



Agenda
City Council

Monday, March 6, 2017

7:00 PM

Council Chambers

MEMORANDUM TO:

The Honorable Mayor and
Members of the City Council
City of Jacksonville Beach, Florida

Council Members:

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the City Council.

CALL TO ORDER

OPENING CEREMONIES: INVOCATION, FOLLOWED BY SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF MINUTES

- a. 17-033 City Council Briefing Held February 20, 2017
- b. 17-034 Regular City Council Meeting Held February 20, 2017

ANNOUNCEMENTS

COURTESY OF THE FLOOR TO VISITORS

MAYOR AND CITY COUNCIL

CITY CLERK

CITY MANAGER

- a. 17-035 Accept the Independent Auditors' Report on the General Purpose Financial Statements of the City of Jacksonville Beach for the Fiscal Year Ending September 30, 2016

- b. **17-036** Award Bid Number 1617-08 O&M Facility Roof Renovation to:
- **Acme Roofing, Inc.**, the Lowest Qualified Bidder for the Roof Renovation of the Administration Building, and
 - **BBG Contracting**, the Lowest Qualified Bidder for the Roof Renovations of the Garage
- c. **17-037** Approve the Attached Final Plat for the Nine-Lot *Colonies* Single-Family Residential Subdivision, (RE#180376-0050 and 180376-0100, Nacana Partners - Applicant)

RESOLUTIONS

ORDINANCES

17-038 ORDINANCE NO. 2017-8087 (First Reading)

AN ORDINANCE ESTABLISHING A REDEVELOPMENT DISTRICT: RD ZONING DISTRICT WITHIN THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS PROVIDED UNDER CHAPTER 34 OF THE CODE OF ORDINANCES OF SAID CITY. (This ordinance would allow the development of an eight-story, mixed-use multifamily residential, hotel, and commercial development on 1st Street North between 6th and 7th Avenues North-previously Atlantis Hotel)

ADJOURNMENT

NOTICE

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

The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the City Clerk or to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience.

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, extension 10, no later than one business day before the meeting.

Minutes of City Council Briefing
Monday, February 20, 2017 – 5:30 P.M.
Council Chamber Conference Room, 1st Floor
11 North 3rd Street, Jacksonville Beach, FL

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

The following City Council Members attended:

Mayor Charlie Latham

Lee Buck
Keith Doherty
Chris Hoffman
Bruce Thomason
Phil Vogelsang (*absent*)
Jeanell Wilson

Also present were City Manager George Forbes, Deputy City Manager Trish Roberts, Police Chief Pat Dooley, City Department Directors, and Assistant City Clerk Catherine Ponson.

Purpose of Briefing

The purpose of the briefing is to update the Council Members on projects and discuss the Special Events Policy.

Public Works Department

Ty Edwards, Public Works Director, gave an update on Public Works projects. He distributed pictures to the City Council. (Attachments 1-6) He reported the status of the cleaning of the pipes and culverts under J. Turner Butler Boulevard through the two shopping centers on the south end. Mr. Edwards pointed out the amount of silt in the culverts before cleaning. He stated the pipes north across Sandcastle Shopping Center are also being cleaned.

Mr. Edwards explained the South Beach Parkway Right Turn Lane Project is 95% complete. He explained there was more striping and some minor adjustments to be done.

City Manager

Mr. Forbes stated there are plans for the splash pad at South Beach Park and Sunshine Playground. He explained it would include a toddler splash pad addition. (Attachment 7)

Mr. Forbes explained there were discussions to partner with the Heinz Family to put on the event they have held in the past to benefit the Dog Park. One option is to sign an agreement with the Heinz Family where there are no fees charged, and the proceeds will go the City for use in the dog park. The other option is to do nothing, and the Heinz Family will run the event, and pay the appropriate special event fees.

Mr. Forbes stated Neptune Beach has not yet changed their regulations for dogs on the beach. He would like to wait and see if their regulations change before considering any changes to ours. He stated it makes sense for Jacksonville Beach and Neptune Beach to have the same regulations should Neptune Beach keep the current hours for dogs on the beach. He added that Neptune Beach's signs on their walkovers are more concise regarding those regulations.

Mr. Forbes responded to Ms. Wilson's inquiry regarding pickleball courts by stating it may be possible to add a pickleball court in the future. The City has made a tennis court at South Beach Park into a combined tennis and pickleball court and had good results. He added the City would look for a possible location once the new Skate Park is open. Mr. Forbes stated that we need to be cautious in adding new facilities due to budget concerns and the cost to maintain them.

Mr. Forbes reported that the new Pontem Software for the cemeteries offers the ability to add the obituary and other information, in addition to the name and location. Mary Ellen Donner, Parks and Recreation Director, confirmed that the obituary information is submitted to the department, reviewed and then added.

Mr. Forbes announced the passing of Mako, a Jacksonville Beach Patrol Officer K-9 dog, from cancer. Mako was ten years old and was still active on the Jacksonville Beach Police Force.

Special Events Policy

Mr. Forbes stated he is looking for direction from the City Council concerning the Special Events Policy. He distributed a handout outlining discussion points (Attachment 8). He reviewed items discussed at a workshop held on Wednesday, February 8, 2017, which were:

- Prohibit Council Members, Board, and Agency Members, City Staff, and any of their immediate family members from producing festivals;
- Staff to complete an after action report in a timely manner for each festival;
- Decision to continue having a particular festival from year-to-year would be made after taking into account event results reported in the after-action report;
- Require a festival's producers and applicants for temporary liquor license for each event to provide articles of incorporation (or similar documentation of the corporate entity) and report of alcohol purchased and sold;
- Proposed language for the policy: Within 30 calendar days after the completion of the festival, the holder of the festival's temporary alcohol permit is required to:
 - i. Submit a delivery bill of lading from the alcohol provider, signed by the holder of the festival's temporary alcohol permit, indicating the type and amount of alcohol that was delivered for the festival, and;
 - ii. A signed, final accounting and invoice from the alcohol provider indicating the amount of alcohol that was billed to the holder of the festival's temporary alcohol permit.
- Require festival producer and entity that obtains the temporary alcohol permit (if different) to be listed as event producers and sign the special event permit;
- Prohibit fencing or other obstruction around the priority seating area that would obstruct a person's view from outside the priority seating area.

Ms. Hoffman questioned the language regarding the reporting of alcohol sales. Mr. Forbes answered it would give the City accurate knowledge of the amount of alcohol sold and the revenue generated.

Mr. Thomason stated he had read an email submitted from Jon McGowan (Attachment 9), which included some of the restrictions and requirements that the City of Jacksonville uses regarding the use of the Prime Osborn Convention Center. He added that those restrictions have some value in terms of ensuring that the all of the vendors who would like to put on an event are prompt in applying and paying necessary fees and cannot go forward with the event before those requirements are met. Mr. Forbes answered the City is on the right track, and more changes could be made.

Mr. Forbes continued with more issues to be decided such as:

- Clarify the 50% space rule for priority/paid seating:

Proposed language for the policy: The Producer agrees that no more than 50 percent of the SeaWalk Lawn area would be designated for preferred seating. If fenced, the fencing would be erected along the north side of the most northern of the two 10-foot paved walkways in the middle of the SeaWalk lawn. Nothing shall be erected around the priority seating area that would obstruct the view of any spectators at the festival. If anything is found to obstruct the view of spectators outside the preferred seating area, the producer would be required to move it.

Police Chief Pat Dooley described the proposed seating area for preferred/priority seating. (Attachment 10)

Ms. Hoffman asked about the capacity of the proposed area. Chief Dooley stated it would be calculated by the Fire Marshal based on people seated versus people standing.

Mr. Forbes resumed with more points to be decided, including:

- Maximum length of festivals: The intent is to revise it to two days, either Friday or Saturday, or Saturday and Sunday;
- Grandfathering festivals: Festivals will be grandfathered for two years unless canceled due to violations listed in the after action report;
- Dates reserved for festivals to be approved by City Council: The City Manager stated he did not think this was necessary due to changes in the Special Events Policy.
- Revise the definition of a festival and a special event.

Mr. Forbes reviewed the definition of a special event by defining it as any festival, meeting, activity, gathering or group of persons, animals or vehicles, or a combination thereof, having a common purpose, design or goal, upon any public facility, street, sidewalk, alley, park, parking lot or another public place.

Mr. Forbes added that any of the following characteristics might cause a special event to be defined as a festival and/or create additional permit requirements:

- Road closures;
- Amplified music;
- Length of the event.

A festival is defined as any special event that:

- Is more than four hours in length; and
- Held in the Facility Rental Area; and
- Involves the distribution, consumption or sale of alcohol.

Mr. Forbes pointed out that the key is the intention of the City of Jacksonville Beach not to allow a concert in the Facility Rental Area that includes the sale of alcohol even if the event is less than four hours. Special events that involve road closures, use of amplified music, or the distribution, sale or consumption of alcohol (whether by sale, admission, a ticket, a donation, membership fee, meal charge or “tip”) may cause a special event to be defined as a festival and/or cause additional permitting requirements.

Chief Dooley clarified that the intent of the policy is to allow a chamber mixer or a run that serves beer after the race, to continue as a special event.

Trish Roberts, Deputy City Manager, stated the intent of the policy was also to give the Special Events Committee flexibility when an event requires more resources such as managing attendance, public safety, traffic, and other aspects.

Mr. Forbes explained more items to be decided are:

- Liquor licenses should not be “loaned” or “rented” from a third party – amend Policy to require both the festival producer and the entity that obtains the temporary alcohol permit to be listed as event producers and require both to sign the special events permit.
- For non-profit entities obtaining temporary alcohol permits for festivals, require such entities to document the net profits from alcohol sales that were distributed to charitable causes.

Mr. Thomason stated Deck the Chairs met three of the four requirements for a festival and questioned if it would still be considered a special event because there is no alcohol sold. Mr. Forbes stated that Deck the Chairs has a five-year contract and is still required to go before the Special Events Committee to obtain a permit.

Ms. Donner stated the Special Events Committee convenes when it is a festival or a new event. It also meets if there are logistic challenges to an existing festival or special event. The committee is composed of the Parks and Recreation Director, the Police Chief or designee, the Fire Marshal, Building Maintenance, Public Works, the Deputy City Manager, Ocean Rescue, if it is a beach event, and the producer.

Mr. Forbes reviewed the analysis of funding sources and expenses for special events and festivals [Attachment 11].

The City Manager will now prepare a revised Special Event Policy based on City Council input from the briefings, and then bring it back to the City Council for review.

The briefing adjourned at 6:30 P.M.

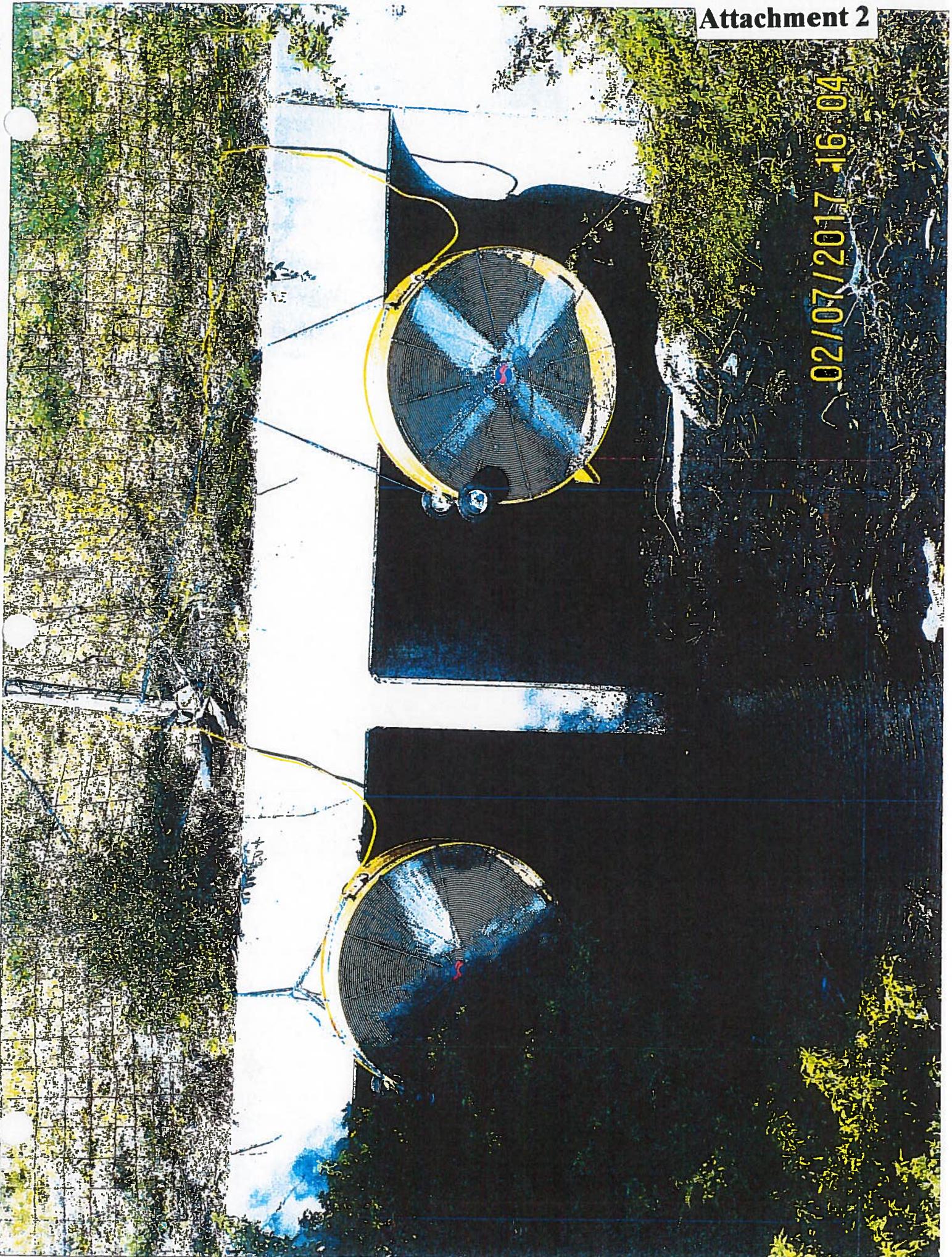
Submitted by: Catherine Ponson
Assistant City Clerk

Approved:

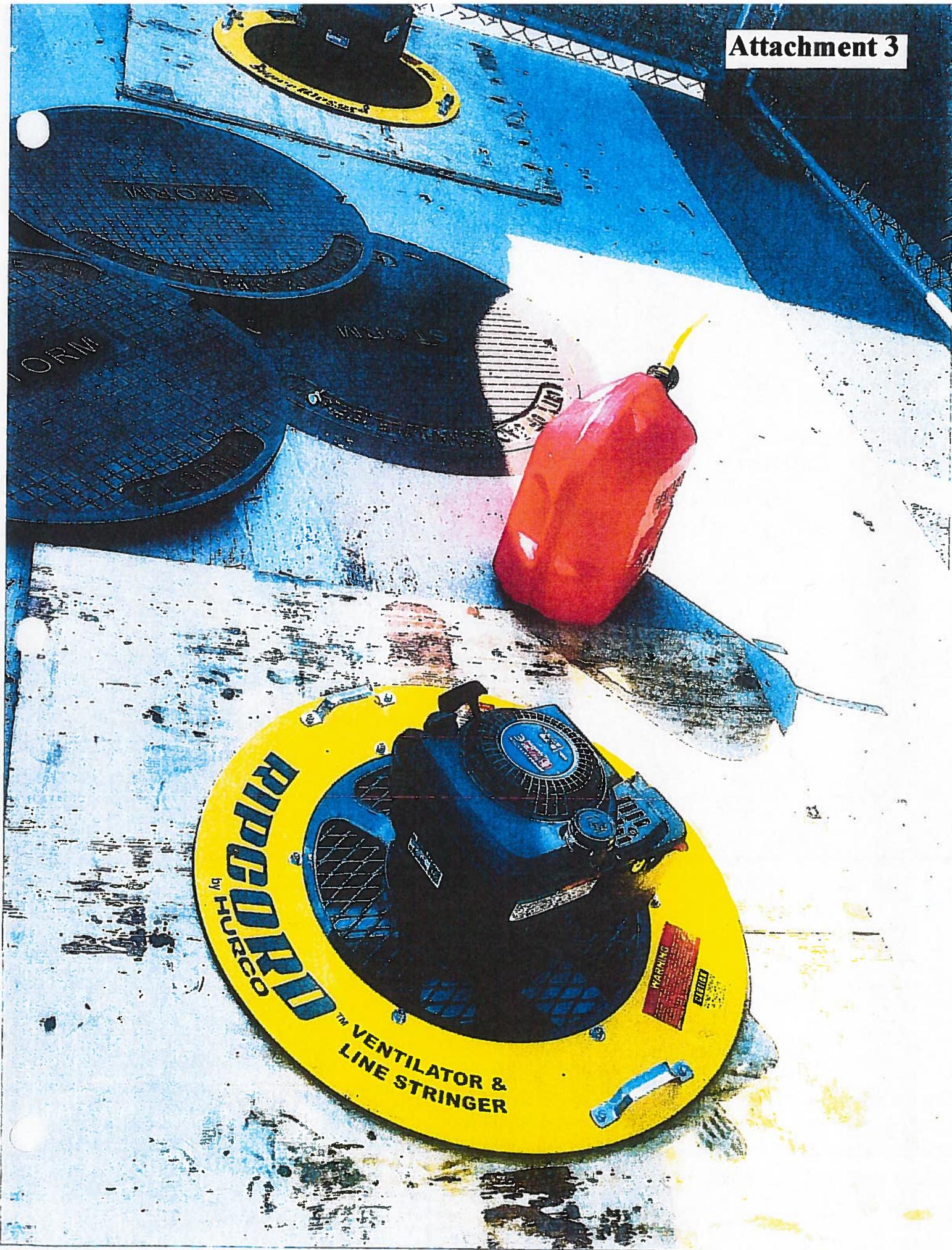
William C. Latham, Mayor

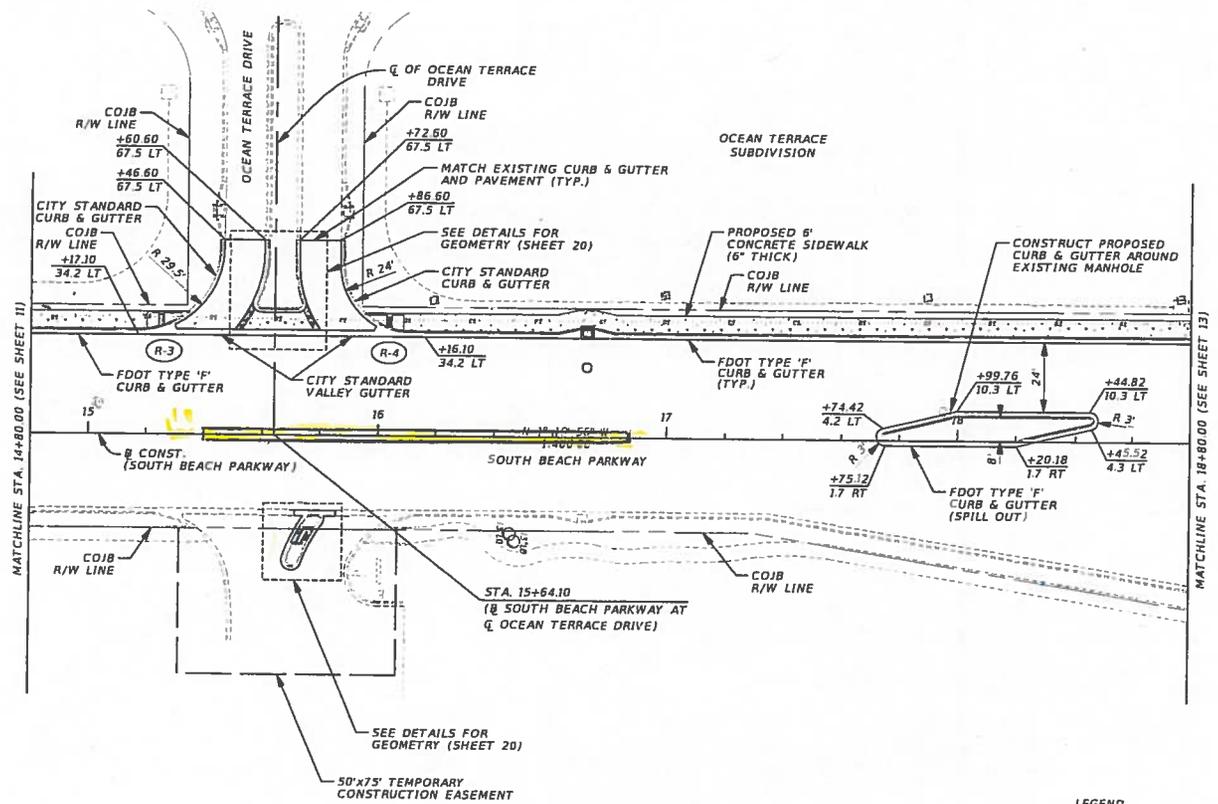
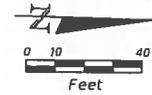
Date: March 6, 2017





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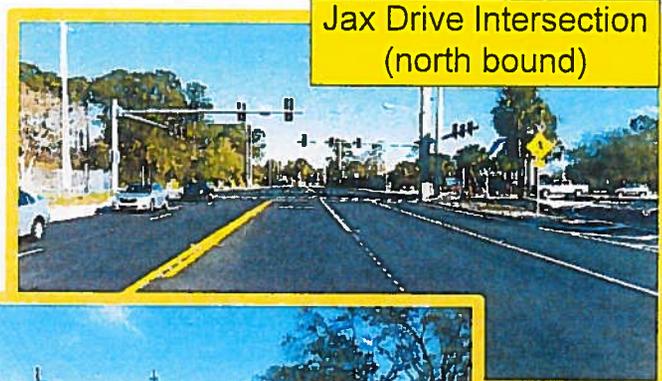


- LEGEND**
- CONCRETE CONSTRUCTION
 - R-X CURB RAMP IDENTIFICATION (SEE DETAILS, SHEET 22)

REVISIONS					DESIGN ENGINEER: John H. Moye PE License No. 36131 WM WAITZ & MOYE 3725 Southeast 8th St., Suite 101 Jacksonville, Florida 32218 C/A: 904.874.4444 • 904.872.8211	City of Jacksonville Beach Department of Public Works	PROJECT ID	South Beach Parkway Roadway Improvements from Jacksonville Drive to J. Turner Butler Boulevard CONSTRUCTION PLAN	SHEET NO
DATE	BY	DESCRIPTION	DATE	BY			DESCRIPTION		1999-058-076
							SCALE 1" = 40'		

J:\1999-058-076\Drawings\roadway\Submittal\05.dwg
 10/04/01
 10/27/01
 10/27/01

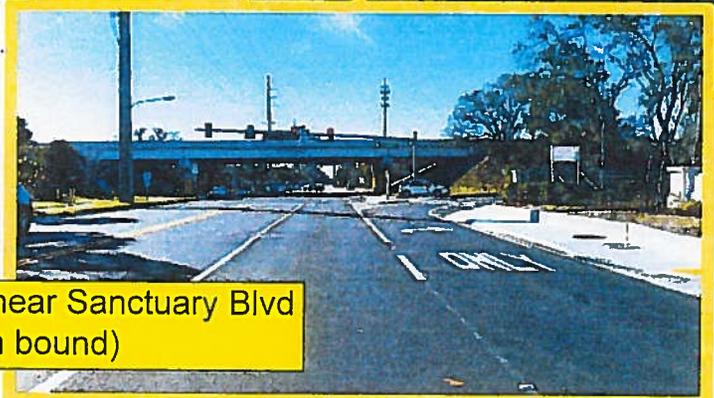
PROJECT: South Beach Parkway Right Turn Lane
AREA: South Beach Parkway @ Jax Drive to Sanctuary Pkwy
CONTRACTOR: A.W.A. Contracting **STATUS:** 95%
COMPLETE: 3/2017 **COST TOTAL:** \$914,032



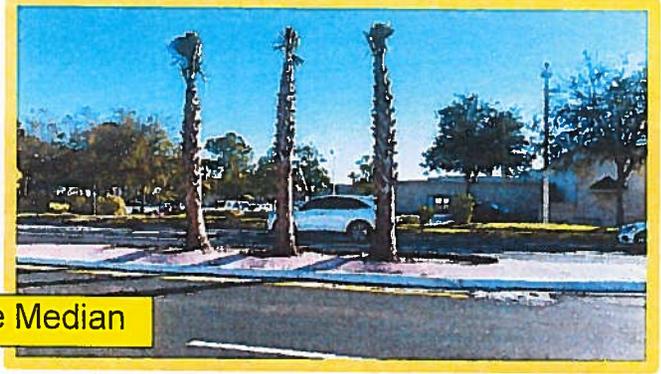
Jax Drive Intersection
(north bound)



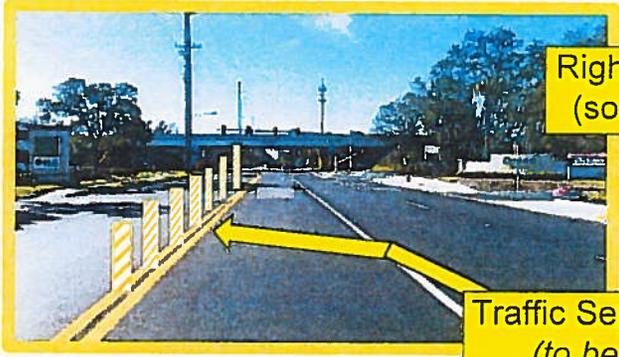
Jax Drive Intersection
(south bound)



Right Turn Lane near Sanctuary Blvd
(south bound)



New Landscape Median



Right Turn Lane
(south bound)

Traffic Separator Delineators
(to be installed soon)

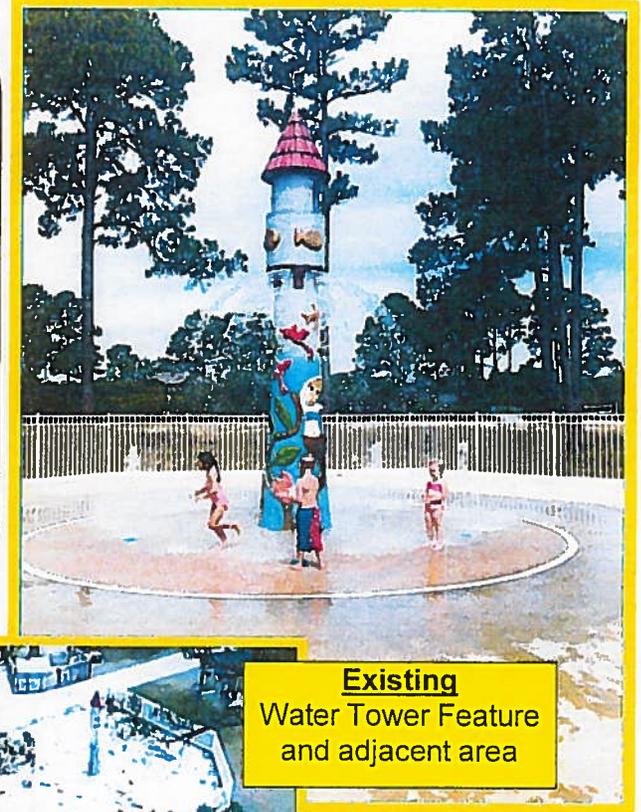


PROJECT: Toddler Splash Pad Addition

AREA: Near Water Tower Feature at South Beach Park

- Assist Parks & Recreation Department on this initiative.
- Seek Community Redevelopment Agency and Council consideration of project concept / design funding and later for construction funding.
- Plan within existing facilities and infrastructure at South Beach Park and consider other needed improvements with new Skate Park.
- Consider for planning / design in 2018.

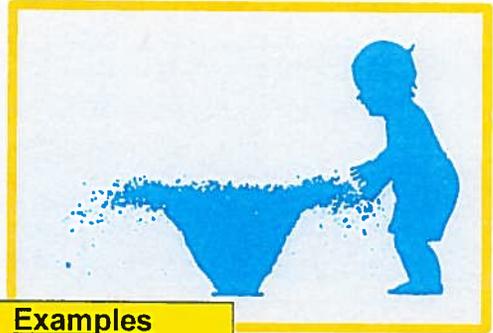
NOTE: Public Works has various design and construction projects that are in process and at key stages. It is projected that work on this new initiative will begin next year.



Existing
Water Tower Feature
and adjacent area



Examples
Toddler Splash Pads



City Council Workshop
February 20, 2017

Discussion Points: FESTIVALS

2/20/2017 8:51 AM

Discussed at the February 8 Workshop:

- Prohibit Council Members, Board and Agency Members, City Staff, and any of their immediate family members from producing festivals. Immediate family members are defined as spouse, significant other, children or step-children, mother, father, siblings, mother-in-law, father-in-law.
- Staff to complete an after action report in a timely manner for each festival.
- Decision to continue having a particular festival from year-to-year would be made after taking into account event results reported in the after-action report.
- Require a festival's producers and applicants for temporary liquor license for each event to provide articles of incorporation (or similar documentation of the corporate entity) and report of alcohol purchased and sold.

Proposed language for the policy: Within thirty (30) calendar days after the completion of the festival, the holder of the festival's temporary alcohol permit is required to:

- i. Submit a delivery bill of lading from the alcohol provider, signed by the holder of the festival's temporary alcohol permit, indicating the type and amount of alcohol that was delivered for the festival, and;
 - ii. A signed, final accounting and invoice from the alcohol provider indicating the amount of alcohol that was billed to the holder of the festival's temporary alcohol permit.
- Require festival producer and entity that obtains the temporary alcohol permit (if different) to be listed as event producers and sign the special event permit.
 - Prohibit fencing or other obstruction around the priority seating area that would obstruct a person's view from outside the priority seating area.

To be decided:

- Clarify the 50% space rule for priority / paid seating (map attached).

Proposed language for the policy: The Producer agrees that no more than fifty percent (50%) of the SeaWalk Lawn area will be designated for preferred seating. If fenced, the fencing will be erected along the north side of the most northern of the two 10' paved

walkways in the middle of the SeaWalk lawn. Nothing shall be erected around the priority seating area that would obstruct the view of ANY spectators at the festival. If anything is found to obstruct the view of spectators outside the preferred seating area, the producer will be required to move it.

- Maximum length of festivals: 20 hours (three consecutive days) vs 2 consecutive days.
- Grandfather festivals?
- Dates reserved for festivals to be approved by City Council?
- Revise the definition of a festival and of a special event:

A **Special Event** is defined as any festival, meeting, activity, gathering or group of persons, animals or vehicles, or combination thereof, having a common purpose, design or goal, upon any public facility, street, sidewalk, alley, park, parking lot or other public place.

Any of the following characteristics may cause a special event to be defined as a Festival and/or create additional permit requirements:

- Alcohol distribution, sales and/or consumption
- Road closures
- Amplified music
- Length of the event

A **Festival** is defined as any special event that:

- Is more than four hours in length, and
- Held in the Facility Rental Area, and
- Involves the distribution, consumption or sale of alcohol

It is the intention of the City of Jacksonville Beach NOT to allow a concert that includes the sale of alcohol even if the event is less than four hours. Special events that involve road closures, use of amplified music, or the distribution, sale or consumption of alcohol (whether by sale, admission, a ticket, a donation, membership fee, meal charge or "tip") may cause a special event to be defined as a festival and/or cause additional permitting requirements.

- Liquor licenses should not be "loaned" or "rented" from a third party – amend Policy to require both the festival producer and the entity that obtains the temporary alcohol

permit to be listed as event producers and require both to sign the special events permit.

- For non-profit entities obtaining temporary alcohol permits for festivals, require such entities to document the net profits from alcohol sales that were distributed to charitable causes. Should this documentation be independently verified by a CPA?

Laurie Scott

From: Jon McGowan <jon@shootingandoutdoors.com>
Sent: Sunday, February 19, 2017 8:15 PM
To: Charlie Latham
Cc: Jeanell Wilson; Bruce A. Thomason; Lee Buck; Mary Ellen Donner
Subject: Special Events briefing

Mayor Latham, Councilwoman Wilson, Councilman Thomason, and Councilman Buck,

I understand that special events will be discussed at Monday's Council Briefing. I believe you are in the right direction on making the area more focused on families and operating for the community, not turning it into a private concert venue that only helps event promoters. I want to offer some information from my experience putting on the Shooting & Outdoor Convention that has yet to be addressed in this process. Before I do, I want to quickly say that I think it would be beneficial for Mary Ellen Donner to explain to you from start to finish what steps a special event have to go through to get a permit. I've heard some statements in meeting that make me believe there is some confusion on what the current steps are, specifically as it relates to the official meeting with city staff regarding the particulars of the event. It has been suggested that a member of the community needs to be on that "board", but that is not what that meeting is. I sat through it for both the Art Walk and the Car Cruise and went through it with Jacksonville for the Shooting & Outdoor Convention and I can tell you it is just about logistics. How many police do you need. Where are you placing vendors. What kind of crowd are you expecting. It isn't an approval board, it is a planning meeting to get everyone on the same page. It would be inappropriate for a member of the community to be randomly placed in that meeting as proprietary information is discussed. Clarification of the existing process will help in this debate. Below are some points from my experience in town that I think will help out here.

- The Prime Osborn Convention Center (POCC) does not allow anyone to promote an event as taking place there unless a contract is in place and the deposit has been paid. I'm assuming this is the same for all events in City of Jacksonville facilities. Implementing a similar rule for events that require a Special Events permit would prevent a promoter from getting ahead of the City and promoting an event, then later trying to place blame on the city for potential losses (like what happened with The Party).
- The POCC also has a hard deadline on the final payment and will cancel an event if the payment isn't made. You will be refunded everything, except 50% of the deposit. I had a \$10,000 deposit, if I canceled or missed the final payment it would have cost me \$5,000. I believe their timeline was 50% of facility rental fees due at contract, balance of facility rental fees 90 days before the event, and then other fees (staff, security, police) due 30 days before the event. I got into a disagreement with the POCC over their fee estimate and it was very contentious because they wanted the money 30 days out and sent me a letter threatening to cancel, but they still hadn't given me a fee estimate we agreed on. The point is that even while we were negotiating, they followed through and sent me a letter threatening to cancel. Event producers know this is part of the process and it would not be unique for Jacksonville Beach to do it.
- I had to pay for all staff during the event including a staff member from the POCC who was there as an event coordinator. It isn't really needed during the smaller special events, but for festivals with alcohol that require someone from the Parks & Recreation department to be on site during the event, those hours should be paid up front by the event producer whenever the final payment is due. If it is a Saturday and Sunday festival with 20 hours of festival time, charge the event producer for the 20 hours of the festival, plus 10 hours for set up and tear down. If the event doesn't require a staff member to be there that long, the city can refund them the unused hours after the event. That is how it worked at the POCC. You do not want to excessively over charge, I had a number of long conversations with the POCC over some estimates that were way too high, but you want to cover the expenses. I paid around \$8,000 for staff at the POCC and had \$1,500 returned.

- I was not able to rent anything from the POCC, I had to hire a third party company (PRI) to do everything from carpet to chairs. For inside events they are called “decorators”, I’m not sure if that term applies for festivals. The POCC provided me with one table and two chairs for my personal use, everything else came from PRI. I looked at doing a street festival and can tell you PRI has everything you need from barricades to stages. They set it up, they tear it down, and the city wouldn’t be involved. It is an agreement between the event producer and PRI. It is reasonable to have barricades available for closure of 1st Street in between Latham and the Seawalk, but everything else should be rented by a third party. Keep what you have for City sponsored events, but pass the responsibility of renting fence and other items onto the event producer.
- I spoke about this six years ago when someone was hit crossing A1A, but it is reasonable to require festivals to provide police on A1A for traffic and helping people cross the street. At the POCC, I was required to hire an officer for inside the building and if we reached a certain attendance level I would have been required to hire one to help people cross from the parking lot. They have since changed the policy and require every public event to hire two officers at minimum, but that is in response to the mass shootings that were taking place around the country.
- There was also a lot of discussion about the event producer assuming risk and that they could lose everything if it rained. Companies that put on outside festivals buy insurance in case the event has to be cancelled or the date has to be changed. There is a risk with any business, but let’s be honest about what the risk is. The risk isn’t rain, it is poor attendance.
- Finally, I want to point out that Everbank Field, the Prime Osborn, the baseball park, and the coliseum are actually not run by the City of Jacksonville. While the City owns the facilities, SMG has a contract to manage them. The city still has oversight, but they don’t deal with the headaches you have to deal with. I don’t believe that is the right direction for Jax Beach, but I want you to be aware so when George says it is a strain on City staff you know he is not exaggerating. What they do for these events is above and beyond what most cities require of staff.

Hopefully that helps and if any of you have questions on the process from the perspective of someone who has been through it both at the beach and in Jacksonville, you know how to reach me.

Thanks!

Jon McGowan



Shooting & Outdoor Convention

Prime F. Osborn III Convention Center, Jacksonville, FL
904-372-0770

* www.shootingandoutdoors.com

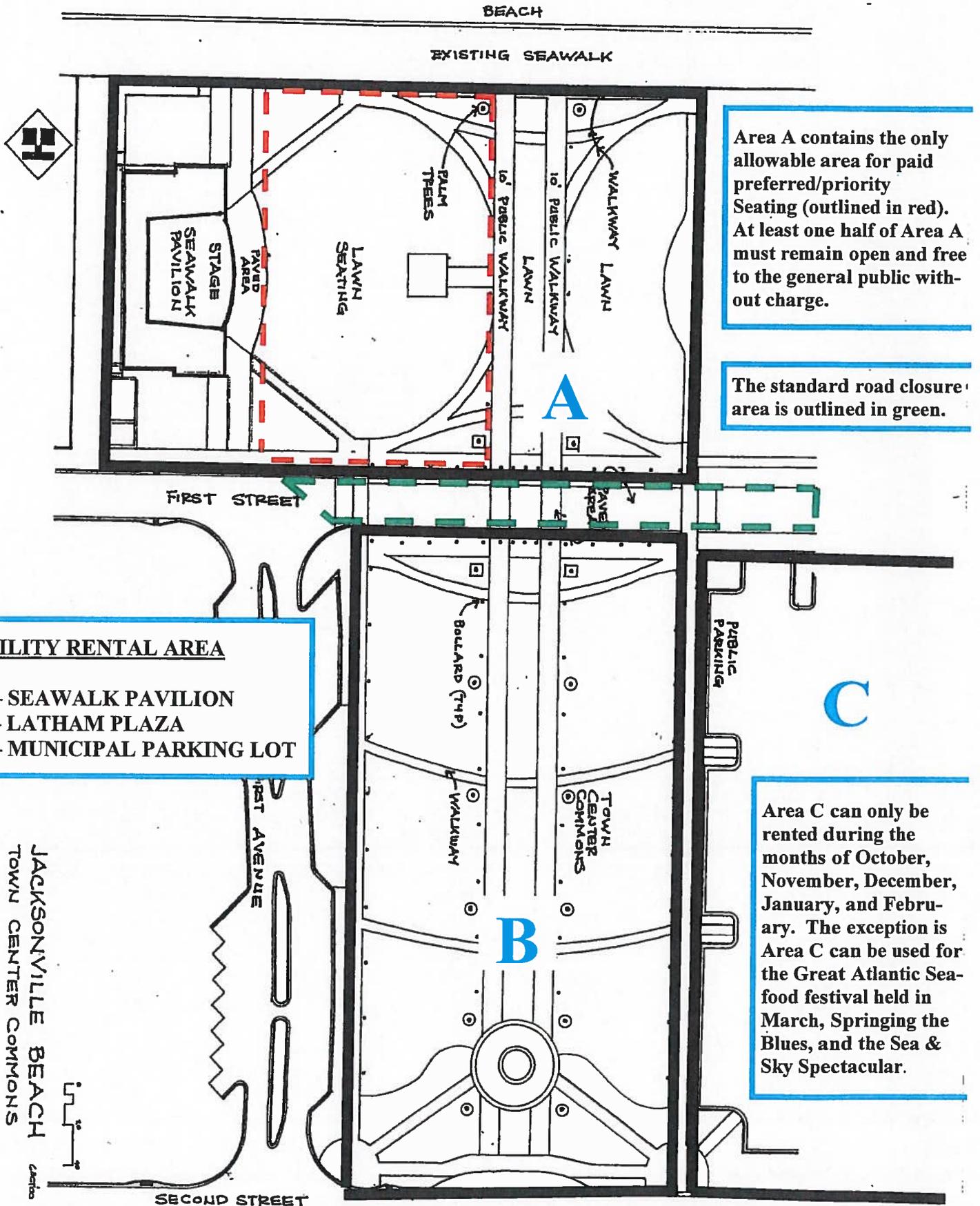
* info@shootingandoutdoors.com

* twitter.com/SOConvention

* www.facebook.com/ShootingOutdoorConvention

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APPENDIX I
SPECIAL EVENT AREA



Area A contains the only allowable area for paid preferred/priority Seating (outlined in red). At least one half of Area A must remain open and free to the general public without charge.

The standard road closure area is outlined in green.

FACILITY RENTAL AREA
 A — SEAWALK PAVILION
 B — LATHAM PLAZA
 C — MUNICIPAL PARKING LOT

Area C can only be rented during the months of October, November, December, January, and February. The exception is Area C can be used for the Great Atlantic Seafood festival held in March, Springing the Blues, and the Sea & Sky Spectacular.

ALCOHOL MAY BE CONSUMED, DISTRIBUTED AND SOLD IN ALL AREAS WITHIN THE FACILITY RENTAL AREA WHEN REQUIRED FENCING IS IN PLACE

Special Events
Analysis of Funding Sources and Expenses

	Actual 2014	Actual 2015	Actual 2016	Budget 2017
Revenues				
Banner Application Fees	\$ 500	\$ 800	\$ 500	\$ 500
Banner Pole Rental Fees	2,725	4,725	2,600	2,500
Event Setup/Cleanup Fees	2,232	2,907	3,154	2,500
Facility Rentals (taxable & nontaxable)	19,068	33,200	47,623	30,000
Contributions - July 4th	11,000	5,000	-	15,000
Revenues from Fees (to General Fund)	\$ 35,525	\$ 46,632	\$ 53,877	\$ 50,500
General Fund Expenses				
Payroll* - Special Events Coordinator	50,064	43,141	52,234	59,253
Springing the Blues	8,000	8,000	8,000	
4th of July Fireworks	25,675	28,738	12,829	
Jazz Concerts	55,437	54,914	57,126	
Moonlight Movies	12,000	12,000	17,317	
Opening of the Beaches Parade	-	1,733		
Sea and Sky Air Show			60,000	60,000
Contingency/Other	3,912	1,094	3,947	
Total General Fund Expenses	\$ 155,088	\$ 149,620	\$ 211,453	\$ 119,253
Convention Development Expenses				
Springing the Blues				\$ 8,000
4th of July Fireworks				15,000
Jazz Concerts				57,000
Moonlight Movies				19,000
Opening of the Beaches Parade				6,000
Easter Egg Hunt				1,000
Contingency/Other				1,000
SeaWalk area maintenance	87,658	108,612	98,292	44,678
Total Convention Development Expenses	\$ 87,658	\$ 108,612	\$ 98,292	\$ 151,678
City of Jacksonville Expenses (fireworks display)	\$ -	\$ -	\$ 25,000	\$ 25,000
Total Special Event Expenses (less transfer)	\$ 242,746	\$ 258,232	\$ 334,745	\$ 295,931

* Payroll costs only include the Special Events Coordinator position. They do not include the costs of Police, Fire, Public Works, or any other Parks & Recreation staff. Nor do they reflect any related costs for additional maintenance related to special events.

**Minutes of Regular City Council Meeting
held Monday, February 20, 2017, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



OPENING CEREMONIES:

Council Member Wilson gave the invocation, followed by the salute to the flag.

CALL TO ORDER:

Mayor Latham called the meeting to order at 7:00 P.M.

ROLL CALL:

Mayor: William C. Latham

Council Members: Lee Buck (*absent*) Keith Doherty Christine Hoffman
Bruce Thomason Phil Vogelsang(*absent*) Jeanell Wilson

Also present were City Manager George Forbes, City Clerk Laurie Scott, and Staff Assistant Mandy Murnane.

APPROVAL OF MINUTES

It was moved by Ms. Wilson, seconded by Ms. Hoffman, and passed unanimously, to approve the following minutes:

- Council Briefing held February 6, 2017
- Regular City Council Meeting held February 6, 2017
- City Council Workshop held February 8, 2017

ANNOUNCEMENTS

COURTESY OF THE FLOOR TO VISITORS

Speakers:

- Dr. Barbara McCombs, 41 Tallwood Road, informed the City Council of the ongoing concern she has regarding excessive water usage charges and provided the council with a handout outlining the water usage history for her property. Dr. McCombs requested the Council review the prepared documents and consider a form of compensation, such as a reduced payment moving forward.
- Mr. Jim Sorrell, 1410 Pinewood Road, recounted the topic of outdoor seating discussed during the Planning Commission meeting on February 13, 2017. Mr. Sorrell expressed his concern about the proposal to allow outdoor seating under 200 square feet without going through the Planning Commission for approval and the recommendation of not

having parking requirements. Mr. Sorrell suggested the outdoor seating permits be handled on a case-by-case basis.

MAYOR AND CITY COUNCIL

(a) Item #17-026, Employee of the Quarter Presentation

Mayor Latham read a letter of appreciation to Ms. Betsy Kirshbaum of the Fire Department and presented her with the Employee of the Quarter pin for the Third Quarter of 2016, as she was unable to attend the prior presentation date.

Mayor Latham read letters of appreciation for Chuck Saunders, Public Works, and Joshua Wilcher, Beaches Energy Services, and presented them with Employee of the Quarter pins for the Fourth Quarter of 2016.

CITY CLERK

CITY MANAGER

(a) Item # 17-027, Accept the Monthly Financial Reports for the Month of January 2017.

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman, to approve the financial reports for the month of January 2017, as submitted by the Chief Financial Officer.

Mayor Latham requested a roll call vote, as there was no discussion on the item.

Roll call vote: Ayes – Doherty, Hoffman, Thomason, Wilson, and Mayor Latham.
The motion carried unanimously.

(b) Item # 17-028, Adopt Projects for Inclusion in the FY 2017- 2018 Community Development Block Grant (CDBG) Application to the City of Jacksonville.

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman, to approve the Mayor and City Manager to submit a Community Development Block Grant application for the fiscal year 2017-2018 as recommended in the memorandum.

Mr. Forbes reviewed the details of the memorandum and indicated that the Federal grant monies would be allocated to fund programs for low to moderate income people. The Carver Center Recreation Program provides recreational activities as well as tutoring and mentoring to help provide young adults with the tools they need to succeed. Any monies awarded would be put towards the \$174,000 total operational cost, which includes funding for two (2) full-time employees and one (1) part-time tutor and a Police Officer through the Community Policing Program.

Additionally, Mr. Forbes stated the money needed in addition to the anticipated grant award of \$137,000.00 would be calculated in the budget for next fiscal year.

Roll call vote: Ayes – Hoffman, Thomason, Wilson, Doherty, and Mayor Latham.
The motion carried unanimously.

(c) Item # 17-029, Authorize the City Manager to Sign an Access Agreement with EVgo Services LLC., for an Electric Vehicle Fast Charging Station.

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman, to authorize the Mayor and City Manager to sign the Access Agreement with EVgo Services LLC.

Mr. Forbes summarized the Access Agreement with EVgo Services as a four-year contract to install a 'fast-charge,' electric vehicle charging station that would be located in the Latham Plaza parking lot.

- Beaches Energy Services will provide electric service to the charging station as well as carry insurance coverage for the station.
- EVgo Services LLC will install the charging station and then turn over ownership of the station to the City.
- EVgo Services LLC will also provide all preventive and corrective maintenance services for the four (4) year term of the contract. The only exclusion is the coupler.
- After the four (4) year term, the agreement will automatically renew for successive one (1)-year periods, unless terminated by either party upon at least thirty (30) days' prior written notice.
- If the City terminates the agreement prior to the end of the four (4) year term, the City will be obligated to pay EVgo a portion of the total value of the charging station which is \$12,000. In addition, the charging station would be removed and become the property of EVgo.
- The charging station becomes the permanent property of Beaches Energy Services at the end of the four (4) year term.

To begin, Mr. Forbes introduced Mr. Jules Toraya as a representative of EVgo Services LLC and asked Mr. Toraya why the coupler is excluded from the Access Agreement.

Mr. Toraya replied by stating the responsibility of maintaining the coupler encourages the city to take ownership of the equipment, including vandalism prevention. Should the coupler fail, it costs a total of \$850 for parts and labor to replace; however, it is in the best interest of EVgo Services LLC to ensure it is in proper working condition.

Mr. Thomason asked for clarification of the relocation of the handicap spaces on the sides of the charging station. Mr. Forbes confirmed the handicap spaces would be relocated elsewhere in the parking lot.

Furthermore, Mr. Thomason requested confirmation the Access Agreement is in actuality a binding contract with EVgo Services LLC, to which Mr. Forbes confirmed that it was Binding Contract.

Mr. Thomason, Mr. Forbes, and Mr. Toraya discussed the definition of 'failure' as it pertains to both the potentially defective product provided by EVgo Services LLC and the product quality over the course of the contract.

Secondly, Mr. Thomason addressed the ownership of the equipment upon early termination, whereupon Mr. Toraya stated GoSpace LLC, an electrical contractor located in Florida, would assume ownership and GoSpace LLC, is not a subsidiary of EVgo Services. It was agreed upon to have each party involved sign the contract.

Mr. Doherty and Ms. Hoffman shared in their support of the progressive concept and also their concerns on the location for the charging station.

Ms. Wilson stated her support for the project and the chosen location because of the low impact it proposes on the businesses. Ms. Wilson asked who would maintain the charging station after the contract expires and what the estimated return value of the station is.

Mr. Forbes stated an independent contractor or the City of Jacksonville Beach would continue maintaining the equipment and that this is a pilot project starting with a single station and moving forward from there.

In order to proceed, the City Council has agreed upon the following contractual changes:

1. EVgo Services LLC must provide additional information defining equipment 'failure' as it applies to the City of Jacksonville Beach and the coupler.
2. The Notice to Proceed be part of the contract with all three parties, City of Jacksonville Beach, EVgo Services LLC, and GoSpace LLC.
3. The City of Jacksonville Beach will provide a minimum of twenty-four hours' notice of any event in which the charging station will be closed

Roll call vote: Ayes – Thomason, Wilson, Doherty, Hoffman and Mayor Latham.
The motion carried unanimously.

RESOLUTIONS:

(a) Item # 17-030, RESOLUTION NO. 1971-2017

Mayor Latham requested that the City Clerk read Resolution No. 1971-2017, by title only, whereupon Ms. Scott read the following:

“A RESOLUTION REVISING ELECTRIC RATES FOR BEACHES ENERGY SERVICES.”

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman, to adopt Resolution Number 1971-2017, amending the energy rate for Beaches Energy.

Mr. Forbes explained the two parts to the energy rates, the power piece and the operation and maintenance piece. An increase of \$1.00 per 1,000-kilowatt hours allows for capital improvements. To offset the increased electric rates, a decrease in the bulk power adjustment in the amount of \$2.00 per 1,000-kilowatt hours will be made. The net to the customer will be a reduction of \$1.00 per 1,000-kilowatt hours which would save the average customer another \$12- \$24 a year. This means Beaches Energy Services has reduced its electric rates by \$20.00 per 1000-kilowatt hours since March 2010. This

represents a savings of \$20 to \$40 per month per customer and much more for commercial customers depending on their usage.

Roll call vote: Ayes – Wilson, Doherty, Hoffman, Thomason, and Mayor Latham.
The motion carried unanimously.

(b) Item # 17-031, RESOLUTION NUMBER 1972-2017

Mayor Latham requested that the City Clerk read Resolution No. 1972-2017, by title only, whereupon Ms. Scott read the following:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, SUPPORTING INITIATIVES IN FLORIDA TO LESSEN THE NEGATIVE IMPACT OF PLASTIC BAGS ON OUR ENVIRONMENT. (Requested by Council Member Hoffman)”

Motion: It was moved by Ms. Hoffman and seconded by Ms. Wilson, to adopt Resolution Number 1972-2017, supporting initiatives in Florida to lessen the negative impact of plastic bags on our environment.

Mr. Forbes gave an overview of the Resolution by reciting the following three items:

1. The City of Jacksonville Beach is committed to the long-term goal of reducing plastic pollution to protect marine life.
2. The City supports initiatives to lessen the negative impact of single-use plastic bags, and supports the promotion of reusable shopping bags.
3. Encourages and supports the State Legislature to allow local municipalities in the State of Florida to regulate their own local communities in an effort to alleviate the harm caused by plastic shopping bags.

Mr. Forbes explained that currently in the State of Florida, municipalities are not allowed to regulate plastic bags. This resolution demonstrates the support effort to allow cities to choose their own destiny and if the City so chooses, regulate plastic bags.

Mayor Latham received three (3) speaker cards supporting the resolution from the following attendees:

- Lisa Blizzard, 9447 Bruntsfield Drive, Jacksonville
- Jessica Bontempo, 711 7th Avenue South, Jacksonville Beach
- Haley DiGano, 7632 Southside Boulevard, Apartment 251, Jacksonville

Ms. Wilson supports the decrease in plastic bags and other litter as they are harmful to the environment and would like to see additional ‘keep our beaches clean’ signage in the future.

Mayor Latham reaffirmed that the resolution was centered on the subject being a home rule issue. Mr. Thomason agreed with the Mayor but requested the record note his exception to remove the “single-use paper bags” language.

Ms. Hoffman showed her appreciation for the Council's consideration of the legislative support.

Mr. Doherty supports the Resolution and moving towards the way of the future.

Roll call vote: Ayes – Doherty, Hoffman, Thomason, Wilson, and Mayor Latham.
The motion carried unanimously.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:12 P.M.

Submitted by: Laurie Scott
City Clerk

Approval:

William C. Latham, MAYOR

Date: _____

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MEMORANDUM

TO: George D. Forbes, City Manager

FROM: Karen W. Nelson, Chief Financial Officer

SUBJECT: Audit Report for the Fiscal Year Ending September 30, 2016

DATE: February 23, 2017

ACTION REQUESTED

Accept the independent auditors' report on the general purpose financial statements of the City of Jacksonville Beach for the fiscal year ending September 30, 2016.

BACKGROUND

A copy of the City's Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2016 has been provided for your review. We have scheduled a Council Briefing for 6:00 P.M. on March 6, 2017 to discuss the report with the City Council. We again received an unqualified audit opinion on our annual financial report. In addition, the auditors found no major deficiencies in internal controls or compliance violations of any laws or regulations. We will submit this report to the Government Finance Officers' Association for the Certificate of Achievement Award for Financial Reporting.

RECOMMENDATION

Accept the Comprehensive Annual Financial Report for the fiscal year ending September 30, 2016.



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TO: George Forbes, City Manager

FROM: Jason Phitides, Property and Procurement Officer

DATE: February 24, 2017

RE: Award Bid No.1617-08: O&M Facility Roof Renovation.

ACTION REQUESTED:

Award Bid Number 1617-08 O&M Facility Roof Renovation to:

- **Acme Roofing, Inc.**, the lowest qualified bidder for the roof renovation of the Administration Building, and
- **BBG Contracting**, the lowest qualified bidder for the roof renovations of the Garage.

BACKGROUND:

The O&M Facility was built in 1995 and consists of a number of buildings, which include the Administration Building, Animal Control, Meter Division and Garage.

The roof systems contain metal and flat sections. The flat roof sections are modified bitumen roof systems, which consist of a membrane that is reinforced with fiberglass and polyester for strength, and bitumen to provide waterproofing. This roofing system has a lifespan of about twenty (20) years. The flat roof sections on these buildings have reached the end of their useful life. The metal sections have a much longer lifespan and do not require repair or replacement at this time.

In 2016, roof renovations were completed on the Animal Control and Meter Division buildings. The intent of this bid is to complete the roof renovations on the Administration and Garage buildings.

Roof renovation includes the repair or replacement of damaged roofing material and the application of a restorative coating to cover the entire flat roof section.

Bid specifications required the restorative coating to consist of an embedded fiberglass fabric that would yield a seamless roof having a lifespan of at least twenty (20) years. In addition, the bid required a comprehensive manufacturer's warranty to include all labor, materials and other roof accessories for twenty (20) years.



To be eligible, roofing contractors were required to be licensed in Florida, and certified by the manufacturer.

The bid was published in January 2017 and invitations were sent to seven qualified roofing contractors. In the same month, we held a mandatory pre-bid conference to clarify our specifications and enable contractors to inspect and measure each roof. An addendum to the specifications was issued at the pre-bid conference stipulating the "Owner will entertain Substitute Manufacturer Product that meets or exceeds the published Bid Specifications" and required the manufacturer's warranty to be included in the bid submission. Bidders could submit multiple bids, so long as each bid identified the roof system and manufacturer.

We received twelve (12) bid responses from the seven (7) bidders that attended the pre-bid conference.

Seven (7) of the twelve (12) bid responses were for a seamless roof system while the remaining five (5) responses were for the modified bitumen roof system.

For the Administration Building, **Acme Roofing** was the lowest bidder in the amount of \$276,700, submitting a seamless roof system manufactured by Tremco. **Following is the bid tabulation for the Administration Building:**

Bidder Name	System	Manufacturer	Admin Bldg
Acme Roofing	Seamless	Tremco	\$ 276,700
BBG Contracting	Modified	Siplast	\$ 286,319
McCurdy-Walden	Modified	J. Mansville	\$ 294,800
Tecta America	Seamless	Tremco	\$ 299,800
McCurdy-Walden	Modified	Siplast	\$ 321,649
Childers Roofing	Modified	Siplast	\$ 331,300
Alvis Construction	Seamless	Tremco	\$ 333,281
J. Register Co.	Modified	Siplast	\$ 337,000
Childers Roofing	Seamless	Tremco	\$ 345,500
McCurdy-Walden	Seamless	Tremco	\$ 357,750
J. Register Co.	Seamless	Tremco	\$ 370,000
BBG Contracting	Seamless	Tremco	\$ 410,000

Following is the bid tabulation for the Garage:

Bidder Name	System	Manufacturer	Garage
BBG Contracting	Modified	Siplast	\$ 62,851
Childers Roofing	Modified	Siplast	\$ 71,900
Childers Roofing	Seamless	Tremco	\$ 72,650
McCurdy-Walden	Modified	J. Mansville	\$ 74,731
McCurdy-Walden	Modified	Siplast	\$ 82,204
Alvis Construction	Seamless	Tremco	\$ 83,500
Tecta America	Seamless	Tremco	\$ 83,500
J. Register Co.	Modified	Siplast	\$ 91,000
McCurdy-Walden	Seamless	Tremco	\$ 91,650
Acme Roofing	Seamless	Tremco	\$ 94,900
BBG Contracting	Seamless	Tremco	\$ 99,000
J. Register Co.	Seamless	Tremco	\$ 101,000

BBG Contracting was the lowest bidder for the Garage, submitting a modified bitumen roof manufactured by Siplast in the amount of \$62,851.

Funding for these projects was budgeted in the 2017 Capital Improvements Plan.

RECOMMENDATION:

Award Bid Number 1617-08 O&M Facility Roof Renovation to:

- **Acme Roofing**, the lowest qualified bidder for the roof renovation of the Administration Building in the amount of \$276,700, and
- **BBG Contracting**, the lowest qualified bidder for the roof renovations of the Garage, in the amount of \$62,851

MEMORANDUM

To: George D. Forbes, City Manager

From: Heather Ireland, Senior Planner 

Re: Colonies Drive, Replat of part of government lot 5, – Final Plat Approval, (RE# 180376-0050 and 180376-0100)

Date: February 22, 2017

ACTION REQUESTED:

Approve the attached Final Plat for the nine-lot Colonies single-family residential subdivision, (RE#180376-0050 and 180376-0100, Nacana Partners - Applicant).

BACKGROUND:

The applicant is in the process of subdividing two adjacent vacant residential parcels that he proposes to subdivide into nine single-family lots on Colonies Drive between Republic Drive and Declaration Drive. The applicant received Concept Plat Approval from the Planning Commission for the proposed subdivision on March 28, 2016 (PC#9-16). He subsequently received Development Plan approval from the Planning and Development Department on November 18, 2016.

The subject property is located in a *Residential, single family: RS-2* zoning district and is currently vacant land. The new single-family lots will all front on Colonies Drive, and each lot meets the minimum size and dimensional requirements for single-family lots in RS-2 zoning districts. All nine of the proposed lots back up to a closed landfill owned by the City of Jacksonville Beach. Due to the presence and proximity of that adjacent closed landfill, the following disclosure and restrictions are stated on the Final Plat:

The City of Jacksonville Beach Operated a Sanitary Landfill (Solid Waste Facility ID No. 32165) on an eleven acre site off 32nd Avenue South in Jacksonville Beach from October 1970 through December 1973. The subject property is adjacent to and may extend into part of the landfill. There may be buried debris under the property as well as decomposing waste that

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may produce methane gas. On August 7, 2015, the Florida Department of Environmental Protection provided a letter stating no objection to residential development, provided that all development is done in strict adherence to the Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida (The "FDEP Handbook"). On October 20, 2015, the City of Jacksonville, Department of Public Works, Solid Waste Division provided a letter approving residential development so long as certain conditions are complied with during development. Due to the history of the adjacent landfill, the following restrictions and prohibitions apply to the property:

1. Prior to construction on any lot, a geotechnical analysis and combustible gas survey, including certification by a Florida Professional Engineer that establishes parameters for the construction, shall be provided to the City of Jacksonville Beach Building Division prior to issuance of a building permit. If solid waste is encountered in said surveys, copies of the surveys shall also be submitted to the City of Jacksonville Solid Waste Division and the FDEP NE District Office.
2. The installation, operation and maintenance of methane/combustible gas mitigation equipment shall be implemented where needed.
3. Any solid waste removed, shall be properly disposed of at a permitted solid waste disposal facility, and replaced with clean fill in accordance with the FDEP Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida (The "FDEP Handbook").
4. New utility corridors will be constructed in accordance with the FDEP handbook, including without limitation, the use of gas barrier and ventilation systems for underground utilities located within 200 feet of buried solid waste where combustible gasses are generated.
5. No wells are permitted.

6. Vegetable gardens and fruit trees are prohibited unless grown in raised gardens or pots.
7. Ponds and in-ground swimming pools are allowed only on lots where solid waste has been removed. Any de-watering activities required for construction shall be performed in accordance with FDEP regulations, including 62-321.300 F.A.C. or 62-620-910 F.A.C., as applicable.

These restrictions were reviewed by an environmental attorney working for the City, for consistency with review recommendations he provided to staff on the proposed plat in March, 2016, and which were ultimately agreed upon by all parties.

The attached Final Plat document has been approved by all reviewing City Departments. The attached final plat is consistent with relevant Land Development Code and Comprehensive Plan regulations.

RECOMMENDATION:

Approve the Final Plat for the nine-lot *Colonies* single-family residential subdivision.

COLONIES

A PART OF GOVERNMENT LOT 5, SECTION 9, TOWNSHIP 3 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA

PLAT BOOK ___ PAGE ___

SHEET 1 OF 2 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 5, SECTION 9, TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE MOST SOUTHEASTLY CORNER OF LOT 213, CONSTITUTION COVE UNIT EIGHT, ACCORDING TO PLAT BOOK 36, PAGES 24 AND 24A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF COLONIES DRIVE (A 60' PUBLIC RIGHT-OF-WAY AS NOW ESTABLISHED), ACCORDING TO SAID PLAT BEING SUBSTITUTED BY A CHORD BEARING OF SOUTH 01°20'12" EAST, A DISTANCE OF 159.41 FEET TO A POINT OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET; (2) SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 97.33 FEET (SAID ARC BEING SUBSTITUTED BY A CHORD BEARING OF SOUTH 16°49'38" EAST AND A CHORD DISTANCE OF 98.15 FEET) TO A POINT OF TANGENCY OF SAID CURVE; (3) SOUTH 32°19'00" EAST, A DISTANCE OF 18.37 FEET TO A POINT OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 120.00 FEET; (4) SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 84.93 FEET (SAID ARC BEING SUBSTITUTED BY A CHORD BEARING OF SOUTH 18°42'41" EAST AND A CHORD DISTANCE OF 84.14 FEET); (5) THENCE SOUTH 01°19'00" EAST, A DISTANCE OF 374.03 FEET TO A POINT OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; (6) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.28 FEET (SAID ARC BEING SUBSTITUTED BY A CHORD BEARING OF SOUTH 42°40'12" WEST AND A CHORD DISTANCE OF 35.35 FEET) TO A POINT OF TANGENCY OF SAID CURVE, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF REPUBLIC DRIVE (A 60' PUBLIC RIGHT-OF-WAY AS NOW ESTABLISHED), ACCORDING TO SAID PLAT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 88°36'30" WEST, A DISTANCE OF 81.51 FEET TO THE WESTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF REPUBLIC DRIVE TO THE SOUTHWESTER CORNER OF PARCEL "A", ACCORDING TO ORIGINAL RECORDS BOOK 9887, PAGE 282, ACCORDING TO SAID PUBLIC RECORDS; THENCE RUN ALONG THE WESTERLY LINE OF SAID PARCEL "B" BY THE FOLLOWING (3) THREE COURSES: (1) NORTH 01°19'00" WEST, A DISTANCE OF 402.23 FEET; (2) NORTH 17°30'34" WEST, A DISTANCE OF 184.18 FEET; (3) NORTH 01°20'12" WEST, A DISTANCE OF 150.69 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "B". SAID POINT ALSO ON THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 213, CONSTITUTION COVE UNIT EIGHT, ACCORDING TO PLAT BOOK 36, PAGES 24 AND 24A; THENCE ALONG SAID SOUTHERLY LINE OF LOT 213, NORTH 01°19'00" EAST, A DISTANCE OF 107.13 FEET TO THE POINT OF BEGINNING OF PARCEL HEREN DESCRIBED.

CONTAINING 1.78 ACRES MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT FLORENCE HENNER, A MARRIED WOMAN ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREN, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

THE EASEMENT DESIGNATED AS 5' B.E.S. ELECTRIC EASEMENT IS HEREBY PREVIOUSLY DEDICATED TO THE CITY OF JACKSONVILLE BEACH, A MUNICIPAL CORPORATION IN DUVAL COUNTY, FLORIDA D/B/A/ BEACHES ENERGY SERVICES (B.E.S.), ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. BEACHES ENERGY SERVICES HEREBY RESERVES THE NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL RIGHT OF INGRESS TO AND EGRESS FROM, OVER, AND ACROSS ALL ROADS, STREETS, WAYS, BOULEVARDS, DRIVES, LANES, AND ELECTRIC EASEMENTS DEPICTED OR DEDICATED BY THIS PLAT FOR ITS USE IN THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OR REMOVAL OF ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM, SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM. ALL LOTS ARE SUBJECT TO AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES AND ABOVE GROUND EQUIPMENT, AND APPURTENANCES OVER, UNDER, ACROSS, AND ALONG A MINIMUM OF FIVE (5) FEET IN WIDTH STRIP OF LAND PARALLEL AND CONCENTRIC WITH THE ROAD RIGHTS OF WAY (DENOTED AS 5' B.E.S. ELECTRIC ESMT.) THE AFORESAID 5' B.E.S. ELECTRIC EASEMENTS ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

1. NO UTILITIES OTHER THAN BEACHES ENERGY SERVICES SHALL BE INSTALLED PARALLEL WITHIN SAID EASEMENTS.
2. ELECTRIC EASEMENTS DEDICATED TO BEACHES ENERGY SERVICES AND WHERE ABOVE GROUND EQUIPMENT, FACILITIES, AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITIES' REQUIREMENTS AND SPECIFICATIONS FOR EQUIPMENT CLEARANCES FROM SHRUBS, TREES, PLANTS, FENCES, AND OTHER OBJECTS.
3. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE, BUT SUBJECT TO REMOVAL BY BEACHES ENERGY SERVICES WITHOUT PRIOR NOTICE, AT THE EXPENSE OF EACH LOT OWNER OR COLONIES HOMEOWNERS ASSOCIATION FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS.

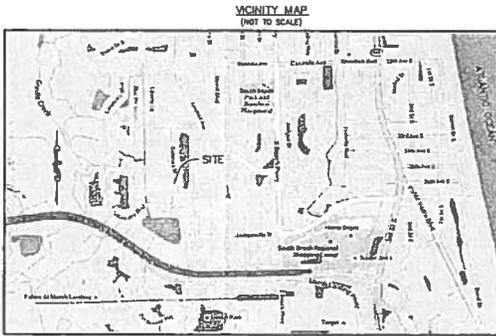
NOTARY FOR FLORENCE HENNER

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY FLORENCE HENNER, A MARRIED WOMAN, SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

SIGNATURE - NOTARY PUBLIC, STATE OF FLORIDA

NOTARY SEAL:



COLONIES

A PART OF GOVERNMENT LOT 5, SECTION 9, TOWNSHIP 3 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA

PLAT BOOK ___ PAGE ___

SHEET 2 OF 2 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S01°20'12"E FOR THAT PORTION OF THE WESTERLY RIGHT-OF-WAY LINE OF COLONIES DRIVE ALSO BEING THE EASTERLY BOUNDARY OF LOTS 208-213 OF CONSTITUTION COVE UNIT EIGHT AS PER PLAT.
- ALL DRAINAGE EASEMENTS ARE UNRESTRICTED UNLESS OTHERWISE NOTED.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNRESTRICTED EASEMENTS SHALL REMAIN TOTALLY UNRESTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPROVE THE USE OF SAID EASEMENTS. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS SHOWN ON THIS PLAT WITHOUT THE APPROVAL OF THIS COUNTY AND/OR ANY OTHER FEDERAL STATE OR LOCAL GOVERNMENTAL REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENTS AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THIS AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THE JURISDICTIONAL WETLAND LINE SHOWN HEREON MAY BE SUPERSEDED AND RECERTIFIED AT ANY TIME, BY THE APPROPRIATE AUTHORITIES.
- STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 0901) IN U.S. SURVEY FEET AND ARE FOR GIS PURPOSES ONLY.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" SHADED", AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120076, MAP NUMBER 12031C, PANEL NUMBER 0419H, DATED, JUNE 1, 2013. THE FLOOD ZONE SHOWN ON THIS PLAT ARE SCALED OFF OF THE F.I.R.M. F.I.R.M. MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DECLARATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT, DUVAL COUNTY, FLORIDA.

LEGEND

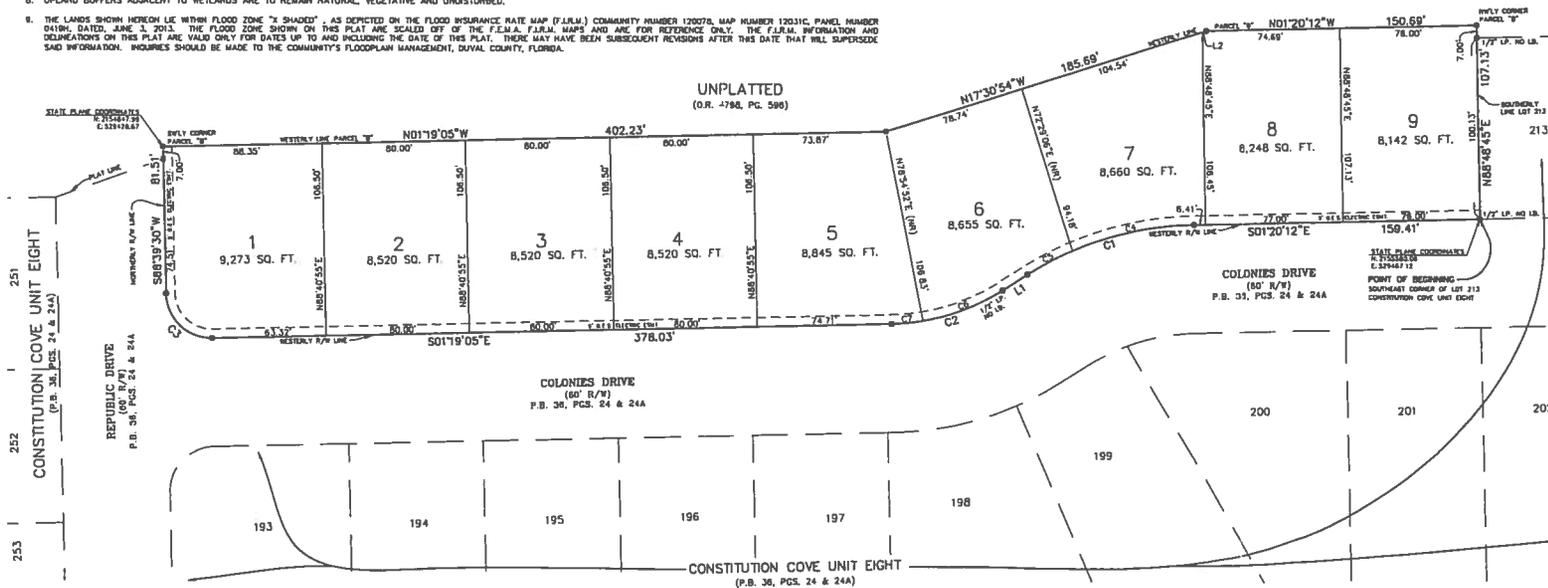
- O.R. - DENOTES OFFICIAL RECORDS BOOK
- P.B. - DENOTES PLAT BOOK
- PCS. - DENOTES PAGE(S)
- (NR) - DENOTES NON-RADIAL
- Ø - DENOTES SET 5/8" IRON ROD & CAP "BTS PRM LB8991"
- ⊕ - DENOTES FOUND 5/8" IRON ROD & CAP "BTS PRM LB8991" UNLESS OTHERWISE SHOWN
- ⊞ - DENOTES FOUND 4"x4" CONCRETE MONUMENT, NO. 10.
- R/W - DENOTES RIGHT-OF-WAY
- L.D. - DENOTES IDENTIFICATION
- I.P. - DENOTES IRON PIPE
- B.E.S. - DENOTES BEARINGS ENERGY SERVICES
- ESMT. - DENOTES EASEMENT

GRAPHIC SCALE



(IN FEET)

1 inch = 40 feet



Curve Table				
Curve #	Radius	Delta	Arc	Chord Bearing
C1	180.00'	30°38'53"	87.33'	S18°49'38"E
C2	120.00'	31°00'13"	64.93'	S18°42'41"E
C3	75.00'	89°58'35"	39.26'	S43°40'12"W
C4	180.00'	22°00'37"	88.16'	S12°20'40"E
C5	180.00'	08°37'56"	28.17'	S27°30'07"E
C8	120.00'	27°43'12"	47.58'	S20°51'12"E
C7	120.00'	08°17'02"	17.35'	S05°21'05"E

Line Table		
Line #	Bearing	Distance
L1	S32°18'05"E	16.37'
L2	N17°30'54"W	2.41'



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION IS #6891
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 315 SUITE 108
 GREEN COVE SPRINGS, FL 32045
 (904) 284-2224 FAX (904) 284-2258



MEMORANDUM

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

To: George D. Forbes, City Manager

From: William C. Mann, Planning and Development Director 

Re: Ordinance No. 2017-8087, establishing a *Redevelopment District: RD* zoning district within the City, as provided under Chapter 34 of the Code of Ordinances of the City.

Date: February 22, 2017

ACTION REQUESTED:

Adopt Ordinance No. 2017-8087, establishing a *Redevelopment District: RD* zoning district within the City, as provided under Chapter 34 of the Code of Ordinances of the City, to allow the development of an eight-story, mixed-use multifamily residential, hotel and commercial use project. (Applicant – *Atlantis Beach Partners, LLC*)

BACKGROUND:

The applicant owns the vacant oceanfront block located on 1st Street North between 6th and 7th Avenues North, and would like to develop a multistory hotel/mixed-use project. The subject property was the site of the former *Atlantis Hotel*. The property is currently zoned *Commercial, limited: C-1* and the applicant was advised that due to the size of the proposed redevelopment project, which is over 50,000 square feet, that rezoning to *Redevelopment District: RD* would be required. The subject property also exists as part of a 2010 Consolidated Settlement Agreement (Case No. 16-2006-CA-006294) that stipulates that in addition to rezoning to *RD*, that the subject property must be developed in accordance with current *Central Business District: CBD* zoning site design and lot layout standards. This settlement agreement also granted vested rights for a maximum building height of 89 feet on the subject property.

The applicant is proposing a mixed-use development consisting of:

- A 220-room hotel, of which up to 64 hotel rooms would be convertible into 32 condominium units, with a conversion rate of two hotel rooms per one condominium unit,



- Up to 10,000 square feet of commercial space, of which up to 6,750 square feet will be oriented along 6th Avenue North, and approximately 3,250 square feet would be internal to the hotel, such as a restaurant.
- Internal multi-story parking garage with 260 parking spaces
- Extension of public Seawalk across ocean frontage of subject property to 7th Avenue North.

Sixth Avenue North, which forms the subject property's southerly boundary, is classified as an "A" street in the City's *CBD* site design and lot layout standards. As such, the developer is required to provide active commercial uses along that street frontage. Commercial and retail uses within the project will cater to both hotel guests and the general public.

Adjacent property uses include The *Casa Marina* hotel to the south, commercial, residential, a mixed hotel/apartment/commercial use project proposed for the vacant property to the west, multifamily residential to the north and the beach and Atlantic Ocean to the east. The proposed redevelopment is consistent with the Downtown Community Redevelopment Plan, the 2030 Comprehensive Plan and the Land Development Code, and will serve to continue the current revitalization of the downtown area, and bring in an additional daytime population. The project as described in the submitted application would complement the character of the surrounding neighborhood and would fit within the context of the Downtown Vision Plan objectives. Adjacent property values should be enhanced by the proposed development of the subject property. Adequate public facilities exist to serve the project, and it will be subject to the City's Mobility Fee.

The Community Redevelopment Agency (CRA) met and considered this rezoning application on January 23, 2017, and approved the proposed project, finding it to be consistent with the approved Downtown Redevelopment Plan. The Planning Commission subsequently conducted a public hearing on the requested rezoning on February 13, 2017, and recommended its approval by the City Council.

RECOMMENDATION:

Adopt Ordinance No. 2017-8087, establishing a *Redevelopment District: RD zoning* district within the City, as provided under Chapter 34 of the Code of Ordinances of the City, to allow the development of an eight-story, mixed-use multifamily residential, hotel and commercial use project. (Applicant – *Atlantis Beach Partners, LLC*)

Site Development Table

Land Area	1.31 acres	
Permitted Uses	Mixed Use (Commercial/Hotel/Residential)	
Proposed Uses		
Retail	5,000 – 10,000 square feet*	
Hotel	220 Hotel Rooms and ancillary uses	
Condominium	Up to 64 hotel rooms may be converted to up to 32 condominium units, or portion thereof, at an exchange rate of 2 hotel rooms per 1 condominium unit.	
Residential Density	Maximum 40 units per acre	
Lot Coverage	100% Maximum	
Building Setback requirements	1 st Street	0'
	6 th Avenue	10'
	Atlantic Ocean	The more restrictive of 10' or the Oceanfront Extent Line as established by the FDEP (Pools, decks, seating areas, cabanas, etc. shall be allowed east of the FDEP established oceanfront extent line)
	7 th Avenue	29'
Traffic circulation control and parking	Vehicular access planned from 7 th Avenue North	
Off-street parking and loading	Code minimum structured parking	
Open space requirement	Plaza, Pool, Outdoor Seating, Seawalk etc.	
Signage	Code Minimum per LDC Article VIII, Division 4	
Landscape	Code Minimum per LDC Article VIII, Division 3	
Environmental	Stormwater management provided	
Utility Easements	Provided as required	
Adequate public facilities	Sufficient public facilities available	
Tentative Development Schedule	Commencement 2018; Completion 2023	
Comprehensive plan consistency	See below	

*Up to 6,750 square feet of ground floor retail uses fronting 6th Avenue shall have external access and be available to street level pedestrian traffic.

Consistency with Downtown Redevelopment Plan

The project will achieve several redevelopment objectives as set forth in the Jacksonville Beach Community Redevelopment Plan:

1. The proposed development will help eliminate the conditions of blight and prevent the spread of blighting conditions.
2. It will consist of a compact, mixed-use development within the core area, oriented to recreation, entertainment, specialty retail, tourism, and housing.
3. It will help stabilize and enhance the residential portions of the redevelopment area through infill development and rehabilitation.
4. Through the seawalk expansion on the site, it will enhance useable open space in the community redevelopment area to support and encourage greater pedestrian activity.
5. The proposed project design will continue the high quality standards of new development and rehabilitation consistent with the desired image of Jacksonville Beach.
6. Atlantis will help create an exemplary public environment consisting of streets, pedestrian walks, plazas, and open spaces for the community.

The structure will have a maximum building height of eighty-nine (89) feet and is planned to consist of ground floor retail and hotel amenities and uses with parking; up to three additional levels of structured parking above the ground floor; and up to six floors of hotel uses with potential to exchange up to 64 hotel rooms for up to 32 condominium units, or portion thereof, at an exchange rate of 2 hotel rooms per 1 condominium unit. The development will have more than fifty (50%) percent commercial (including hotel) in gross square footage. Accordingly, the northern and southern yard setbacks will equal a minimum of thirty-nine (39) feet combined. Also, pursuant to required Central Business District (CBD) standards, the front yard setback along 1st Street (western property line) shall be zero (0) feet, while the eastern property line setback shall be the greater of 10' or 0' from the Oceanfront Extent Line as established by the FDEP. The design, character, and architectural style of the proposed development will result in a unified, cohesive, and compatible plan of development within the Community Redevelopment Plan area. A Conceptual Elevation, dated September 26, 2016, is included as an attachment to the rezoning application.

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

ORDINANCE NO. 2017-8087

AN ORDINANCE ESTABLISHING A REDEVELOPMENT DISTRICT: RD ZONING DISTRICT WITHIN THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS PROVIDED UNDER CHAPTER 34 OF THE CODE OF ORDINANCES OF SAID CITY.

WHEREAS, the City Council of the City of Jacksonville Beach, Florida, heretofore enacted and established a Land Development Code and Zoning Atlas for said City; and

WHEREAS, the owners of certain lands in the City, more particularly described herein, have applied to the City Council for the rezoning of those lands from *Commercial limited: C-1* to *Redevelopment District: RD*.

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

SECTION 1. That the City Council has considered the adoption of this ordinance based on one or more of the factors listed in Section 34-211(c) of the Land Development Code and hereby finds that this amendment will not result in an adverse change in the community in which it is located.

SECTION 2. That the Land Development Code and Zoning Atlas previously adopted by the City Council of the City of Jacksonville Beach, Florida, be and the same is hereby amended and, as amended, shall henceforth read as follows:

That all of the certain territory in the City of Jacksonville Beach, Florida, described as follows, to wit:

Lots 1, 2, 3, and 4, Block 71, Pablo Beach North, as recorded in Plat book 3, Page 28, of the current Public Records of Duval County, Florida, together with (I) the lands lying east of and between the easterly projection of the north line of said Lot 1 and the easterly projection of the south line of Lot 3, to the erosion control line per Plat Book 35, Pages 59-59B of the current public records of Duval County, Florida, and (II) the lands lying east of and between the easterly projections of the north and south lines of said Lot 4, to the east face of the existing concrete bulkhead as same is referenced in Plat Book 35, Pages 59-59B of the current public records of Duval County, Florida.

Heretofore zoned as *Commercial limited: C-1*, be and the same is hereby designated as *Redevelopment District: RD*, so that henceforth the same shall be classified and construed to be embraced within the meaning and subject of the general provisions of the *Redevelopment District: RD* zoning category as provided in Article VII, Section 34-347 of the Jacksonville Beach Land Development Code (Chapter 34 of the Code of Ordinances of the City of Jacksonville Beach, Florida), subject to the following additional limitations:

- A. The rezoning application dated July 25, 2016, including project narrative dated December 12, 2016, attached hereto as Exhibit A, and Preliminary RD Development Plan titled "Conceptual Site Development Plan" and dated December 12, 2016, and East Building Elevation drawing dated December 12, 2016, together attached hereto as Exhibit B, which have been submitted to the City of Jacksonville Beach Planning and Development Department, are hereby adopted and incorporated as part of this amendment to the Jacksonville Beach Land Development Code and Zoning Atlas.
- B. The project shall be generally carried out in accordance with the presentments of the rezoning application, project narrative, and conceptual site development plan, including but not limited to the following:
 - 1. Maximum building height - Eighty-nine (89) feet.
 - 2. Permitted structure(s) shall be set back a maximum of ten (10) feet from the southerly boundary line of the subject property, and a minimum of twenty-nine (29) feet from the northerly boundary line of the subject property.
 - 3. A minimum of two hundred and sixty (260) off-street parking spaces shall be provided.
 - 4. Extension of the public Seawalk from 6th Avenue North to Seventh Avenue North.
- C. Permitted uses shall be limited to a maximum of two hundred and twenty (220) hotel rooms, of which sixty-four (64) hotel room may be converted to a maximum of thirty-two (32) residential dwelling units, and a maximum of 10,000 square feet of commercial space. Individual residential condominium unit sizes shall comply with Land Development Code Section 34-340(e)(3)d. standards for multiple family dwelling units. Permitted uses within the commercial space shall be limited to the permitted uses of the *Commercial limited: C-1* zoning district, pursuant to Land Development Code Section 34-342(b), except for those uses specifically prohibited within *Redevelopment District: RD* zoning districts pursuant to Land Development Code Section 34-347(c)(3) i. 2. ii.

D. Signage within the subject property shall comply with the standards of Land Development Code Article VIII, Division 4. – Sign Standards.

SECTION 3. Time limitations for the development order for preliminary development plan for RD zoning district designation shall be as set forth in Land Development Code Section 34-347(c)(3)m., *Time Limitations*.

SECTION 4. All ordinances or parts of ordinances in conflict herewith be, and the same are, to the extent the same may be in conflict, hereby repealed.

SECTION 5. This ordinance shall take effect upon its adoption and recordation with the Clerk of Circuit Court, Duval County, Florida.

AUTHENTICATED THIS _____ DAY OF _____, 2017.

William C. Latham, MAYOR

Laurie Scott, CITY CLERK

ATLANTIS

REZONING TO REDEVELOPMENT DISTRICT

1. Rezoning Application
2. Proof of Ownership
3. Owner/Agent Authorization
4. Property Legal Description
5. Property Appraiser Map
6. Aerial Map
7. Project Narrative Description, 12-12-16

1. Rezoning Application



REZONING/TEXT AMENDMENT APPLICATION

PC No. 41-16

AS/400# 16-100231

This form is intended for use by persons applying for a change in the text of the Land Development Code or the boundaries of a specific property or group of properties under the person or persons control. A rezoning or change to the text of the LDC 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 or text amendment to the LDC may be approved except in conformance with the Jacksonville Beach 2010 Comprehensive Plan Elements. An application for a rezoning or text amendment to the LDC 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.

APPLICANT INFORMATION

Land Owner's Name: Atlantis Beach Partners, LLC.
Mailing Address: 645 Mayport Road, Suite 5
Atlantic Beach, FL. 32233

Telephone: (904) 747-5334
Fax: _____
E-Mail: bweber@theklotzcompanies.com

Applicant Name: Same as Owner
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: _____

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

Agent Name: Kimley-Horn and Associates, Inc. Attn: Mark W. Shelton, AICP
Mailing Address: 12740 Gran Bay Parkway, Suite 2350
Jacksonville, FL. 32258

Telephone: (904) 828-3900
Fax: _____
E-Mail: Mark.Shelton@Kimley-Horn.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: 715 1st Street North, Jacksonville FL. 32250 (RE# 174249 0010)

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

Current Zoning Classification: C-1 Future Land Use Map Designation: CBD

TEXT AMENDMENT DATA

Current Chapter, Article, Section, Paragraph Number: _____

<u>REQUESTED INFORMATION</u>	<u>Attached?</u>	
	<u>Yes</u>	<u>No</u>
1. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked;	✓	
2. An 8½" x 11" vicinity map identifying the property proposed for amendment;	✓	
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;	✓	
4. For a rezoning, include a narrative description of the proposed amendment to the Zoning Map designation and an explanation of why it complies with the standards governing a rezoning the LDC.	✓	
5. For an LDC text amendment, include the current text of the Section(s) proposed to be changed and the full text of the proposed amendment. The proposed text amendment submittal must include a cover letter containing a narrative statement explaining the amendment, why it is needed and how it will comply with the goals, objectives, and policies in the Jacksonville Beach 2010 Comprehensive Plan Elements.		

Applicant Signature: [Signature]

Date: 25 JUL 16

2. Proof of Ownership

Prepared by and return to:

Lawrence V. Ansbacher, Esq.
Ansbacher & Schneider, P.A.
5150 Belfort Road, Building 100
Jacksonville, FL 32256

SPECIAL WARRANTY DEED

1. **Grantor's name and address is:**

PARK PROPERTIES, INC.
A Florida corporation
1234 King Street
Jacksonville, FL 32204

2. **Grantee's name and address is:**

ATLANTIS BEACH PARTNERS, LLC,
A Florida Limited Liability Company
645 Mayport Road, Suite 5
Atlantic Beach, FL 32233

Grantee's tax identification number is: 46-3373295.

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. **The real property ("Property") conveyed hereby is described as follows:**

LOTS 1, 2, 3 AND 4, BLOCK 71, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH (I) THE LANDS LYING EAST OF AND BETWEEN THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 1 AND THE EASTERLY PROJECTION OF THE SOUTH LINE OF LOT 3, TO THE EROSION CONTROL LINE PER PLAT BOOK 35, PAGES 59-59B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND (II) THE LANDS LYING EAST OF AND BETWEEN THE EASTERLY PROJECTIONS OF THE NORTH AND SOUTH LINES OF SAID LOT 4, TO THE EAST FACE OF THE EXISTING CONCRETE BULKHEAD AS SAME IS REFERENCED IN PLAT BOOK 35, PAGES 59-59B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA,

together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Numbers are 174249-0000, 174252-0000 and 174254-0000.

4. **Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.**

- 5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except for those certain "Permitted Exceptions" more particularly described on Exhibit attached hereto and, by this reference, made a part hereof.

EXCEPT AS EXPRESSLY SET FORTH IN THIS DEED, GRANTOR HAS MADE NO, AND EXPRESSLY DISCLAIMS ALL, REPRESENTATIONS, WARRANTIES, COVENANTS AND CONTRACTS OF EVERY KIND AND CHARACTER, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, REPRESENTATIONS OR WARRANTIES AS TO MATTERS OF TITLE (OTHER THAN AS SPECIFICALLY SET FORTH ABOVE), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF ACCESS, INGRESS OR EGRESS, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION: (i) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, HABITABILITY, SUITABILITY OR FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE OR USE; (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY; (iii) THE AVAILABILITY OR EXISTENCE OF ANY WATER, SEWER OR UTILITIES (PUBLIC OR PRIVATE); (iv) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; OR (v) THE EXISTENCE OF ANY HAZARDOUS SUBSTANCE AT, IN, ON, UNDER OR ABOUT THE PROPERTY. THE TERMS OF THIS DISCLAIMER SHALL SURVIVE DELIVERY OF THIS DEED.

Executed on August 26, 2013.

1st Witness: May S. Smallwood
 Print Name: MARY S. Smallwood

PARK PROPERTIES, INC.
 A Florida corporation

2nd Witness: [Signature]
 Print Name: LAWRENCE V. ANSBACHER

By: [Signature]
Matthew T. Major Its _____
 President

State of Florida
 County of Duval

The foregoing instrument was acknowledged before me this 26th day of August, 2013 by Matthew T. Major President of Park Properties, Inc., a Florida corporation on behalf of the corporation () who is personally known to me or () who has produced _____ (Florida Driver's License) as identification.

Notary Public, State of Florida
 My Commission Expires:



PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years which are not yet due and payable
2. Riparian and littoral rights are not insured.
3. Those portions of the Property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
4. Property lying Easterly (seaward) of the established erosion control line.
5. The rights, if any, of the public to use as a public beach or recreation area any part of the Property lying between the body of water abutting the Property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area.
6. Any portion of the Property lying waterward of the mean-high water line of Atlantic Ocean.
7. Vested Rights Claim recorded in Official Records Book 14322, page 1826, of the current public records of Duval County, Florida, as consolidated in Official Records Book 16299, page 2275 and Official Records Book 16299, page 2288, both of the current public records of Duval County, Florida.
8. Survey prepared by Tri-State Land Surveyors, Inc. last dated August 9, 2013 (Order #01-539) discloses 2.0' concrete seawall.

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Limited Liability Company**

ATLANTIS BEACH PARTNERS, LLC

Filing Information

Document Number	L13000112330
FEI/EIN Number	46-3373295
Date Filed	08/08/2013
Effective Date	08/01/2013
State	FL
Status	ACTIVE

Principal Address

645 MAYPORT ROAD
SUITE 5
ATLANTIC BEACH, FL 32233

Mailing Address

645 MAYPORT ROAD
SUITE 5
ATLANTIC BEACH, FL 32233

Registered Agent Name & Address

KLOTZ, JEFF
645 MAYPORT ROAD
SUITE 5
ATLANTIC BEACH, FL 32233

Authorized Person(s) Detail**Name & Address**

Title Managing Member

Klotz, Jeff
645 MAYPORT ROAD
SUITE 5
ATLANTIC BEACH, FL 32233

Annual Reports

Report Year	Filed Date
2014	04/24/2014
2015	03/23/2015

2016

04/18/2016

Document Images

[04/18/2016 -- ANNUAL REPORT](#)

View image in PDF format

[03/23/2015 -- ANNUAL REPORT](#)

View image in PDF format

[04/24/2014 -- ANNUAL REPORT](#)

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[08/08/2013 -- Florida Limited Liability](#)

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State of Florida, Department of State

3. Owner/Agent Authorization

Agent Authorization Affidavit- Property Owner

Date: July 12, 2016

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

Re: Agent Authorization for the following site location: Atlantis (715 1st Street North, Jacksonville Beach)

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit C attached hereto. Said owner hereby authorizes and empowers Kimley-Horn and Associates, Inc. to act as agent to file application(s) for Rezoning, Mobility Fee and other development applications 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.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Atlantis Beach Partners, LLC

By _____

By Jeff D Klotz

Print Name: _____

Print Name: Jeffrey D. Klotz

Its: Manager

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 12 day of July 2016, by JEFF D KLOTZ, who is personally known to me or who has produced _____ as identification and who took an oath.

Lisa A Binder

(Signature of NOTARY PUBLIC)

LISA A. BINDER

(Printed name of NOTARY PUBLIC)



LISA A. BINDER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF189043
Expires 1/12/2019

State of Florida at Large.

My commission expires: 1/12/2019

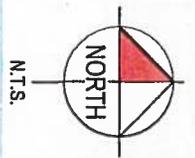
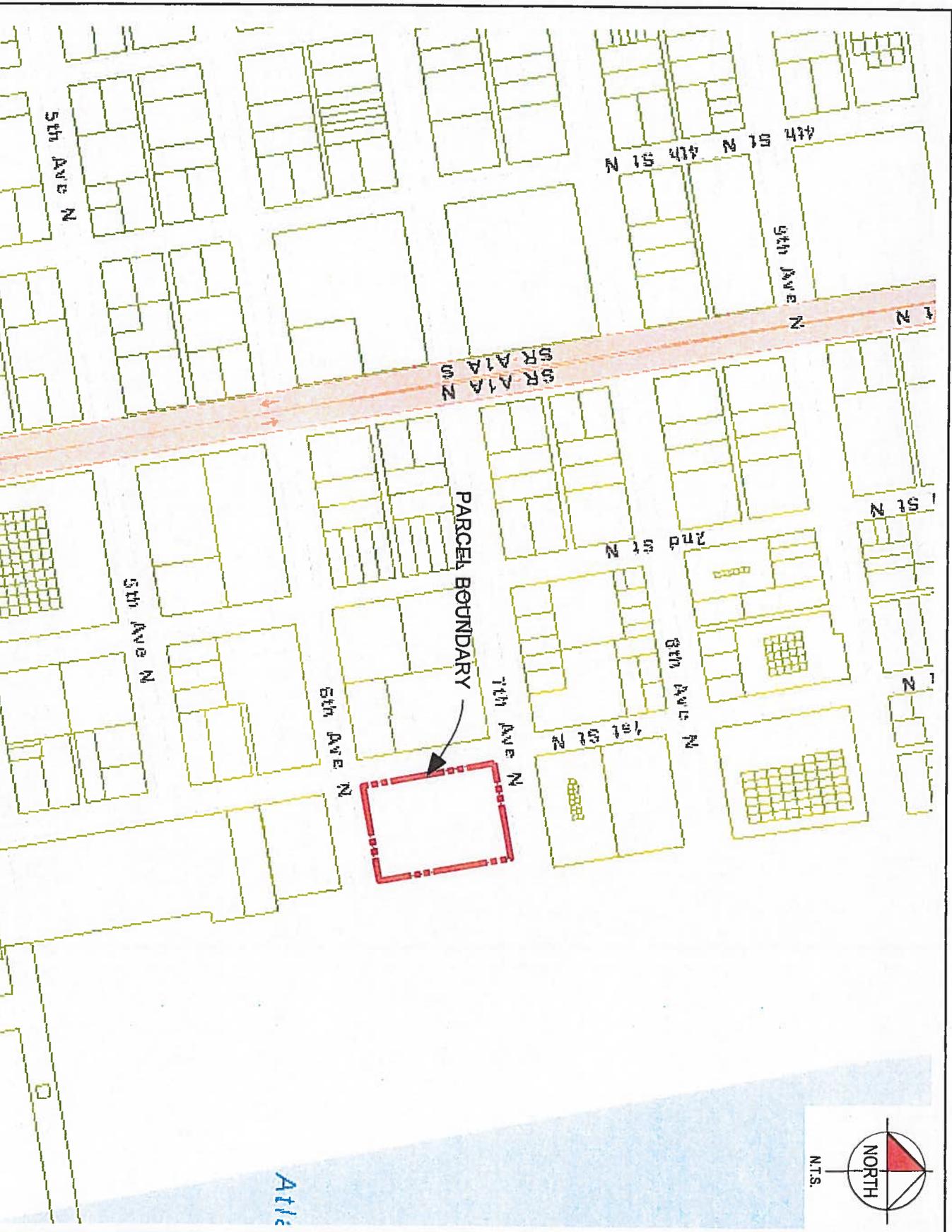
4. Property Legal Description

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4, BLOCK 71, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH (I) THE LANDS LYING EAST OF AND BETWEEN THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 1 AND THE EASTERLY PROJECTION OF THE SOUTH LINE OF LOT 3, TO THE EROSION CONTROL LINE PER PLAT BOOK 35, PAGES 59-59B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND (II) THE LANDS LYING EAST OF AND BETWEEN THE EASTERLY PROJECTIONS OF THE NORTH AND SOUTH LINES OF SAID LOT 4, TO THE EAST FACE OF THE EXISTING CONCRETE BULKHEAD AS SAME IS REFERENCED IN PLAT BOOK 35, PAGES 59-59B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

5. Property Appraiser Map

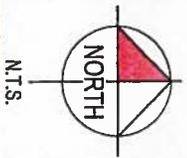
6/22/2016
 Beech, Nubbberg
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 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Issues of and disputes related to this document without written authorization and signature by the drafter and Associates, Inc. shall be without liability to the drafter and Associates, Inc.



<p>PROJECT # 045462000</p> <p>DATE JUNE 2016</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY KHA</p> <p>DRAWN BY KHA</p> <p>CHECKED BY KHA</p> <p>EXHIBIT NUMBER 1</p>	<p>ATLANTIS Rezoning Application</p> <p>DUVAL COUNTY FLORIDA</p>	<p>PROPERTY APPRAISER'S MAP</p>	<p>Kimley»Horn</p> <p>©2016 KIMLEY-HORN AND ASSOCIATES, INC 12740 GRAN BAY PARKWAY WEST SUITE 2350, JACKSONVILLE, FL 32258 PHONE: 904 828 3900 WWW.KIMLEY-HORN.COM CA 00000696</p>
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6. Aerial Photograph

6/23/2016
 Jack Hubbard
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 This document, together with the graphics and designs presented herein, is an instrument of service, is prepared only for the specific purpose and client for which it was prepared, bears no and purports no relation to the document without written authorization and signature by Kimley-Horn and Associates, Inc. and its without liability to Kimley-Horn and Associates, Inc.



PROJECT #	043462000
DATE	JUNE 2016
SCALE AS SHOWN	
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA
EXHIBIT NUMBER	3

ATLANTIS
 Rezoning Application

DUVAL COUNTY FLORIDA

**AERIAL
 MAP**

Kimley»Horn

©2016 KIMLEY-HORN AND ASSOCIATES, INC
 12740 GRAN BAY PARKWAY WEST SUITE 2350,
 JACKSONVILLE, FL 32258
 PHONE: 904 828 3900 | WWW.KIMLEY-HORN.COM
 CA 0000696

7. Project Narrative Description

NARRATIVE DESCRIPTION

PROPOSED AMENDMENT TO THE ZONING MAP DESIGNATION

Atlantis Mixed Use Project located at 715 North 1st Street

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.

A. Reason for Rezoning

Pursuant to the City of Jacksonville Beach's Land Development Code (LDC) Section 34-345 - Central Business District (CBD), "buildings or developments containing single or multiple uses listed herein and which exceed fifty thousand (50,000) square feet in gross floor area shall only be approved pursuant to redevelopment district: RD or planned unit development: PUD district standards and procedures". In addition to this LDC requirement to rezone the subject property, the 2010 Consolidated Settlement Agreement (Case No. 16-2006-CA-006294) further stipulates the following:

"4. Notwithstanding paragraph I. 3. of this Settlement Agreement, development review of site plans for any parcel subject hereto shall be processed under Section 34-345 (Central Business District: CBD) of the LDC, as it existed on November 1, 2004; however, development proposals which exceed 50,000 square feet of gross floor area or 50 feet in height shall be processed under the provisions of the Section 34-347 (Redevelopment District: RD) zoning standards; and shall be constructed in accordance with the CBD site design and lot layout standards in Section 34-345(e) (Central Business District: CBD) of the LDC, as currently in effect."

As the proposed development for the subject site will exceed the aforementioned thresholds, the request to rezone this property from Commercial Limited (C-1) to Redevelopment District (RD) is necessary.

B. Existing Site Conditions

The subject property is bounded on the North by 7th Avenue North, on the West by 1st Street North, on the South by 6th Avenue North and on the East by the Atlantic Ocean. The site is currently vacant. The property is not landscaped and has not been in use for more than the past 10 years.

C. Consistency with Surrounding Uses

Currently, the existing uses surrounding the subject property are consistent with the uses proposed in this application. The surrounding uses are as follows:

North:	Acquilus Condominiums
West:	Dolphin Depot Mixed Use Development (proposed)
South:	Casa Marina Hotel and Restaurant
East:	Atlantic Ocean

D. Consistency with Land Development Code (LDC)

The proposed project will meet the purpose and intent of the Redevelopment District (RD) as set forth in Section 34-347 of the City of Jacksonville Beach Land Development Code (LDC). The Atlantis project is designed to achieve “a diversity of uses in a desirable environment” by proposing hotel, commercial, recreational, and potentially residential uses in a concise and consistent built environment. Furthermore, the proposed development of Atlantis will meet or exceed all development standards set forth in this section including:

Site Development Table

Land Area	1.31 acres	
Permitted Uses	Mixed Use (Commercial/Hotel/Residential)	
Proposed Uses		
Retail	5,000 – 10,000 square feet*	
Hotel	220 Hotel Rooms and ancillary uses	
Condominium	Up to 64 hotel rooms may be converted to up to 32 condominium units, or portion thereof, at an exchange rate of 2 hotel rooms per 1 condominium unit.	
Residential Density	Maximum 40 units per acre	
Lot Coverage	100% Maximum	
Building Setback requirements	1 st Street	0'
	6 th Avenue	10'
	Atlantic Ocean	The more restrictive of 10' or the Oceanfront Extent Line as established by the FDEP (Pools, decks, seating areas, cabanas, etc. shall be allowed east of the FDEP established oceanfront extent line)
	7 th Avenue	29'
Traffic circulation control and parking	Vehicular access planned from 7 th Avenue North	
Off-street parking and loading	Code minimum structured parking	
Open space requirement	Plaza, Pool, Outdoor Seating, Seawalk etc.	
Signage	Code Minimum per LDC Article VIII, Division 4	
Landscape	Code Minimum per LDC Article VIII, Division 3	
Environmental	Stormwater management provided	

Utility Easements	Provided as required
Adequate public facilities	Sufficient public facilities available
Tentative Development Schedule	Commencement 2018; Completion 2023
Comprehensive plan consistency	See below

*Up to 6,750 square feet of ground floor retail uses fronting 6th Avenue shall have external access and be available to street level pedestrian traffic.

E. Consistency with the Jacksonville Beach Community Redevelopment Plan

The project will achieve several redevelopment objectives as set forth in the Jacksonville Beach Community Redevelopment Plan:

1. The proposed development will help eliminate the conditions of blight and prevent the spread of blighting conditions.
2. It will consist of a compact, mixed-use development within the core area, oriented to recreation, entertainment, specialty retail, tourism, and housing.
3. It will help stabilize and enhance the residential portions of the redevelopment area through infill development and rehabilitation.
4. Through the seawalk expansion on the site, it will enhance useable open space in the community redevelopment area to support and encourage greater pedestrian activity.
5. The proposed project design will continue the high quality standards of new development and rehabilitation consistent with the desired image of Jacksonville Beach.
6. Atlantis will help create an exemplary public environment consisting of streets, pedestrian walks, plazas, and open spaces for the community.

The structure will have a maximum building height of eighty-nine (89) feet and is planned to consist of ground floor retail and hotel amenities and uses with parking; up to three additional levels of structured parking above the ground floor; and up to six floors of hotel uses with potential to exchange up to 64 hotel rooms for up to 32 condominium units, or portion thereof, at an exchange rate of 2 hotel rooms per 1 condominium unit. The development will have more than fifty (50%) percent commercial (including hotel) in gross square footage. Accordingly, the northern and southern yard setbacks will equal a minimum of thirty-nine (39) feet combined. Also, pursuant to required Central Business District (CBD) standards, the front yard setback along 1st Street (western property line) shall be zero (0) feet, while the eastern property line setback shall be the greater of 10' or 0' from the Oceanfront Extent Line as established by the FDEP. The design, character, and architectural style of the proposed development will result in a unified, cohesive, and compatible plan of development within the Community Redevelopment Plan area. A Conceptual Elevation, dated September 26, 2016, is included as an attachment to the rezoning application.

F. Consistency with Comprehensive Plan

The proposed Atlantis project includes an optimal mix of hotel, commercial, recreational, and potentially residential uses to ensure that the development is consistent with the goals and objectives of the Jacksonville Beach 2030 Comprehensive Plan. The hotel land use included in this development specifically supports Jacksonville Beach's tourism industry. Condominiums considered for the project, if developed, will provide new residential dwelling units, promoting livability in the city's core

downtown area. Atlantis also will provide space for commercial uses, including restaurant and retail, that will support the economic vitality of the downtown area. Outdoor recreation in the project consists of a pool with outdoor seating, a seawalk and beach-front features. These outdoor features, as well as the public beach access that will be preserved and expanded during development, provide adequate recreation for residents and tourists alike while also conserving the natural aesthetics of the downtown beach. The proposed Atlantis project also addresses building design, landscaping, and parking in order to support an attractive streetscape. The nature and design of this project provide for a continued high quality of life in Jacksonville Beach.

The following objectives from the Jacksonville Beach 2030 Comprehensive Plan are specifically addressed in this development:

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.

Policy LU.1.3.3

The City shall support and encourage redevelopment of the core downtown area, that area within the Central Business District: CBD zoning district boundaries, in accordance with its Downtown Vision Plan, through public investments and the development of detailed site design regulations to guide private development within the CBD. These design regulations shall be incorporated into the *Central Business District: CBD Zoning District* regulations of the Jacksonville Beach Land Development Code by November, 2011, and shall address such aspects as building design and frontage requirements, landscaping, and location of parking facilities and driveways.

Policy LU.1.4.3

New residential development shall be designed so that valuable and aesthetic natural features are conserved, that on-site opportunities are utilized, and that the design is contemporary and imaginative and avoids wasteful, rigid arrangements of streets and utility systems.

Policy LU.1.4.8

Adequate recreation and open space facilities shall be developed over the planning period to provide the adopted level of service for existing and projected population in accordance with the goals, objectives, and policies set forth in the Recreation and Open Space Element.

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 uses in the Redevelopment Area will be guided by the site development plans approved as part of the Downtown Redevelopment Plan.

Policy LU.1.7.2

Encourage development/redevelopment at an appropriate scale, form, and density/intensity to support more economical and efficient public bus transit service.

Objective HO.1.1

The City shall assist the private sector to provide new dwelling units between 2011 and 2030 for an estimated 458 new households projected to reside in the city.

Objective CM.2.1.1

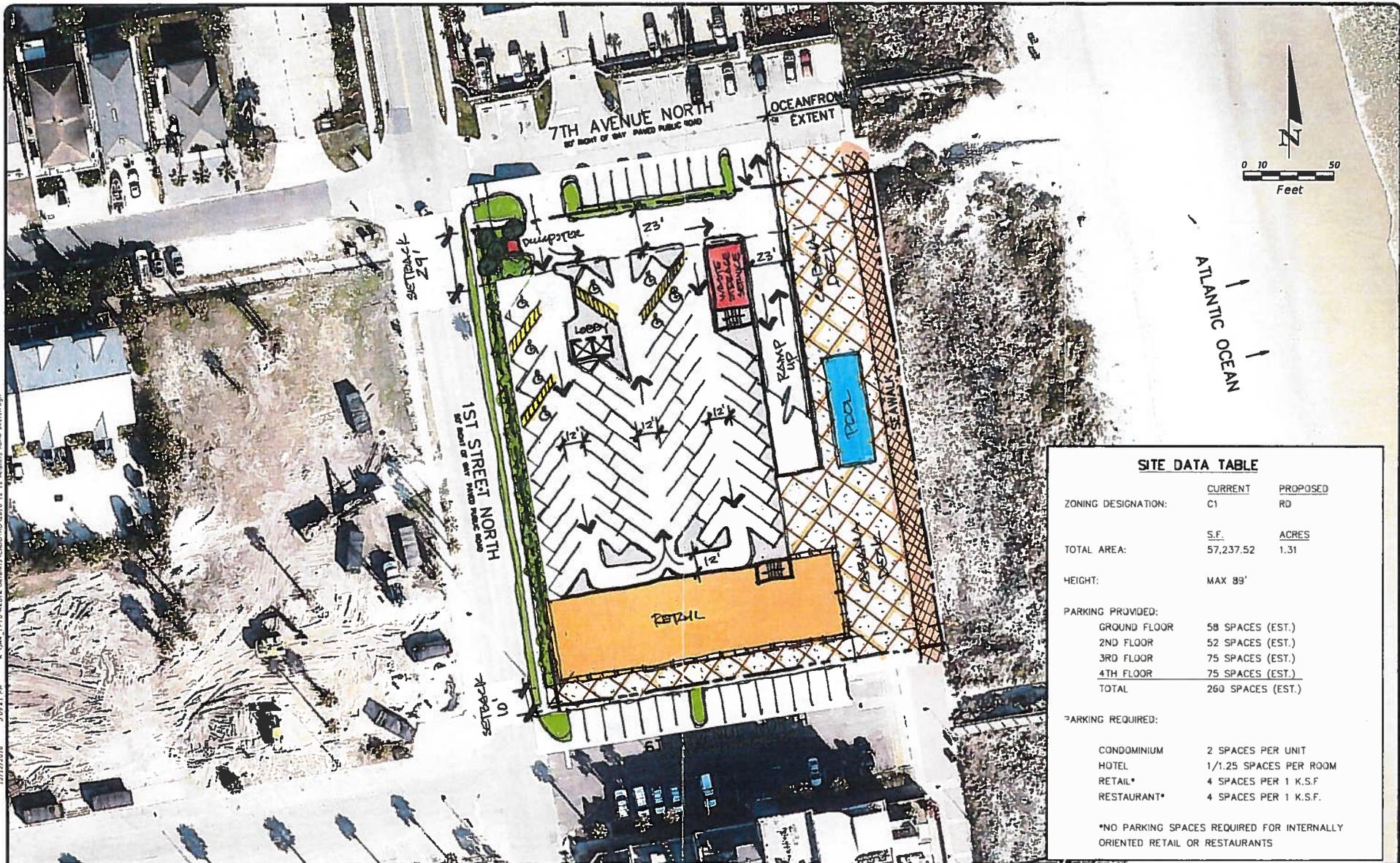
Shoreline land uses which incorporate public uses and access to shorelines and coastal resources shall have priority during development and redevelopment.

ATLANTIS

REZONING TO REDEVELOPMENT DISTRICT

1. Preliminary RD Development Plan, 12-12-16
2. Conceptual East Building Elevation, 9-26-16

12/12/2016 5:09:21 PM K:\AK_TPO\KLOTZ_MIRIN\CADD\RD\2016 12 Atlantis Pond BAREN059



SITE DATA TABLE		
ZONING DESIGNATION:	CURRENT C1	PROPOSED RD
TOTAL AREA:	S.F. 57,237.52	ACRES 1.31
HEIGHT:	MAX 89'	
PARKING PROVIDED:		
GROUND FLOOR	58 SPACES (EST.)	
2ND FLOOR	52 SPACES (EST.)	
3RD FLOOR	75 SPACES (EST.)	
4TH FLOOR	75 SPACES (EST.)	
TOTAL	260 SPACES (EST.)	
PARKING REQUIRED:		
CONDOMINIUM	2 SPACES PER UNIT	
HOTEL	1/1.25 SPACES PER ROOM	
RETAIL*	4 SPACES PER 1 K.S.F	
RESTAURANT*	4 SPACES PER 1 K.S.F.	
*NO PARKING SPACES REQUIRED FOR INTERNALLY ORIENTED RETAIL OR RESTAURANTS		

ATLANTIS CONCEPTUAL SITE PLAN

715 1ST STREET NORTH JACKSONVILLE BEACH, FL 32250

December 12, 2016





ATLANTIS - OCEAN VIEW

CONCEPTUAL ELEVATION 9.26.16 KIMLEY-HORN