

**Minutes of Regular City Council Meeting
held Monday, March 6, 2017, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



OPENING CEREMONIES:

Council Member Buck 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	Keith Doherty	Christine Hoffman
	Bruce Thomason	Phil Vogelsang	Jeanell Wilson

Also present were City Manager George Forbes, City Clerk Laurie Scott, Planning and Development Director Bill Mann, Senior Planner Heather Ireland 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 20, 2017
- Regular City Council Meeting held February 20, 2017

ANNOUNCEMENTS

COURTESY OF THE FLOOR TO VISITORS

Speakers:

- Cheryl Komarek, 533 11th Avenue South, Jacksonville Beach, asked the City Council to reconsider the noise ordinance as it pertains to the operating hours of residential construction. Ms. Komarek requested the residential construction hours of operation be permitted only from 8:00 A.M. to 6:00 P.M., Monday through Friday, and any work performed outside of those hours be subject to fines.
- Jim Sorrell, 1410 Pinewood Road, Jacksonville Beach, reiterated to the City Council his concern of variance procedures and asked the City Council to consider giving greater attention to the redevelopment of our beaches. He provided a copy of his written concerns to the City Clerk.

MAYOR AND CITY COUNCIL

CITY CLERK

CITY MANAGER

- (a) **Item # 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**

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman, to accept the Comprehensive Annual Financial Report for the fiscal year ending September 30, 2016.

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

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

- (b) **Item # 17-036, Award Bid Number 1617-08 O&M Facility Roof Renovation to:**

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

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman, to Award Bid Number 1617-08 O&M Facility Roof Renovation to:

- *Acme Roofing, Inc.*, the lowest qualified bidder for the roof renovations 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.

Mr. Forbes gave a brief overview of the roof renovations for the Operations & Maintenance Administration Building, and the Operations & Maintenance Garage. The roof replacements are included in the Capital Planning budget.

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

- (c) **Item # 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)**

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman, to approve the Final Plat for the nine-lot *Colonies* single-family residential subdivision.

Mr. Forbes stated that 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 subject property is located in a Residential, single-family: RS-2 zoning district and is currently vacant land. The new single-family lots would all front on Colonies Drive, and each lot meets the minimum size and dimensional requirements for single-family lots in RS-2 zoning districts.

Because of the history of the adjacent City landfill, Mr. Forbes has been working with Planning and Development Director, Bill Mann, and obtained assistance from Environmental Attorney, Bill Finger, to address the following conditions that would apply to the development of the property:

1. A geotechnical analysis and combustible gas survey;
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;
4. New utility corridors will be constructed with 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; and
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 with FDEP regulations.

Mr. Forbes requested Mr. Mann explain the technicality that would require the motion to be tabled and the item be brought back to the City Council in two weeks. Mr. Mann explained that a separate surveyor's conformity signature is needed on the plat before it can be presented to local government.

William Schaefer, 4348 Southpoint Boulevard, Suite 204, Jacksonville, representing the property owners, Nacana Partners, stated he could answer any engineering questions the City Council may have regarding the plat.

Members of the City Council discussed health, safety, enforcement measures, and how future homeowners would be made aware of the regulations and restrictions on the single-family lots.

Motion: It was moved by Mr. Vogelsang and seconded by Ms. Hoffman, to table the original motion for two weeks.

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

RESOLUTIONS:

ORDINANCES:

(a) Item # 17-038, ORDINANCE NO. 2017-8087

Mayor Latham requested that the City Clerk read Ordinance No. 2017-8087, by title only, whereupon Ms. Scott read the following:

“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)”

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman, to adopt Ordinance Number 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)

Mr. Forbes stated that 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.

In regards to the subject property having a maximum building height of 89 feet, Mr. Forbes explained the height limitations referendum passed by voters does not affect vested rights of property owners.

Mr. Forbes emphasized the benefits the property has towards the Downtown Vision Plan, as the applicant is proposing a mixed-use development consisting of the following:

- 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; and
- Extension of public Seawalk across ocean frontage of the subject property to 7th Avenue North.

Mayor Latham noted the second reading and public hearing for Ordinance No. 2017-8087 would be held at the City Council meeting on March 20, 2017.

Roll call vote: Ayes – Thomason, Vogelsang, Wilson, Buck, Doherty, Hoffman, 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: 3/20/17