenneth M. Keefe, Jr.
McGuireWoods LLP
50 N. Laura St., Suite 3300
Jacksonville, Florida 32202

Taxpayer I.D. No. : N/A
Parcel I.D. Nos. 174091-0000 and 174090-0000
Consideration: \$700,000

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10th day of October, 2016, between **EAST VIEW, INC.**, a Florida corporation, whose address is 830-13 A1A North, PMB 391, Ponte Vedra, FL 32082, herein the Grantor, and **JAX BEACH AF LLC**, a Florida limited liability company, whose address is 177 4th Avenue North, Jacksonville Beach, FL 32250, herein the Grantee.

The Grantor, for and in consideration of the sum of \$10.00, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold and by these presents does grant, bargain, sell and convey to the Grantee, its successors and assigns forever, the land, situate, lying and being in the County of Duval, State of Florida, described as:

Parcel 1:

The South 67.25 feet of the East 26.5 feet of the West 37.5 feet of Lot 7, Block 52, Pablo Beach North, according to the plat thereof recorded in Plat Book 3, page 28, Public Records of Duval County, Florida.

Parcel 2:

The East one-half of the South one-half of Lot 7 and the South one-half of Lot 8, Block 52, Pablo Beach North, according to the plat thereof recorded in Plat Book 3, page 28, Public Records of Duval County, Florida.

Together with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining, including all improvements and betterments thereon.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none other. This conveyance is made subject to taxes assessed subsequent to December 31, 2015.

2

Prepared by and return to
Kenneth M. Keefe, Jr.
McGuireWoods LLP
50 N. Laura St., Suite 3300
Jacksonville, Florida 32202

Tax Parcel I.D. Nos. : 173935-0000 and 174091-00104

Consideration: \$4,550,000

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10th day of October, 2016, between ZENITH GALLERY, INC., a Florida corporation, whose address is 830-13 A1A North, PMB 391, Ponte Vedra, FL 32082, herein the Grantor, and JAX BEACH AF LLC, a Florida limited liability company, whose address is 144 4th Ave. N., Jacksonville Beach FL 32250, herein the Grantee.

The Grantor, for and in consideration of the sum of \$10.00, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold and by these presents does grant, bargain, sell and convey to the Grantee, its successors and assigns forever, the land, situate, lying and being in the County of Duval, State of Florida, described as:

Parcel 1

Lots 30, 31, 32 and 33, Flagler Tract, according to the plat thereof, as recorded in Plat Book 15, Page 50, of the Public Records of Duval County, Florida.

Parcel 2

The South 67.25 feet of the West 11 feet of Lot 7, Block 52, Pablo Beach North, according to the plat thereof recorded in Plat Book 3, page 28, Public Records of Duval County, Florida.

Together with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining, including all improvements and betterments thereon.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none other. This conveyance is made subject to taxes assessed subsequent to December 31, 2015 and Utility Easement recorded in Official Records Book 5973, page 2373 (as to Parcel 1) and Grant of Easement for Electrical Distribution Lines in favor of City of Jacksonville Beach recorded in Official Records Book 10060, page 1057 (as to Parcel 1), but such reference shall not act to re-impose same.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name and caused its corporate seal to be affixed as of the day and year first above written.

Thomas Wagner
[print name] THOMAS WAGNER

ZENITH GALLERY, INC.

Kenneth M. Keefe Jr
[print name] Kenneth M. Keefe Jr

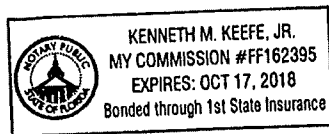
By *Elizabeth Rafferty*
Elizabeth Rafferty, Vice President



STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of October, 2016, by Elizabeth Rafferty, the Vice President of ZENITH GALLERY, INC., a Florida corporation, on behalf of the corporation, ✓ who is personally known to me, or who has produced as identification.



Kenneth M. Keefe Jr
[print name] Kenneth M. Keefe Jr

Notary Public, State of Florida

My Commission Expires:

Serial No.

(NOTARIAL SEAL)

Prepared by and return to:

Matthew S. McAfee, Esquire
Driver, McAfee, Hawthorne & Diebenow PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Tax Parcel: 173936-0000

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is made as of the 8TH day of September, 2018, by **QBS INVESTMENTS, L.L.C.**, a Florida limited liability company ("Grantor"), whose post office address is 1548 , to **JAX BEACH AF LLC**, a Florida limited liability company ("Grantee"), whose post office address is 177 4th Avenue North, Jacksonville Beach, Florida 32250.

[Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations and limited liability companies, wherever the context so admits or requires.]

WITNESSETH: Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, all that certain land situated in Duval County, Florida as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

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

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

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through, or under Grantor alone, but against none other, subject to the encumbrances set forth on Exhibit B attached hereto (the "Permitted Exceptions"); provided, however, this reference shall not serve to reimpose the same.

[signature page follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed, and delivered

in the presence of:

Print Name: Cassandra Strong

Print Name: Serena Diehm

GRANTOR:

QBS INVESTMENTS, L.L.C., a Florida
limited liability company

By: 
Name: James Frank
Title: Sole Member

STATE OF OHIO

COUNTY OF STARK

The foregoing instrument was acknowledged before me this 8th day of September, 2018, by JAMES FRANKS, as Sole Member of QBS INVESTMENTS, L.L.C., on behalf of the company, who is ☒ personally known to me or ☐ produced as identification.

Matt J. R.
Signature

Print Name: MATTHEW T. COLLINS
Notary Public, State and County aforesaid
Commission No.: 2018-RE-718236
My Commission Expires: JUNE 4, 2023

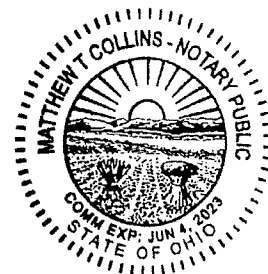


EXHIBIT A

Legal Description of the Property

Lots 34, 35, 36 and 37, FLAGLER TRACT, according to the map or plat thereof as recorded in Plat Book 15, Page(s) 50, Public Records of Duval County, Florida

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.

Prepared by and return to:

Matthew S. McAfee, Esquire
Driver, McAfee, Hawthorne & Diebenow PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Tax Parcel: 174088-0000

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is made as of the 28 day of February, 2019, by **ORTEGA, L.C.**, a Florida limited liability company and **SIGIFREDO VIVAS**, as Trustee under the **SIGIFREDO VIVAS REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 22, 2005** ("Grantor"), whose post office address is 1548 , to **JAX BEACH AF LLC**, a Florida limited liability company ("Grantee"), whose post office address is 177 4th Avenue North, Jacksonville Beach, Florida 32250.

[Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations and limited liability companies, wherever the context so admits or requires.]

WITNESSETH: Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, all that certain land situated in Duval County, Florida as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is not the homestead of Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor reside thereon.

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

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

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through, or under Grantor alone, but against none other, subject to the encumbrances set forth on Exhibit B attached hereto (the "Permitted Exceptions"); provided, however, this reference shall not serve to reimpose the same.

[signature page follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed, and delivered

in the presence of:

[Signature]
Print Name: Juliet Nelson

[Signature]
Print Name: May Claire Miller

GRANTOR:

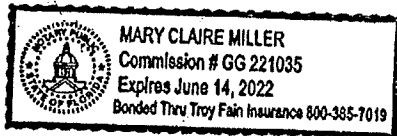
ORTEGA, L.C., a Florida limited liability company

By: [Signature]
Edith M. Ortega
Its Managing Member

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 12th day of February, 2019, by Edith M. Ortega, as Managing Member of ORTEGA, L.C., on behalf of the company, who is [] personally known to me or [X] produced drivers license as identification.



[Signature]
Signature

Print Name: May Claire Miller

Notary Public, State and County aforesaid

Commission No.: _____

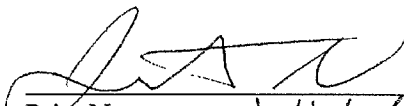
My Commission Expires: _____

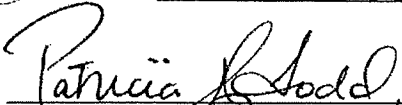
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

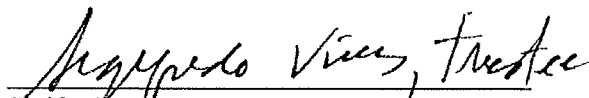
Signed, sealed, and delivered

GRANTOR:

in the presence of:


Print Name: Juliet Nelson

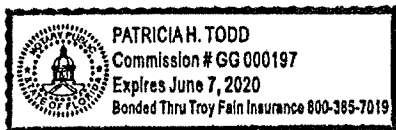

Print Name: Patricia H. Todd


Sigifredo Vivas, as Trustee of the Sigifredo Vivas Revocable Trust under agreement dated February 22, 2005

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 28 day of February, 2019, by Sigifredo Vivas, as Trustee of the Sigifredo Vivas Revocable Trust under agreement dated February 22, 2005, who is [] personally known to me or [X] produced FL drivers license as identification.


Signature



Print Name: _____
Notary Public, State and County aforesaid
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

Legal Description of the Property

The South 40 feet of Lots 1 and 2, Block 52, Pablo Beach North, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 28, of the Public Records of Duval County, Florida.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.

EXHIBIT 2
DUVAL COUNTY PROPERTY ASSESSMENT MAP

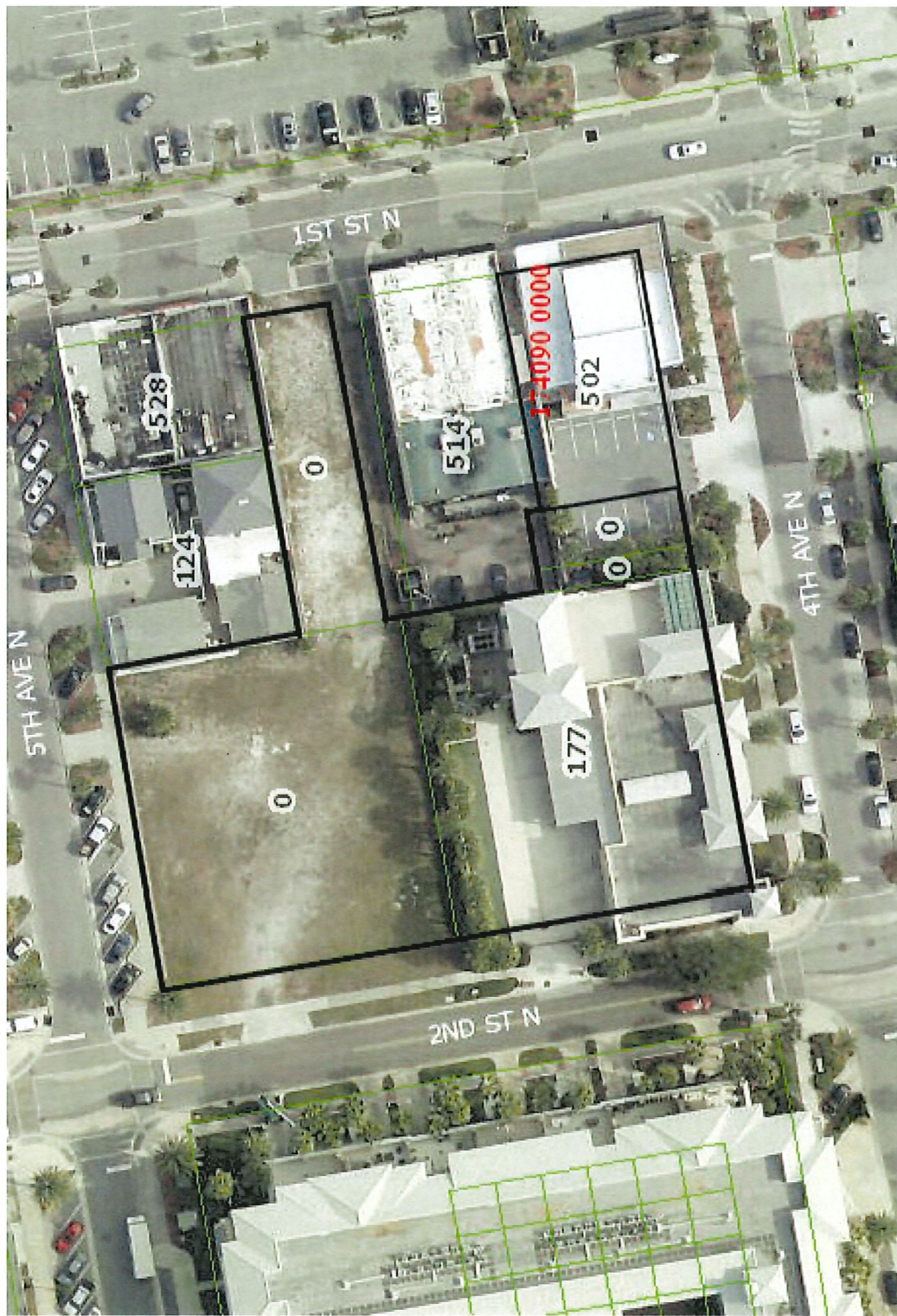


EXHIBIT 3

VICINITY MAP



EXHIBIT 4
CONCEPTUAL ELEVATIONS



EXHIBIT 5

O-KU CONDITIONAL USE PERMIT



DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL RECEIPT# 7017 3040 0000 2086 2587

April 27, 2021

O-Ku Sushi
704 Meeting Street
Charleston, SC 29403

RE: **Planning Commission Case: PC# 03-21**

Conditional Use Application for the transfer of approval for outdoor restaurant seating at a new restaurant, for property located in the Central Business District: CBD zoning district, for property located at 502 North 1st Street

The City of Jacksonville Beach Planning Commission met on **Monday, April 26, 2021** in Council Chambers to consider your **Conditional Use Application** for the transfer of approval for outdoor restaurant seating at a new restaurant, for property located in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)(7) of the Jacksonville Beach Land Development Code, for property located at 502 North 1st Street. (Applicant – *O-Ku Sushi*)

Based on the review and discussion of said application and the consideration of any testimony provided during the duly advertised public hearing, the Planning Commission determined this application met the standards applicable for authorizing a conditional use pursuant to Land Development Code **Section 34-231**.

The request was approved.

Pursuant to LDC **Section 34-233**, conditional use approval is only granted to the applicant and is not assignable or transferable. Outdoor restaurants are subject to the limitations and conditions set forth in **Section 34-407** of the LDC.

Please provide a copy of this letter with any other applications or building permits. Should you have any additional questions related to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP
Director, Planning and Development Department

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org



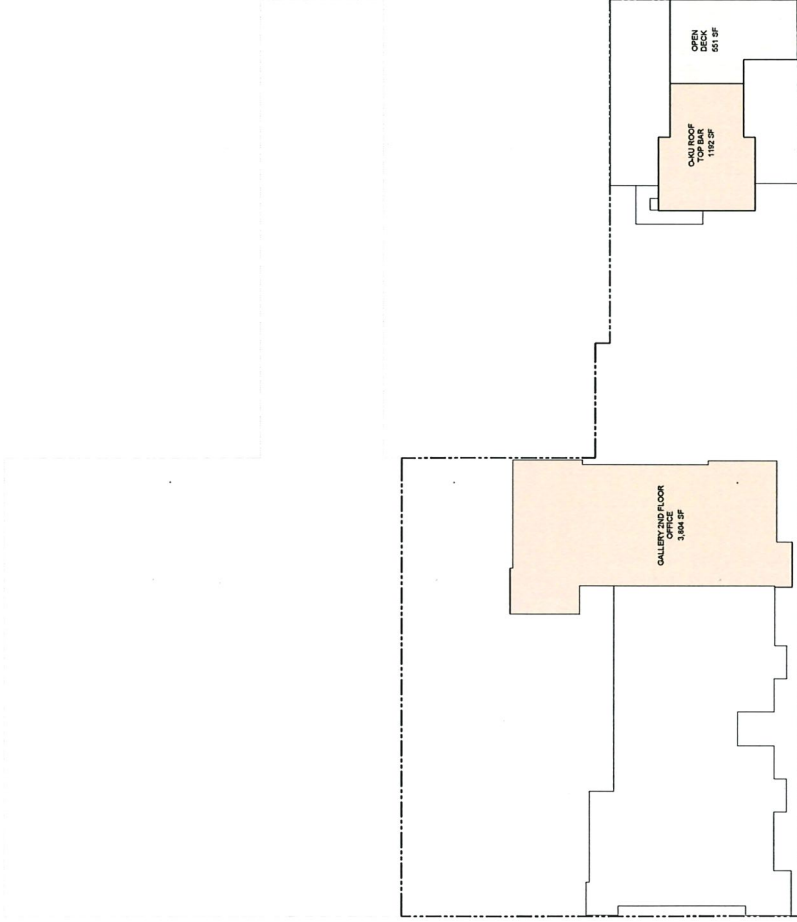
EXHIBIT 6

SITE PLAN



A

RD Zoning Set - 04/19/22



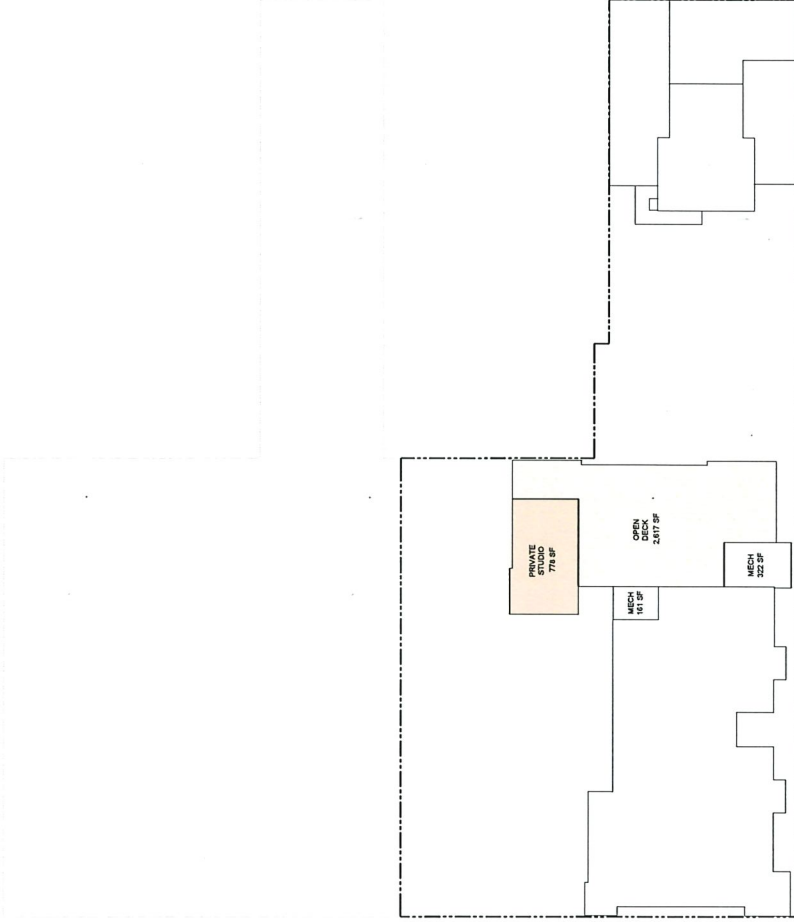
PHASE 1

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES
PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

[illegible]

RD Zoning Set - 04/19/22

PHASE 1



RD Zoning Set - 04/19/22

1936 Sma Bicyclo 101 Sma Bicyclo, Florida 3207
904 302-9848 / 904-626-3532

202 Wirth Ave. Palm Beach, Florida 33480
904 302-8848 / 904-626-3473

STRUCTURAL:

[illegible]

ARCHITECT'S SEAL

CAPO D'ORO. DUE HO

1000

SCALE: _____

AS SHOWN

CADD_V0100101

HDS

0-187-1764-9

10

PROJECT CHARTER

DESIGN E

PROJECT NUMBER

18-1

1

K

REZO

TRANSMISSION

1

GALI

PY

PHAS

THIRD

1

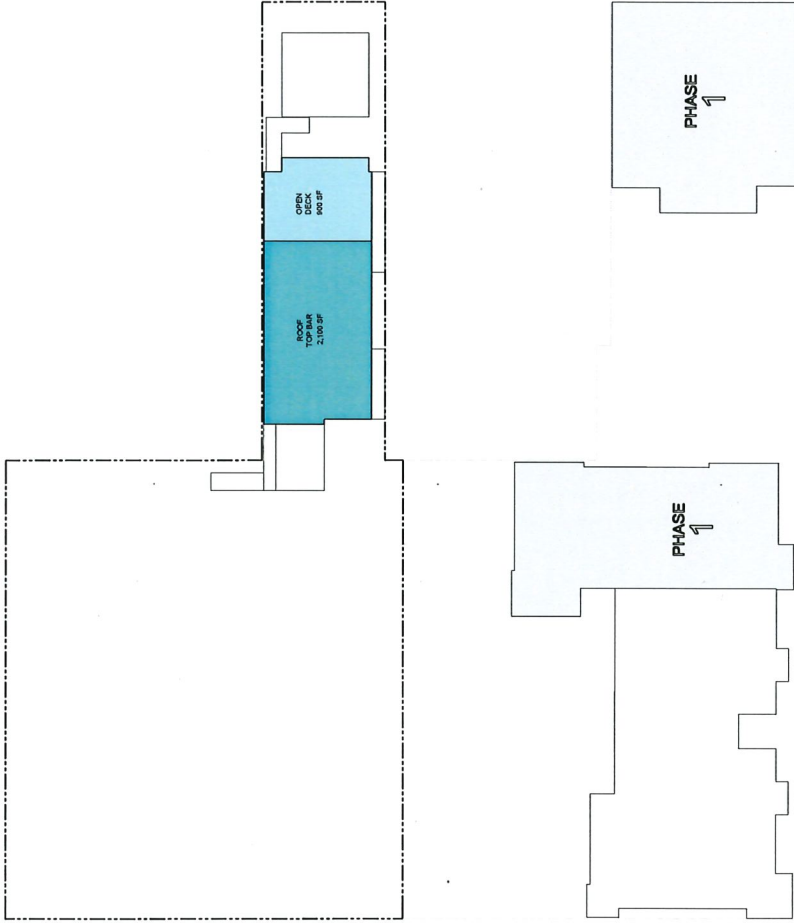
A

Y Y



NAME	AREA	PERCENTAGE
PHASE 1		
OKU I EXISTING	1,542 SF	1.54%
OKU II EXISTING	1,542 SF	1.54%
OKU RESTAURANT AND FLOOR	1,182 SF	1.18%
OKU RESTAURANT	4,552 SF	4.55%
OKU RETAIL	935 SF	0.93%
GALLERY EXISTING	1,704 SF	1.70%
GALLERY 2ND FLOOR	3,184 SF	3.18%
GALLERY 3RD FLOOR	3,184 SF	3.18%
GALLERY 4TH FLOOR	2,171 SF	2.17%
GALLERY OPEN DECK	16,950 SF	16.95%
PHASE 2		
RESTAURANT NEW	5,358 SF	5.36%
RESTAURANT GROUND FLOOR	5,358 SF	5.36%
RESTAURANT	8,305 SF	8.31%
LOT 9 AREA	54,951 SF	
PHASE 2		
RESTAURANT BUILDING	5,358 SF	5.36%
LOT IMPROVEMENT AREA	20,715 SF	20.72%
LOT COVERAGE	55,173 SF	55.17%

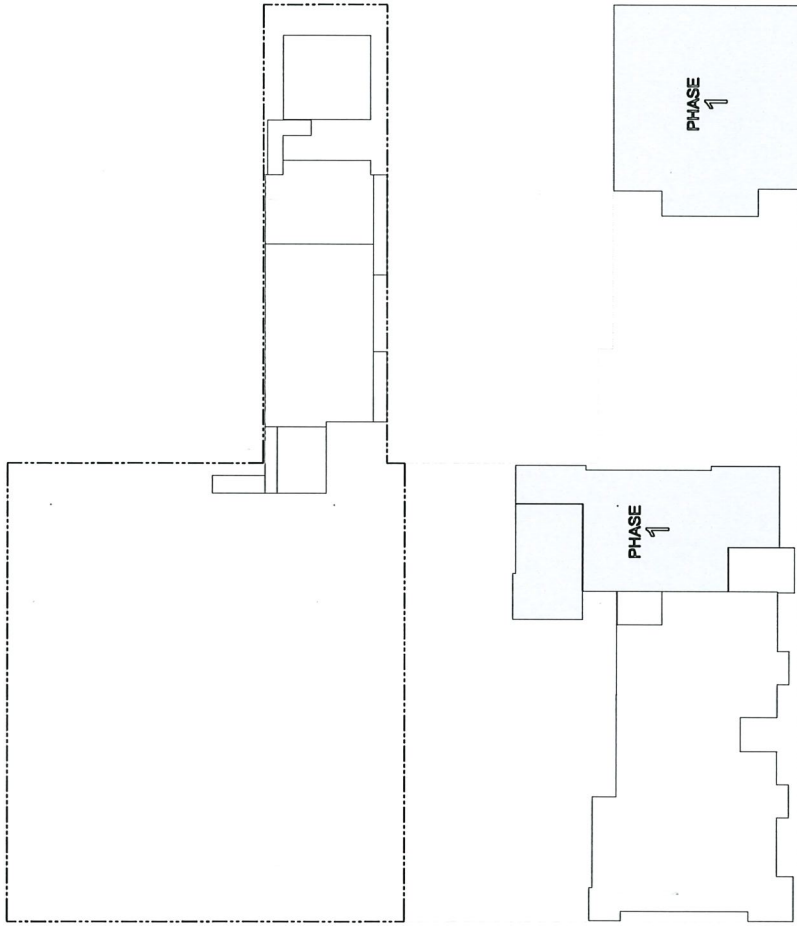
CD+urban
1936 Southview Blvd. Suite 101 Southview, Phoenix 85027
954.302.9888 / 954.626.9532
2012 World Ave. Suite 1000, Phoenix 85019
954.302.9888 / 954.626.9532



PHASE 2

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES
PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

[illegible]



PHASE 2

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES
PRIOR TO CONSTRUCTION, SEE GENERAL NOTES

[illegible]



DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES
PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

CD+urban
1555 South River Street, Suite 101 Southaven, MS 38675
904.302.9488 / 904.504.3432
302 West Ave., Palm Beach, Florida 33480
904.302.9488 / 904.504.3432

STRUCTURAL:

[illegible]

ANOTHER SEAL

CADD FILE NO.
SCALE:
AS SHOWN
CADD USER ID:
HDS
LEGAL DESCRIPTION:
PROJECT NAME:
INDUSTRIAL DEVELOPMENT
PROJECT NUMBER
18-11-__

RD

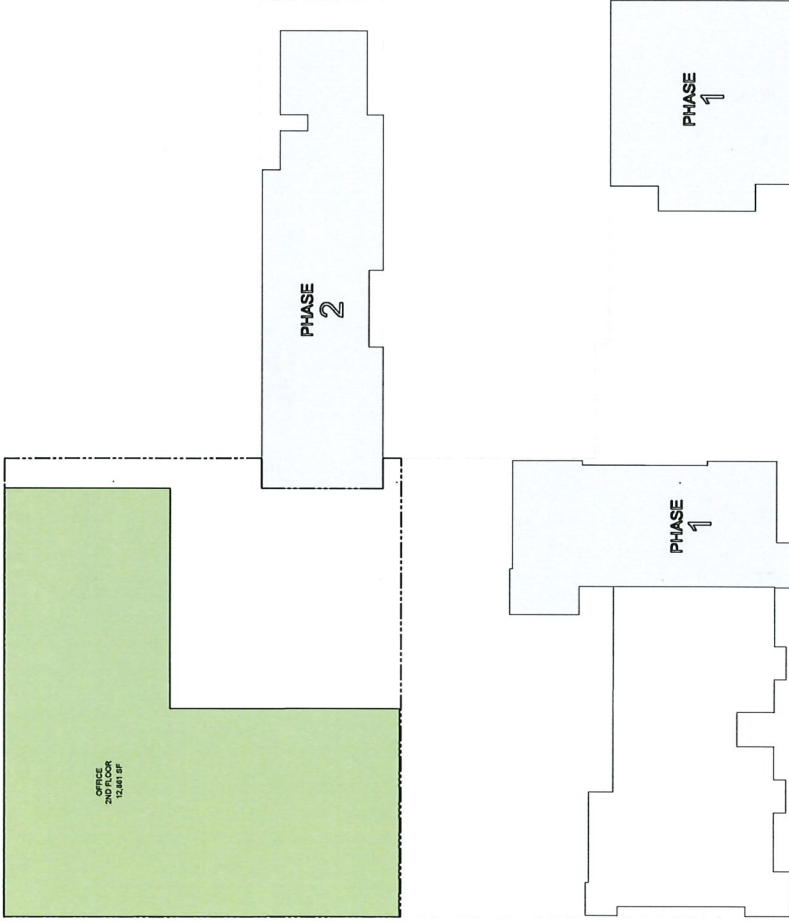
REZONING

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 103–110

01000000

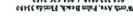
PHASE - 3

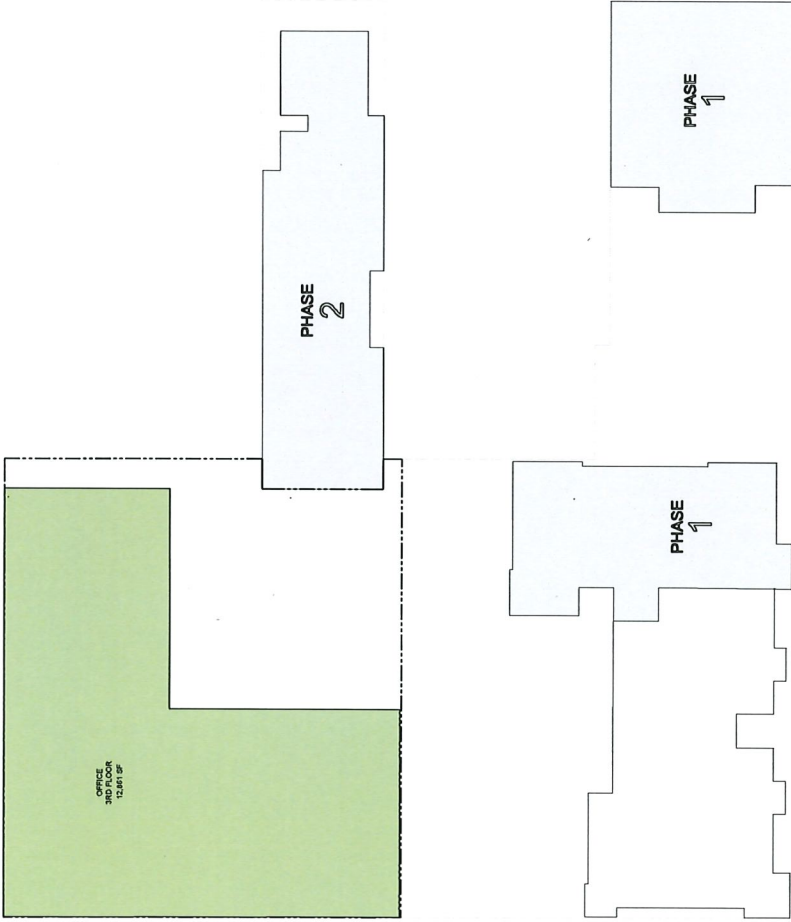
RD Zoning Set - 04/19/22



PHASE 3

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES
PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

		1916 South Main Street, Suite 101, Birmingham, AL 35207 2016 North Ave, Suite 101, Birmingham, AL 35203 1000 19th Street, Suite 101, Birmingham, AL 35203	
CD+urban 1916 South Main Street, Suite 101, Birmingham, AL 35207 2016 North Ave, Suite 101, Birmingham, AL 35203 1000 19th Street, Suite 101, Birmingham, AL 35203		CD+urban 1916 South Main Street, Suite 101, Birmingham, AL 35207 2016 North Ave, Suite 101, Birmingham, AL 35203 1000 19th Street, Suite 101, Birmingham, AL 35203	



PHASE 3

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES
PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

[illegible]

DO NOT MEASURE DRAWINGS
FOR CONSTRUCTION. SEE ORIGINAL NOTES

PHASE 4

PHASE 1	Q-KUJ EXISTING	2,822 SF
	Q-KUJ RESTAURANT GROUND FLOOR	1,192 SF
	Q-KUJ RESTAURANT 2ND FLOOR	551 SF
	Q-KUJ ROOF DECK	4,502 SF
	Q-KUJ RESTAURANT	935 SF
	Q-KUJ RETAIL	935 SF
	GALLERY EXISTING	9,796 SF
	GALLERY GROUND FLOOR	3,804 SF
	GALLERY 2ND FLOOR	1,604 SF
	GALLERY 3RD FLOOR	2,617 SF
	GALLERY OPEN DECK	16,955 SF
	GALLERY	16,955 SF

GALLERY EXISTING	5,790 SF
GALLERY 2ND FLOOR	3,400 SF
GALLERY 1ST FLOOR	1,715 SF
GALLERY OPEN DECK	2,175 SF
GALLERY	18,950 SF

PHASE 3	OFFICE NEW	12,861 SF
	OFFICE 2ND FLOOR	12,861 SF
	OFFICE 3RD FLOOR	
	OFFICE	26,722 SF

PHASE 4	GALLERY CONVERSION
GALLERY 1 FLOOR TO CARPENTRY RESTAURANT 3,750 SF	

GALLERY GRND FLR EXTENSION		623 SF
GALLERY GROUND FLOOR EXTENSION		623 SF
GALLERY		623 SF

LOT AREA	54,801 SF
PHASE 4	623 SF
GALLERY 1ST FLOOR	623 SF
GALLERY 2ND FLOOR	623 SF
GALLERY	1,246 SF
RETAIL HARDWARE / PARKING	44,522 SF
TOTAL IMPERVIOUS AREA	44,522 SF
LOT COVERAGE	81.24 %

CD+urban
1875 WILSON AVENUE, SUITE 100, JACKSONVILLE, FL 32202
904.233.8888 / 904.233.4142

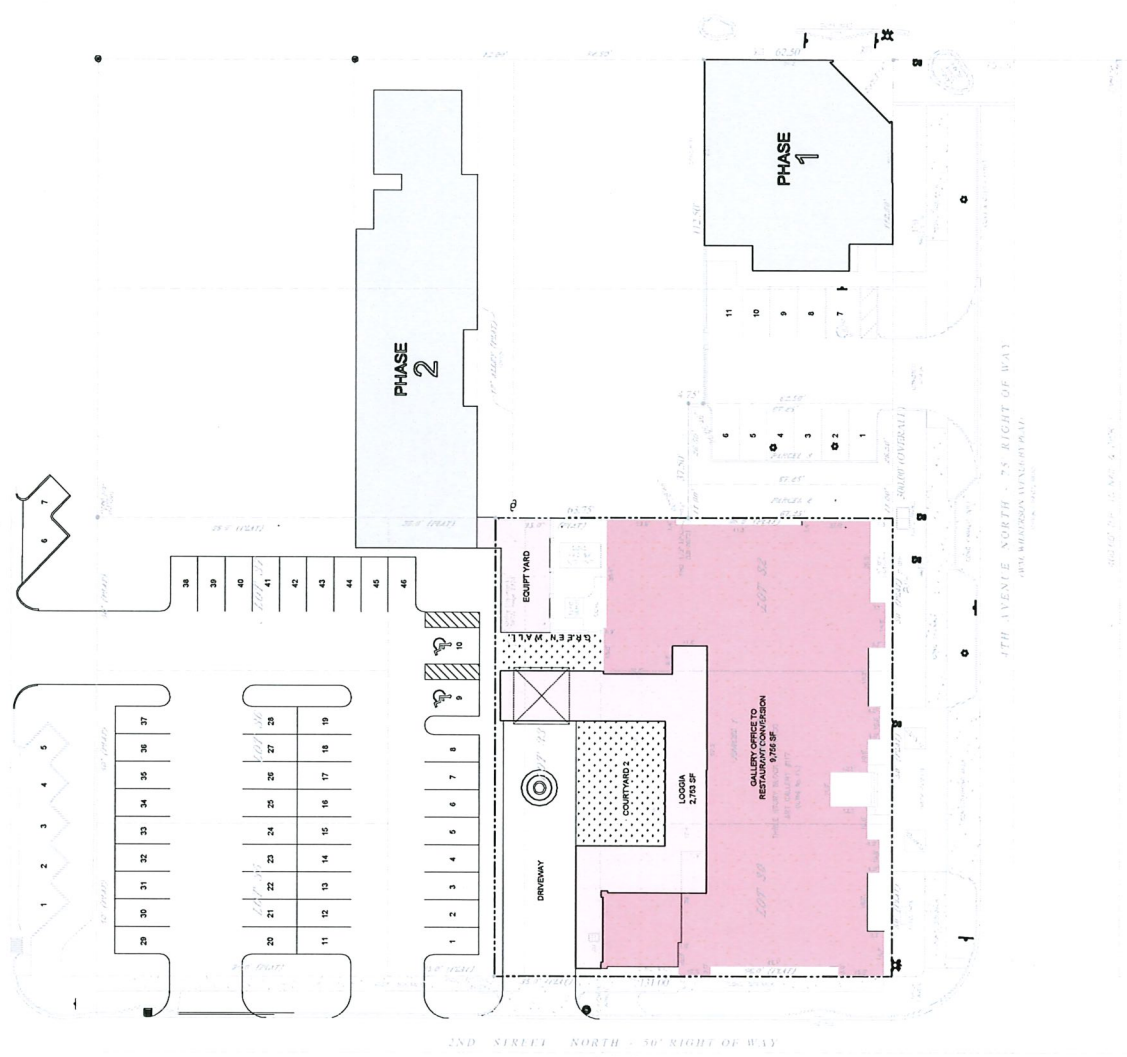
MEP ENGINEER
STRUCTURAL

DATE

PROJECT NAME
PROJECT ADDRESS
PROJECT PHONE
PROJECT EMAIL
PROJECT WEBSITE

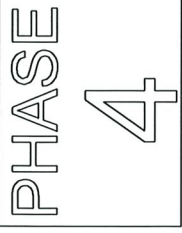
ARCHITECT NAME
ARCHITECT ADDRESS
ARCHITECT PHONE
ARCHITECT EMAIL
ARCHITECT WEBSITE

RD REZONING
JACKSONVILLE BEACH, FL
GALLERY
PHASE - 4
GROUND FLOOR
A1.10



RD Zoning Set - 04/19/22

These drawings are prepared and presented under Section 122 of the Jacksonville Beach Copyright Ordinance, Act of 2005. The copyright provisions apply to the work done by the drafter, the engineer and the architect. The work is not to be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from the drafter, engineer and architect.



CD+urban

STRUCTURAL:

[illegible]

ARCHITECTS SEAL

CALL 0800 754 400

SCALE _____

AS SHOWN

DATE WHEN JOB
CADD WHEN JOB

LEGAL DESCRIPTION	ACRES	OWNER
SEC. 36, T. 14 N., R. 10 E., S. 10 W., COUNTY OF LINCOLN, NEB.	36.00	STATE OF NEBRASKA

PROJECT CHARGE

DESIGN DESIGN

18.11-
PROJECT NUMBER

RD

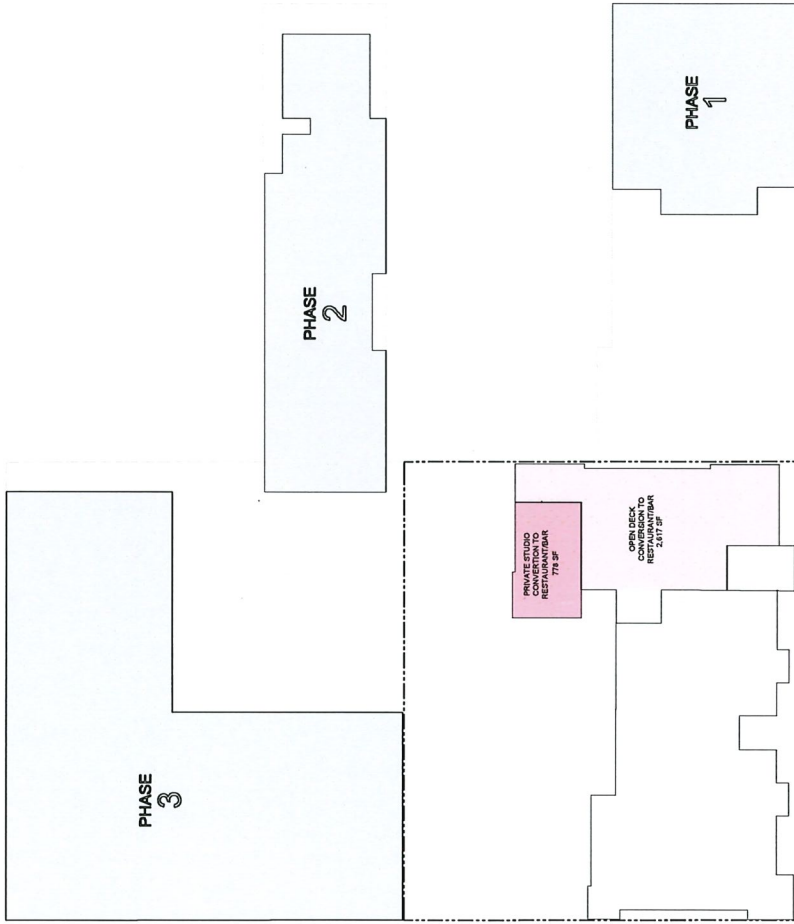
PEZONITIC

JACKSONVILLE BEACH, FL

GAIL EBY

PHASE - 4

RD Zoning Set - 04/19/22



PHASE 4

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES
PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

[illegible]

EXHIBIT 7

GALLERY ZONING CONFIRMATION LETTER



DEPARTMENT OF PLANNING &
DEVELOPMENT

City of Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

[Phone] 904.247.6231

[Fax] 904.247.6107

[E-Mail

Planning@jaxbchfl.net]

www.jacksonvillebeach.org

August 22, 2016

Jax Beach AF LLC, a Florida limited liability company
c/o Steve Diebenow, Esq.
Driver, McAfee, Peek & Hawthorne, P.L.
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

RE: Request for Zoning District and Land Use Designation confirmation for
property located at 0 and 117 4th Avenue North, Jacksonville Beach, Florida
32250

RE#'s 174091-0010 and 173935-0000 (the "Property")

Dear Mr. Diebenow:

In response to your request regarding the Property, please be advised as
follows:

The Property is located in the *CBD* future land use category according to
the Future Land Use Map series adopted as part of the 2030 Comprehensive
Plan and it is zoned *Central Business District: CBD*. The Zoning Classification is
compatible with the Land Use Designation, and the Zoning Classification and
Land Use Designation permit uses on the Property in accordance with our local
code, including both office and restaurant uses. A copy of the City's *CBD* zoning
regulations is attached for reference.

In addition, the Property is the beneficiary of approved Variance Application No.
73-98 which remains valid, effective, and provides for the provision of 18 off-
street parking in lieu of 62 required off-street parking spaces. A copy of
the application form and approval letter for this Variance is attached for your
records. This variance would allow the future occupancy of the existing building
on the Property by any *CBD* permitted use(s) which generate an off-street
parking requirement of 62 or fewer spaces.

There are no applications in progress as of this date which will, or may, change
the Zoning Classification, Land Use Designation or Variance on the Property and
we are not aware of any litigation concerning the validity of the Zoning
Classification, Land Use Designation or Variance on the Property. The Zoning
Classification, Land Use Designation and Variance applicable to this Property are
final and any appeal periods for challenging the same have expired.



Finally, there are no current or outstanding code violations nor are there any code enforcement actions pending against the Property.

Please contact me at (904) 247-6231, or via email at bmann@jaxbchfl.net, if you require any additional zoning related information concerning the Property.

Trustfully,

A handwritten signature in black ink, appearing to read 'William C. Mann', with a stylized flourish at the end.

William C. Mann, AICP, CRA-RP
Planning And Development Director, CRA Administrator

C: 2016 Zoning Verification file

EXHIBIT 8

LDC SECTION 34-347: REDEVELOPMENT DISTRICT (RD)

Sec. 34-347. Redevelopment district: RD.

- (a) *Purpose and intent.* The RD zoning district classification is designed to achieve a diversity of uses in a desirable environment through the application of flexible land development standards and to foster creative design and planning practices in the Jacksonville Beach Downtown Redevelopment Area in order to encourage economic vitality and redevelopment pursuant to the objectives of the Jacksonville Beach Community Redevelopment Plan.
- (b) *RD zoning district boundaries.*
 - (1) *General.* The RD zoning district boundaries include all lands lying in and bounded by the mean low water mark of the Atlantic Ocean and the centerline of the following streets: Thirteenth Avenue South, Third Street (State Route A-1-A), and Ninth Avenue North.
 - (2) *Subdistricts.* The boundaries of the RD zoning district may be further described by the following subdistricts:
 - a. *Downtown subdistrict:* That portion of the RD zoning district lying in and bounded by the mean low water mark of the Atlantic Ocean and the centerline of the following streets: First Avenue South, Third Street (State Route A1A), and Fifth Avenue North.
 - b. *North subdistrict:* That portion of the RD zoning district lying in and bounded by the mean low water mark of the Atlantic Ocean and the centerline of the following streets: Fifth Avenue North, Third Street (State Route A1A), and Ninth Avenue North.
 - c. *South subdistrict:* That portion of the RD zoning district lying in and bounded by the mean low water mark of the Atlantic Ocean and the centerline of the following streets: Thirteenth Avenue South, Third Street (State Route A1A), and First Avenue South.
- (c) *Procedure.*
 - (1) *General overview.* Land that is not zoned RD but seeks to be rezoned to Redevelopment District: RD must comply with Article VI, Division 3 standards and must also receive approval of a preliminary development plan pursuant to the procedures and standards of this section. The preliminary development plan for an RD zoning district classification must then receive approval of a development plan pursuant to the procedures and standards of section 34-251 et seq.
 - (2) *Preapplication conference.*
 - a. *Submission of application.* Before submitting an application for rezoning and preliminary development plan for RD zoning district classification, an applicant shall request in writing a preapplication conference with the planning and development director. Accompanying the request for a preapplication conference shall be an application in the form established by the planning and development director and made available to the public, and a nonrefundable application fee which is established from time to time by the city council to defray the actual cost of the preapplication conference.
 - b. *Scheduling of preapplication conference.* Within ten (10) working days after the planning and development director determines that the application is sufficient, a preapplication conference shall be scheduled with the applicant, representatives of the Jacksonville Beach Community Redevelopment Agency, such other city departments and, state or federal agencies that may be involved in the review and processing of the application. The applicant shall be notified in advance by the planning and development director about which other city departments, state and federal agencies will be involved in the preapplication conference and the time, date and place of the conference.

-
- c. *Preapplication conference issues.* At the preapplication conference, the planning and development director, the applicant, representatives of the Jacksonville Beach Community Redevelopment Agency, and the representatives from other city departments, state and federal agencies shall discuss the proposed development and the following issues as they relate to the application for an RD zoning district designation:
1. The existing characteristics of the site proposed for development or redevelopment including but not limited to existing built land uses, vacant areas, land ownership and existing densities;
 2. The relationship between the proposed development, existing land uses, and surrounding land uses;
 3. The status of existing and proposed on-site streets, utilities or other public and private facilities to serve the proposed development; and
 4. The status of public facilities that would serve the proposed development, specifically as it relates to the CIE of the comprehensive plan;
- d. *Written summary.* Within ten (10) working days of the preapplication conference, the planning and development director shall provide the applicant with a written summary of the preapplication conference. One (1) copy of this written summary shall be submitted by the applicant to the planning and development director at the time of submission of the application for development permit.
- (3) *Preliminary development plan for an RD zoning district.*
- a. *Submission of application.* Following the preapplication conference, an application for rezoning and a preliminary development plan for RD zoning district classification shall be submitted to the planning and development director, along with a nonrefundable application fee which is established from time to time by the city council to defray the actual cost of processing the application.
- b. *Contents of application.* The rezoning and preliminary development plan application shall include the following information:
1. The names, address, and telephone number of the owners of record of the land proposed for development.
 2. The name, address, and telephone number of the developer, if different from the owner, and an explanation of the difference.
 3. The name, address and telephone number of the agent of the applicant, if there is an agent.
 4. The name, address, and telephone number of the all land use, environmental, engineering, economic, or other professionals that are assisting with the application.
 5. The name, address and legal description of the land on which the preliminary development plan is proposed to occur, with attached copies of any instruments referenced, such as but not limited to deeds, plats, easements, covenants and restrictions.
 6. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for development, with the boundaries already marked.
 7. An eight and one-half (8½) by eleven (11) vicinity map locating the proposed land for development.

-
8. A statement of the planning objectives to be achieved by the planned redevelopment activity and its consistency with the Jacksonville Beach Community Redevelopment Plan. The statement shall include a detailed description of the character of the proposed development, including information relative to the architectural style of the proposed development.
 9. A statement of the applicant's intentions with regard to the form of ownership contemplated for the development when construction is completed, e.g., sale or lease of all or some of the development including rental units, condominiums, or fee simple conveyance.
 10. A description of the proposed development, including:
 - i. The number and type of residential dwelling units.
 - ii. The approximate gross density for the residential development.
 - iii. The amounts of land and building square footages for nonresidential developments, by type of use, including any portions to be reserved for public use.
 - iv. Calculations showing the total lot coverage for building and accessory uses.
 11. A concept plan showing the location of all proposed buildings, the proposed traffic circulation system, and parking facilities.
 12. A tentative development schedule indicating:
 - i. The approximate date when construction of the development can be expected to begin.
 - ii. The stages in which the development will be built and the approximate date when construction on each stage can be expected to begin.
 - iii. The approximate date when each stage of development will be completed.
- c. *Determination of sufficiency.* The planning and development director shall determine if the application is sufficient within ten (10) working days after it is submitted.
1. If the planning and development director determines the application is not sufficient, a written notice shall be mailed to the applicant specifying the application's deficiencies. No further action shall be taken on the application until the deficiencies are remedied.
 2. When the application is determined sufficient, the planning and development director shall notify the applicant, in writing, of the application's sufficiency and that the application is ready for review pursuant to this section.
- d. *Review and report.* On the day the application is determined sufficient, the planning and development director shall forward the application to the Jacksonville Beach Redevelopment Agency for its review and recommendation. Within twenty-five (25) working days after the receipt of the application, the Jacksonville Beach Redevelopment Agency shall review the application and prepare a report recommending approval, approval with conditions or denial, based on the standards in section 34-347(c)(3). The planning and development director shall mail a copy of the redevelopment agency report to the applicant on the day the report is completed, along with written notification of the time and place the application will be considered by the planning commission at a public hearing.
- e. *Public hearings.* The planning commission shall hold one (1) public hearing and the city council shall hold two (2) public hearings on a preliminary development plan for a RD zoning district

classification when the amendment would affect five (5) percent or more of the total land area of the city. The second public hearing before the city council shall be held approximately two (2) weeks after the first public hearing. The day, time, and place at which the second city council public hearing will be held shall be announced at the first public hearing. The planning commission and the city council each shall hold at least one (1) public hearing on a proposed preliminary development plan for a RD zoning district when that amendment would affect less than five (5) percent of land in the city. The public hearings shall be held after 5:00 p.m. on a weekday.

- f. *Notice.* The planning and development director shall provide notice of the public hearings pursuant to the requirements of section 34-154(b).
- g. *Action by planning commission.* The planning commission public hearing on the application shall be conducted pursuant to the procedures in section 34-151 et seq. At the public hearing, the planning commission shall consider the application, the recommendation of the Jacksonville Beach Redevelopment Agency, comments of the applicant and city staff, and public testimony. After close of the public hearing, the planning commission shall recommend to the city council approval, approval with conditions, or denial of the requested rezoning and preliminary development plan for the RD zoning district classification. In reviewing and making a recommendation, the planning commission shall apply the standards in section 34-211 governing rezonings.
- h. *Action by the city council.*
 - 1. *Scheduling of public hearing.* Upon notification of the recommendation of the planning commission, the application and recommendation shall be forwarded to the city council for the scheduling of a public hearing at the first available regularly scheduled meeting by which time the public notice requirements can be satisfied, or such time as it is mutually agreed upon by the applicant and planning and development director.
 - 2. *Decision.* At the public hearing, the city council shall consider the application, the recommendation of the Jacksonville Beach Redevelopment Agency, the recommendation of the planning commission, and comments of the applicant and city staff. After the close of the public hearing, the city council shall approve, approve with conditions, or deny the rezoning application and preliminary development plan pursuant to the standards in section 34-211.
- i. *Standards.* A preliminary development plan for a RD zoning district designation shall comply with the following standards:
 - 1. *Land area.* Development shall be approved only on land having an area which is deemed to be adequate and appropriate.
 - 2. *Permitted uses.*
 - i. Uses shall be governed by the provisions of the Jacksonville Beach Community Redevelopment Plan and shall be appropriate for the location requested, compatible with other existing or proposed uses in the general vicinity, and consistent with the adopted Jacksonville Beach Community Redevelopment Plan.
 - ii. The following uses are specifically prohibited:
 - a) Manufacturing., except for activity related to the production of items designed for sale at retail on the premises such as arts and crafts, jewelry, or bakery goods.

-
- b) Outdoor storage yards of any kind, including junk yards.
 - c) Wholesale trade, warehouse, and distribution establishments.
 - d) Cemeteries.
 - e) Mobile home parks.
 - f) Motor vehicle repair, services, and garages.
 - g) Transportation and transportation service establishments, except terminal and service facilities for passenger transportation.
 - h) Petroleum and petroleum products receiving, storage/and distribution.
 - i) Veterinary services and kennels.
 - j) Recreational vehicle or travel trailer parks.
 - k) Commercial and industrial laundries.
 - l) Cold storage and ice processing plants.
 - m) Contract construction establishments.
 - n) Rooming and boarding houses.
3. *Residential density.* The maximum density allowed for residential development shall not exceed forty (40) dwelling units per gross acre, or two (2) dwelling units for the first five thousand (5,000) square feet, plus one (1) dwelling unit for each additional one thousand (1,000) square feet of land, whichever is the strictest.
4. *Area and setback requirements.* Minimum lot area, minimum width, yard setbacks, and maximum lot coverage shall be consistent with the goals, objectives and policies of the Jacksonville Beach Community Redevelopment Plan, comparable to the remainder of the planned redevelopment, and comparable to the existing and proposed development of the surrounding area. The maximum building height allowed shall be thirty-five (35) feet.
5. *Traffic circulation control and parking.*
- i. A suitable transportation and traffic control plan shall be provided showing the utilization of existing roads for access to the proposed development, and their relationship to on-site driveways, parking and loading areas, refuse collection points, sidewalks, bike paths, and other traffic-related facilities. The suitability of the proposed traffic management system shall be determined, in part, by the potential impact of the development on safety, traffic flow and control, accessibility for emergency vehicles, and consistency of the development with the provisions of the Jacksonville Beach Community Redevelopment Plan.
 - ii. Principal vehicular access points shall be designed to permit smooth traffic flow and minimize hazards to vehicular and pedestrian ways. Minor streets within a Preliminary Development Plan shall not be connected to streets outside the site in such a way as to encourage their use by through traffic.
6. *Off-street parking and loading.* Off-street parking and loading shall be provided in a planned and coordinated manner consistent with the provisions of the Jacksonville Beach Community Redevelopment Plan.
7. *Open space requirements.* All residential developments shall provide common open space for amenities or recreational purposes. The use of the open space or recreational areas

shall be appropriate for the scale and character of the proposed residential development based on consideration of the size, density, anticipated population, topography, and the type of dwelling units. The common open space or recreational area shall be suitably improved for its intended use and the buildings, structures, and improvements permitted in the common areas shall be appropriate to the uses which are authorized for such areas.

8. *Signage.* All signs erected shall be consistent with the goals, objectives, and policies of the adopted Jacksonville Beach Redevelopment Plan and the standards of Article VIII, Division 4.
9. *Landscape.* Landscaping shall be consistent with the goals, objectives, and policies of the Jacksonville Beach Community Redevelopment Plan and the standards of Article VIII, Division 3.
10. *Environmental.* The stormwater management and flood protection standards shall be consistent with the goals, objectives, and policies of the Jacksonville Beach Community Redevelopment Plan and the standards in Article VIII, Division 5.
11. *Utility easements.* Easements necessary for the orderly extension and maintenance of public utility systems shall be required where they are necessary to adequately service the development.
12. *Adequate public facilities.* There shall be adequate potable water, sanitary sewer, stormwater management, solid waste, park, roads, police, fire and emergency management services facilities to service the development. The application shall comply with the standards in Article IX, Adequate public facilities standards.
13. *Comprehensive plan consistency.* The proposed development shall be consistent with the future land use map and the goals, objectives, and policies of the comprehensive plan.
- j. *Conditions.* The Jacksonville Beach Redevelopment Agency and the planning commission shall have the authority to recommend, and the city council shall have the authority to impose such conditions on a preliminary development plan for an RD zoning district designation that are necessary to accomplish the purposes of this section, this code, and the comprehensive plan.
- k. *Effect of development order for an RD zoning district designation.* Issuance of a development order for RD zoning district classification shall constitute an amendment to the official zoning map to RD zoning district. It shall also be deemed to authorize the applicant to submit to the planning and development director an application for development permit for the approved preliminary RD development plan pursuant to section 34-251 et seq. No development plan shall be accepted for review and consideration unless the RD zoning district classification and preliminary RD development plan have been approved and remain valid and in effect.
- l. *Recordation.* The adopted Redevelopment District: RD ordinance shall be recorded in the office of the Duval County Clerk, and shall be binding upon the property owners subject to the development order, their successors and assigns, and shall constitute the development regulations for the property. Development of the property shall be limited to the uses, density, configuration, and all other elements and conditions set forth on the adopted preliminary RD development plan. Failure on the part of the applicant to record the Redevelopment District: RD ordinance within a period of one hundred eighty (180) days following its adoption by the city council shall render the plan invalid.
- m. *Time limitations.* Receipt of a development order for an RD zoning district classification shall expire at the end of one (1) year after the date of its initial approval unless an application for a development permit for a development plan has been submitted to the planning and development director. Only one (1), one-year extension shall be granted for an RD zoning district

classification by the city council, upon written application to the planning and development director. Written application requesting the extension shall be submitted to the planning and development director no later than thirty (30) working days before the date that the development order is to expire. Failure to submit an application for a final development plan within the time limits established by this section shall render null and void the development order for the preliminary development plan and RD zoning district classification.

- n. *Minor deviation to preliminary development plan for an RD zoning district designation.* A minor deviation may be made from the preliminary development plan upon written approval of the planning and development director. Minor deviations which shall be authorized are those that appear necessary in light of technical or engineering considerations first discovered during actual development that are not reasonably anticipated during the initial approval process, and shall be limited to the following:

1. Alteration of the location of any road or walkway by not more than five (5) feet;
2. Alteration of the building envelope of up to five (5) percent, provided such alteration complies with the requirements of this Code.
3. Reduction of the total amount of open space by not more than five (5) percent, provided that such reduction does not permit the required open space to be less than that required by this Code.
4. Alterations of the location, type, or quality of required landscaping elements, if it complies with this Code.

- o. *Amendments to preliminary development plan.* A preliminary development plan may be amended only pursuant to the procedures established for its original approval as otherwise set forth in this section.

- (4) *Development plan.* An application for a development plan shall be submitted within one (1) year of receipt of a development order for RD zoning district classification, or the development order shall become immediately void.

(Ord. No. 7500, § 7.2(L), 8-19-91; Ord. No. 99-7776, § 1, 12-6-99; Ord. No. 2001-7810, § 1, 7-16-01; Ord. No. 2004-7878, § 1, 7-19-04; Ord. No. 2005-7899, § 7, 4-4-05; Ord. No. 2014-8042, § 6, 2-3-14; Ord. No. 2015-8065, § 15, 12-7-15 ; Ord. No. 2018-8103, § 1, 2-19-18)

EXHIBIT 9

LDC SECTION 34-345(e)(7)h.: CBD STOREFRONT CHARACTER STANDARDS

architectural relief a minimum of thirty (30) feet wide and three (3) feet deep for building walls and frontage walls facing the street.

- f. *Awnings and shade.* Buildings fronting an "A" street or a "pedestrian oriented" street must provide awnings, canopies or other type of shade refuge equal to a minimum of fifty (50) percent of the length of building frontage.
- g. *General design features.* All buildings shall utilize at least three (3) of the following design features to provide visual relief along all street-facing elevations of the building:
 - 1. Divisions or breaks in, and variety in, exterior finish materials (materials should be drawn from a common palette).
 - 2. Window bays.
 - 3. Separate entrances and entry treatments, porticoes, colonnades, or arcades extending at least five (5) feet, provided that a right-of-way or revocable encroachment permit shall be required if the entrance, entry treatment, colonnade, or arcade extends into the public right-of-way.
 - 4. Variation in roof lines.
 - 5. Awnings or canopies installed in increments of fifteen (15) feet or less and extending at least five (5) feet.
 - 6. Dormers.
 - 7. Overhang extending at least five (5) feet, provided that a right-of-way or revocable encroachment permit shall be required if the entrance, entry treatment, colonnade, or arcade extends into the public right-of-way.
 - 8. Recessed entries (at least three (3) feet from the primary facade).
 - 9. Protruding entries (at least three (3) feet from the primary facade).
 - 10. Covered porch entries.
 - 11. Cupolas.
- h. *Storefront character.* Commercial, retail/office and mixed-use buildings shall express a "storefront character". This standard shall be met by providing each of the following architectural features along the building frontage as applicable.
 - 1. Corner building entrances on corner lots.
 - 2. Regularly spaced and similar-shaped windows with window hoods or trim on all building stories.
 - 3. Large display windows on the ground floor. All "A" and "pedestrian oriented" street-facing or public space-facing structures shall have transparent windows covering a minimum of forty (40) percent and a maximum of eighty (80) percent of the ground floor of each storefront's linear frontage. Blank walls shall not occupy over fifty (50) percent of a street-facing frontage and shall not exceed thirty (30) linear feet without being interrupted by a window or entry. Mirrored glass, obscured glass, tinted, or glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement if the first floor has not been designed as a flood proof first floor.
- i. *Orientation.* The primary building entrances shall be visible and directly accessible from a public street. Building massing such as tower elements, not exceeding thirty-five (35) feet in height, may be used to identify the location of building entries.
- j. *Rooflines.* Rooflines on attached residential and nonresidential buildings shall be varied to reduce the

EXHIBIT 10

PARKING ASSESSMENT SPREADSHEET

Jacksonville Beach Parking Assessment

Project Phase	Square Feet	Required Parking Spaces	Parking Spaces Provided On-Site	Off-Site Spaces Needed	Notes								
Phase 1	22,455	29	29	0	<table><tr><td colspan="2">Spaces Required Per Jax Beach LDC</td></tr><tr><td>Usage</td><td>Parking</td></tr><tr><td colspan="2">Shopping Center up to 399,999 sf</td></tr><tr><td colspan="2">1 Space per 500 sq. ft</td></tr></table> The "gross" parking requirement from the Gallery would be 34 spaces. However, the Gallery has vested rights to provide 18 spaces in lieu of 62 spaces per BOA 73-98.	Spaces Required Per Jax Beach LDC		Usage	Parking	Shopping Center up to 399,999 sf		1 Space per 500 sq. ft	
Spaces Required Per Jax Beach LDC													
Usage	Parking												
Shopping Center up to 399,999 sf													
1 Space per 500 sq. ft													
Phases 1 - 2	30,810	46	46	0									
Phases 1 - 3	56,532	97	75	22									
Phases 1 - 4	56,532	97	57	40									
Phase 1: Gallery/O-Ku													
Gallery	16,955	18	18										
O-Ku/Retail	5,500	11	11										
Total	22,455	29	29	0									
Phase 2: Restaurant/Parking at NW Quadrant													
Restaurant	8,355	17											
Parking Lot			17										
Total Phases 1 - 2	30,810	46	46	0									
Phase 3: Retail/Office/Parking at NW Quadrant													
Retail/Office	25,722	51											
Parking Lot			29										
Total Phases 1 - 3	56,532	97	75	22	The parking spaces will be under the retail/office building. The Project will have a 22 parking space shortfall.								
Phase 4: Gallery Conversion			(18)										
Total Phases 1-4	56,532	97	57	40	18 spaces will be removed to facilitate the Gallery conversion to restaurant uses and pedestrian amenities. The Gallery building is contemplated to remain the same size. Following the conversion, there will be a 40 parking space shortfall.								

This table is for illustrative purposes only. The actual parking requirements of the Project may differ as phases build out. All parking space calculations in this spreadsheet have been rounded pursuant to section 34-372, City of Jacksonville Beach Land Development Code.

**SOUTH BEACH REDEVELOPMENT DISTRICT
SUMMARY CASH FLOW PROJECTIONS**

	2021 <i>actual</i>	2022 <i>budget</i>	2023 <i>estimate</i>	2024 <i>estimate</i>	2025 <i>estimate</i>	2026 <i>estimate</i>	2027 <i>estimate</i>	2028 <i>estimate</i>	2029 <i>estimate</i>	2030 <i>estimate</i>	2031 <i>estimate</i>	2032 <i>estimate</i>
Fund Balance carried forward from prior year	\$ 11,006,172	\$ 12,795,036	\$ 12,936,255	\$ 7,396,090	\$ 8,855,200	\$ 721,264	\$ 2,465,134	\$ (281,614)	\$ 1,224,924	\$ 3,590,108	\$ 6,023,324	\$ 8,526,066
Revenues:												
(a) Taxes (at 50% TIF Funding)	4,811,387	2,591,402	2,807,244	2,863,389	2,920,657	2,979,070	3,038,651	3,099,424	3,161,413	3,224,641	3,289,134	3,354,916
Taxes returned to taxing authorities	(2,279,078)	-	-	-	-	-	-	-	-	-	-	-
Interest & other	17,687	101,843	141,279	73,961	88,552	7,213	24,651	(2,816)	12,249	35,901	60,233	85,261
Total Revenues	2,549,996	2,693,245	2,948,523	2,937,350	3,009,209	2,986,282	3,063,303	3,096,608	3,173,662	3,260,542	3,349,367	3,440,177
Expenditures:												
(b) Personal services	94,624	118,845	106,925	110,133	113,437	116,840	120,345	123,955	127,674	131,504	135,449	139,513
Operating:												
(c) Administrative	154,475	97,781	241,763	247,807	254,002	260,352	266,861	273,533	280,371	287,380	294,565	301,929
(d) Maintenance Program	140,005	240,000	265,000	270,300	275,706	281,220	286,845	392,581	400,433	408,442	416,611	424,943
(e) Capital outlay	372,028	2,095,400	7,875,000	850,000	10,500,000	584,000	5,136,000	800,000	-	-	-	-
Total Expenditures	761,132	2,552,026	8,488,688	1,478,240	11,143,145	1,242,412	5,810,051	1,590,069	808,478	827,326	846,625	866,384
Ending Fund Balance	\$ 12,795,036	\$ 12,936,255	\$ 7,396,090	\$ 8,855,200	\$ 721,264	\$ 2,465,134	\$ (281,614)	\$ 1,224,924	\$ 3,590,108	\$ 6,023,324	\$ 8,526,066	\$ 11,099,859

Notes & Assumptions:

- (a) Assumes average growth of 2%
- (b) Assumes average growth of 3%
- (c) Assumes average growth of 2.5%; includes professional services, internal service charges, supplies, utilities, etc.
- (d) Assumes average growth of 2%; adds stormwater maintenance program in FY2022
- (e) Includes in capital improvement plan as well as additional projects identified by PW and Parks

Note: Cash flow projections are prepared with reasonable assumptions and information known at the time. They are updated periodically to reflect changes in market conditions, project cost estimates, legislative updates, and priorities set forth by the governing boards.

SOUTH BEACH REDEVELOPMENT DISTRICT
CASH FLOW PROJECTIONS
DETAIL OF CIP PROJECTS

	2021 <i>actual</i>	2022 <i>budget</i>	2023 <i>estimate</i>	2024 <i>estimate</i>	2025 <i>estimate</i>	2026 <i>estimate</i>	2027 <i>estimate</i>	2028 <i>estimate</i>	2029 <i>estimate</i>	2030 <i>estimate</i>	2031 <i>estimate</i>	2032 <i>estimate</i>
CAPITAL OUTLAY												
Computer equipment	713											
INFRASTRUCTURE PROJECTS												
2019-01; 2020-01 Ocean Terrace Area Drainage Improvements	prior appropriation	72,738										
2019-02 Stormwater Channel Improvements from JTB to Marsh Landing Pkwy	prior appropriation	67,307										
Study of central and South stormwater basins	prior appropriation	12,633										
Ocean Terrace Pond Improvements - Phase 3	5-year CIP Plan						1,000,000					
Stormwater Piping and Roadway Improvements - Phase 4	5-year CIP Plan	150,000	1,500,000									
Stormwater/Road Improvements - Phase 5	5-year CIP Plan	300,000	1,750,000									
South Basin Stormwater Outfall Channel Improvements - Phase 5	5-year CIP Plan	200,000	3,550,000	50,000	10,500,000							
Stormwater/Reuse Improvements - Phase 6 (optional)	5-year CIP Plan					584,000	4,136,000					
PARKS PROJECTS												
Soccer goals for SB Park multi-purpose field	4,107											
Improve park lighting	28,035	60,000										
Splash Pad Improvements		22,000										
Shade shelters for SB Park splash pads	55,230											
Construct South Beach Park basketball Court and Pickleball Courts	116,465											
Design and construct Sunshine Park Playground	14,800	1,205,000										
South End Connectivity Corridors		158,400	300,000	300,000								
SB Park Medians and Landscaping			175,000									
SB Park Complex - Entrance			100,000									
Passive Park Development			500,000	500,000								
Multi-Purpose Field Artificial Turf Replacement								600,000				
Fitness Station Replacements								200,000				
Total CAPITAL OUTLAY	\$ 372,028	\$ 2,095,400	\$ 7,875,000	\$ 850,000	\$ 10,500,000	\$ 584,000	\$ 5,136,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -

DOWNTOWN REDEVELOPMENT DISTRICT

SUMMARY CASH FLOW PROJECTIONS

updated: 7/18/2022

	2021 <i>actual</i>	2022 <i>budget</i>	2023 <i>estimate</i>	2024 <i>estimate</i>	2025 <i>estimate</i>	2026 <i>estimate</i>	2027 <i>estimate</i>	2028 <i>estimate</i>	2029 <i>estimate</i>	2030 <i>estimate</i>	2031 <i>estimate</i>	2032 <i>estimate</i>
Fund Balance carried forward from prior year	\$ 17,937,816	\$ 22,755,947	\$ 22,652,333	\$ 3,570,790	\$ 1,993,942	\$ 5,162,763	\$ 8,722,935	\$ 9,046,896	\$ 15,607,139	\$ 22,339,483	\$ 29,246,528	\$ 36,330,869
Revenues:												
(a) Taxes	7,118,716	7,462,611	8,804,295	8,980,381	9,159,989	9,343,188	9,530,052	9,720,653	9,915,066	10,113,367	10,315,635	10,521,948
Taxes returned to taxing authorities	-	-	-	-	-	-	-	-	-	-	-	-
Interest & other	26,261	187,910	173,735	35,708	19,939	51,628	87,229	90,469	156,071	223,395	292,465	363,309
Total Revenues	7,144,977	7,650,521	8,978,030	9,016,089	9,179,928	9,394,816	9,617,281	9,811,122	10,071,138	10,336,762	10,608,100	10,885,256
Expenditures:												
DT CAPE (Community Policing Initiatives)												
(b) Personal services	1,096,252	1,084,564	1,136,746	1,182,216	1,229,505	1,278,685	1,329,832	1,383,025	1,438,346	1,495,880	1,555,715	1,617,944
(c) Operating Expenses	110,686	119,200	139,200	142,680	146,247	149,903	153,651	157,492	161,429	165,465	169,602	173,842
(d) Capital outlay	113,535	-	115,000	65,000	130,000	50,000	50,000	51,000	52,020	53,060	54,121	55,203
Sub-Total DT CAPE	1,320,473	1,203,764	1,390,946	1,389,896	1,505,752	1,478,588	1,533,483	1,591,517	1,651,795	1,714,405	1,779,438	1,846,989
CRA Administration												
(b) Personal services	172,450	229,319	236,199	243,285	250,583	258,101	265,844	273,819	282,033	290,494	299,209	308,186
Operating:												
(c) Administrative	143,724	295,052	302,428	309,989	317,739	325,682	333,824	342,170	350,724	359,492	368,480	377,692
(e) Enhanced Maintenance Program	271,586	482,500	492,150	501,993	512,033	522,274	532,719	543,373	554,241	565,326	576,632	588,165
Incentive Program			500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
(f) Capital outlay	418,613	5,543,500	25,137,850	7,647,775	2,925,000	2,750,000	6,127,450	-	-	-	-	-
Sub-Total CRA Administration	1,006,373	6,550,371	26,668,627	9,203,042	4,505,355	4,356,056	7,759,837	1,659,362	1,686,998	1,715,312	1,744,321	1,774,042
Total Expenditures	2,326,846	7,754,135	28,059,573	10,592,938	6,011,107	5,834,644	9,293,320	3,250,879	3,338,793	3,429,717	3,523,759	3,621,031
Ending Fund Balance	\$ 22,755,947	\$ 22,652,333	\$ 3,570,790	\$ 1,993,942	\$ 5,162,763	\$ 8,722,935	\$ 9,046,896	\$ 15,607,139	\$ 22,339,483	\$ 29,246,528	\$ 36,330,869	\$ 43,595,095

Notes & Assumptions:

- (a) Assumes average growth of 2%
 - (b) Assumes average growth of 3-4%
 - (c) Assumes average growth of 2.5%; includes professional services, internal service charges, supplies, utilities, etc.
 - (d) Assumes average growth of 2%; includes items in 5-yr CIP Plan
 - (e) Assumes average growth of 2%; includes paver cleaning, tree trimming, & CRA renovations
 - (f) Includes items in 5-year capital improvement plan as well as additional projects identified by PW and Parks
- Note: Cash flow projections are prepared with reasonable assumptions and information known at the time. They are updated periodically to reflect changes in market conditions, project cost estimates, legislative updates, and priorities set forth by the governing boards.

DOWNTOWN REDEVELOPMENT DISTRICT
CASH FLOW PROJECTIONS
DETAIL OF MAINTENANCE PROGRAM AND CIP PROJECTS

		2021 <i>actual</i>	2022 <i>budget</i>	2023 <i>estimate</i>	2024 <i>estimate</i>	2025 <i>estimate</i>	2026 <i>estimate</i>	2027 <i>estimate</i>	2028 <i>estimate</i>	2029 <i>estimate</i>	2030 <i>estimate</i>	2031 <i>estimate</i>	2032 <i>estimate</i>
ENHANCED MAINTENANCE PROGRAM													
Paver Cleaning		\$ 161,932	\$ 200,000	\$ 204,000	\$ 208,080	\$ 212,242	\$ 216,486	\$ 220,816	\$ 225,232	\$ 229,737	\$ 234,332	\$ 239,019	\$ 243,799
Tree Trimming		24,203	66,000	67,320	68,666	70,040	71,441	72,869	74,327	75,813	77,330	78,876	80,454
CRA Renovations		85,451	216,500	220,830	225,247	229,752	234,347	239,033	243,814	248,690	253,664	258,738	263,912
Total MAINTENANCE PROGRAM		271,586	482,500	492,150	501,993	512,033	522,274	532,719	543,373	554,241	565,326	576,632	588,165
CAPITAL OUTLAY													
Computer Equipment & CAPE HVAC		6,493											
<u>Downtown Vision Plan</u>													
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 appropriation	59,852											
Phase III-B: Design Infrastructure improvements at 2nd Street North from Beach Blvd. to 6th Avenue North. Construction estimates TBD.	5-year CIP Plan				175,000	1,500,000							
Phase III-C 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 3 rd Street and the oceanfront	2018-1 appropriation	68,489											
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 3 rd Street and the oceanfront as well as the area bounded by 8th Avenue North and 2nd Avenue North on 1st Street North.	5-year CIP Plan		4,843,500	3,722,850	1,447,775			5,377,450					
Projects #4-5: Professional engineering services for infrastructure improvement projects DT Phase IIIC- project 4 & 5	2021-02	129,673		16,000,000									
Professional engineering services to perform a study of the Central and South stormwater basins	2021-03; 5-year CIP Plan	102,836				175,000							
Phase III-D - Project 7	5-year CIP Plan						1,500,000						
Design 25 replacement dune walkover structures and design seaward extensions of 15 existing oceanfront stormwater outfall structures	2017-03; 2018-8 appropriation	26,753											
Construct 3 replacement ADA compliant dune walkovers	2018-11 appropriation												
Construct 25 Replacement Dune Walkovers	5-year CIP Plan		500,000	500,000	500,000	500,000	500,000						
Construct 15 Replacement Stormwater Outfalls	5-year CIP Plan		200,000	1,000,000									
Connectivity Corridors				300,000	300,000								
<u>Downtown Action Plan</u>													
Dix Hite, DT Action Plan	2018-12 appropriation	24,517											
The Pier Entry Redesign/Construction	5-year CIP Plan			907,000									
Bicycle Parking Plan	5-year CIP Plan												
Lighting Master Plan	5-year CIP Plan			475,000	475,000								
Wayfinding and Signage	5-year CIP Plan			1,483,000									
Site Furnishing Plan	5-year CIP Plan				4,000,000								
Art Master Plan	5-year CIP Plan			750,000	750,000	750,000	750,000	750,000					
Total CAPITAL OUTLAY		\$ 418,613	\$ 5,543,500	\$ 25,137,850	\$ 7,647,775	\$ 2,925,000	\$ 2,750,000	\$ 6,127,450	\$ -	\$ -	\$ -	\$ -	\$ -