



**Agenda**  
**City Council**

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Monday, November 6, 2017

7:00 PM

Council Chambers

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**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. 17-185 City Council Workshop Held October 12, 2017
- b. 17-186 Regular City Council Meeting Held October 16, 2017

**ANNOUNCEMENTS**

**COURTESY OF THE FLOOR TO VISITORS**

**MAYOR AND CITY COUNCIL**

**CITY CLERK**

**CITY MANAGER**

- a. 17-187 Approve the Implementation of the Master Plan for the Golf Course Using MacCurrach Golf Construction, Inc., to Provide Construction Services, and Applied Technology Management, Inc., for Design and Construction Oversight Services

- b. 17-188 Authorize Installation of the Redundant SCADA Control Center at Water Plant #2 with *Data Flow Systems*
- c. 17-189 Approve Purchase of Geographical Information System (GIS) Services from Power Engineers, Inc. (For a Beaches Energy Outage Management System)
- d. 17-190 Approve the Attached Final Plat for Lots 3 and 4, Block 27, Pablo Beach North Subdivision, Supporting a Five Townhouse Residential Subdivision (*614 and 624 2nd Avenue North*)

## RESOLUTIONS

## ORDINANCES

- a. 17-191 **ORDINANCE NO. 2017-8098 (First Reading) (PUBLIC HEARING)**
- AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA AMENDING ARTICLE VIII. SUPPLEMENTAL STANDARDS, DIVISION 2, CREATING A NEW SECTION 34-408 MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITIES PROHIBITED FOR THE INCORPORATED AREA OF THE CITY, AS AUTHORIZED BY CHAPTER 163.3202 AND 381.986, FLORIDA STATUTES, ADDING DEFINITIONS FOR "MEDICAL MARIJUANA TREATMENT CENTER" AND "MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITY" TO ARTICLE IV, DEFINITIONS LAND DEVELOPMENT CODE OF THE CITY; AND PROVIDING FOR CODIFICATION, MORATORIUM CONTINGENCY; SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**
- b. 17-192 **ORDINANCE NO. 2017-8097 (Second Reading) (PUBLIC HEARING)**
- AN ORDINANCE TO AMEND AN ORDINANCE ENACTING AND ESTABLISHING A COMPREHENSIVE LAND DEVELOPMENT REGULATION AND OFFICIAL ZONING MAP FOR THE INCORPORATED AREA OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS AUTHORIZED BY CHAPTER 163.3202, FLORIDA STATUTES, BY AMENDING ARTICLE VII. ZONING DISTRICTS, DIVISION 2, SECTION 34-345. CENTRAL BUSINESS DISTRICT: CBD, PARAGRAPH (D) *CONDITIONAL USES* TO ADD "SINGLE-FAMILY DWELLINGS CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN SECTION 34-338, RESIDENTIAL, SINGLE-FAMILY: RS-3" AS SUBPARAGRAPH (9); TO REPEAL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.**

**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 Workshop  
Thursday, October 12, 2017 – 4:00 P.M.  
Jacksonville Beach Golf Course**

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City Manager George Forbes started the meeting at 4:10 P.M.

The following City Council Members were in attendance:

Mayor: William C. Latham

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

Also present were Deputy City Manager Trish Roberts, Parks and Recreation Director Jason Phitides, Golf Course Superintendent Gina Williams and Golf Pro Sandy Suckling.

**Purpose of Workshop**

The purpose of the workshop is to discuss the proposed Golf Course Master Plan.

**Discussion**

During the October 2, 2017, City Council Meeting, Council Members asked questions regarding the proposed golf course improvements and playability features of the schematic plans of the Jacksonville Beach Golf Course. Mr. Phitides began his presentation by addressing the Council Members' comments and inquires made at the previous Council meeting (October 2, 2017). He next reviewed the major difference in the designs between Plan A and Plan B. [on file] He pointed out that Plan B would keep the focus on the last three holes of the course.

Golf Course Architect Harrison Minchew presented a brief overview of the following proposed components:

- Reconstruction of the greens with focus on the last three holes of the course
- Adding a putting course
- Expanding the driving range
- Irrigate greens with well water

Mr. Doherty asked about the possibility and cost of providing shade for golfers on the driving range. Mr. Minchew responded by offering different suggestions available for providing shade. Mr. Forbes mentioned shade coverings were an option that could be added and discussed after the main redevelopment of the course.

Mayor Latham asked for further clarification of the putting course. Mr. Minchew responded by further explaining the possible set-up, design, and function of the proposed putting course.

Concluding the presentation, Mr. Phitides and Mr. Minchew opened the meeting up for questions from the public and addressed any concerns. The direction of the City Council was to proceed with the revised Plan B that was presented at this meeting (attached).

The workshop adjourned at 5:00 P.M.

Submitted by: Jodilynn Byrd  
Administrative Assistant

Approved:

  
\_\_\_\_\_  
William C. Latham, MAYOR

Date: \_\_\_\_\_

Draft



**JACKSONVILLE BEACH GOLF PARK**  
 JACKSONVILLE BEACH, FLORIDA  
 COMPOSITE SCHEME  
 DATE: OCTOBER 11, 2017

- LEGEND**
- Proposed Greens
  - Proposed Tee
  - Proposed Bunkers
  - Proposed Waste Bunkers
  - Proposed Grassing Limits
  - Proposed Coquina Cart Path
  - Sunrise 8' Wide Coquina Trail
  - Sunset 8' Wide Coquina Trail
  - Cradle Creek 8' Wide Coquina Trail
  - Oak
  - Pine
  - Bald Cypress
  - Oleander

STANISH NATIVE SAND AREAS  
 TO RESTRICT MAINTENANCE AND  
 IMPROVED PLAY

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SUNSET LAKES

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STANISH NATIVE SAND AREAS  
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 IMPROVED PLAY



**Minutes of Regular City Council Meeting  
held Monday, October 16, 2017, at 7:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> 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 Keith Doherty Christine Hoffman  
Bruce Thomason Phil Vogelsang Jeanell Wilson

Also present were City Manager George Forbes, Planning and Development Director Bill Mann, Chief Financial Officer Karen Nelson, 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 minutes of the Regular City Council Meeting held October 2, 2017.

**ANNOUNCEMENTS**

**COURTESY OF THE FLOOR TO VISITORS**

- Sonja Fitch, 1425 9th Street South, Jacksonville Beach, spoke regarding her 3D political art posted on the fence around her property. She submitted correspondence to the Council. [copy on file]
- Mick DuRocher, 41 Millie Drive, Jacksonville Beach, spoke about additional funding for lifeguards.
- Terrance Freeman, 800 West Monroe, Jacksonville, spoke regarding PACE Financing.

**MAYOR AND CITY COUNCIL**

**CITY CLERK**

**CITY MANAGER**

- (a) **Item #17-179, Accept the Monthly Financial Report for the month of September 2017**

**Motion:** It was moved by Ms. Wilson and seconded by Ms. Hoffman, to accept the Monthly Financial Report for the month of September 2017, as submitted by the Chief Financial Officer.

Mayor Latham stated that the Financial Reports shows the City is on track to be debt free in 2020.

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

- (b) **Item #17-180, Award Bid 1617-16 to C & C Powerline, Inc., for the Kings Road Transmission Relocation Project**

**Motion:** It was moved by Ms. Wilson and seconded by Ms. Hoffman, to award Bid No. 1617-16 to C & C Powerline, Inc. in the amount of \$467,900, for the Kings Road transmission relocation project.

**Discussion:** Mr. Forbes said beginning in 2018, the Florida Department of Transportation is going to be rebuilding most of the drainage system North of Beach Boulevard and West of A1A.

As part of that project, the state will also be expanding the Kings Road Bridge to 160 foot wide to allow more water to flow underneath the bridge. In order to widen the Kings Road Bridge, the Beaches Energy Services' transmission line must first be relocated.

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

**RESOLUTIONS**

- (a) **Item #17-181, RESOLUTION NO. 1995-2017**

Mayor Latham requested that the City Clerk read Resolution No. 1995-2017, by title only, whereupon Ms. Scott read the following:

**“A RESOLUTION PROVIDING FOR THE DONATION OF SURPLUS PROPERTY. (Donates file cabinets to the Volunteer Life Saving Corps.)”**

**Motion:** It was moved by Ms. Wilson and seconded by Ms. Hoffman, to adopt Resolution 1995-2017 authorizing the donation of surplus filing cabinets.

**Discussion:** Mr. Forbes stated in the future, office equipment donations could be generalized to allow for City Manager to approve without a Resolution.

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

(b) **Item #17-182, RESOLUTION NO. 1992-2017**

Mayor Latham requested that the City Clerk read Resolution No. 1992-2017, by title only, whereupon Ms. Scott read the following:

**“A RESOLUTION AMENDING THE OPERATING BUDGET OF THE CITY OF JACKSONVILLE BEACH, FLORIDA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017.”**

**Motion:** It was moved by Ms. Wilson and seconded by Ms. Hoffman, to adopt Resolution 1992-2017, authorizing the year-end budget adjustment.

**Discussion:** Mr. Forbes said the two differences in this budget adjustment and the standard year adjustment were costs associated with debris pickup because of Hurricane Irma and the Master Plan for the Golf Course.

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

**ORDINANCES:**

(a) **Item #17-183, ORDINANCE NO. 2017-8097 (First Reading) (Public Hearing)**

Mayor Latham requested that the City Clerk read Ordinance No. 2017-8097, by title only, whereupon Ms. Scott read the following:

**“AN ORDINANCE TO AMEND AN ORDINANCE ENACTING AND ESTABLISHING A COMPREHENSIVE LAND DEVELOPMENT REGULATION AND OFFICIAL ZONING MAP FOR THE INCORPORATED AREA OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS AUTHORIZED BY CHAPTER 163.3202, FLORIDA STATUTES, BY AMENDING ARTICLE VII. ZONING DISTRICTS, DIVISION 2, SECTION 34-345. CENTRAL BUSINESS DISTRICT: CBD, PARAGRAPH (D) CONDITIONAL USES TO ADD "SINGLE-FAMILY DWELLINGS CONSTRUCTED IN ACCORDANCE WITH**

**REQUIREMENTS SET FORTH IN SECTION 34-338, RESIDENTIAL, SINGLE-FAMILY: RS-3" AS SUBPARAGRAPH (9); TO REPEAL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES."**

**Motion:** It was moved by Ms. Wilson and seconded by Ms. Hoffman, to adopt Ordinance No. 2017-8097, amending the Land Development Code by adding "Single-family dwellings constructed in accordance with requirements set forth in Section 34-338, Residential, single-family: RS-3" as a Conditional Use in the Central Business District: CBO zoning district.

Mr. Forbes said single-family residential dwellings are not currently listed as permitted or conditional uses in the Central Business District: CBD zoning district. A handful of Single-Family Homes are located in the Central Business District: CBD zoning district. Approving this text change would allow owners of existing non-conforming, single-family dwellings the opportunity to seek conditional use approval to bring their property into compliance with the current Land Development Code.

Mayor Latham opened the Public Hearing at 7:24 P.M.

No one wished to come forward and speak on the matter.

Mayor Latham closed the Public Hearing at 7:25 P.M.

**Discussion:** Ms. Wilson asked if the homeowners would need to apply for the conditional use permit.

Planning and Development Director, Bill Mann, said the homeowners would need to apply because of current non-conforming use. Any significant remodeling cannot be done without the conditional use permit approval, but this ordinance would allow for the homeowners the right to apply for a conditional use to rebuild. Conditional use allows for Planning and Development to review the applications on a case by case basis and accommodates long-term area homeowners.

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

**(b) Item #17-184, ORDINANCE NO. 2017-8096 (Second Reading) (Public Hearing)**

Mayor Latham requested that the City Clerk read Ordinance No. 2017-8096, by title only, whereupon Ms. Scott read the following:

**"AN ORDINANCE AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF JACKSONVILLE BEACH AND THE CITY OF JACKSONVILLE (THE**

**"PARTIES") TO ALLOW THE JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY TO UTILIZE TAX INCREMENT FUNDS OUTSIDE THE REDEVELOPMENT AREAS OF BOTH THE DOWNTOWN AND SOUTHEND COMMUNITY REDEVELOPMENT AREAS FOR THE REPAIR AND CAPACITY IMPROVEMENTS OF THE CONVEYANCE SYSTEMS FOR THE STORMWATER COLLECTION FACILITIES WITHIN THE REDEVELOPMENT AREAS; PROVIDING AN EFFECTIVE DATE."**

**Motion:** It was moved by Ms. Wilson and seconded by Ms. Hoffman, to adopt Ordinance No. 2017- 8096, authorizing the Mayor and City Manager to sign an Interlocal Agreement between Jacksonville Beach and Jacksonville authorizing the expenditure of CRA Tax Increment Trust Funds outside of the City's two redevelopment districts for stormwater improvements.

**Discussion:** Mr. Forbes said the City of Jacksonville has already approved this Interlocal Agreement, which allows for infrastructure installation and improvements to accommodate the increased amount of stormwater generated from the Downtown and Southend CRA districts and discharged into the Intracoastal Waterway.

Mayor Latham opened the Public Hearing at 7:32 P.M.

No one wished to come forward and speak on the matter.

Mayor Latham closed the Public Hearing at 7:33 P.M.

**Discussion:** Mayor Latham requested a roll call vote as there was no discussion by the Council.

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

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 7:37 P.M.

Submitted by: Laurie Scott  
City Clerk

Approval:

\_\_\_\_\_  
William C. Latham, MAYOR

Date: \_\_\_\_\_



City of

Jacksonville Beach

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Parkway

Jacksonville Beach

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**TO:** George Forbes  
City Manager

**FROM:** Jason Phitides  
Parks and Recreation

**DATE:** October 24, 2017

**RE:** Approve the implementation of the master plan for Golf Course.

**ACTION REQUESTED:**

Approve the implementation of the master plan for the Golf Course using MacCurrach Golf Construction, Inc., to provide construction services, and Applied Technology Management, Inc., for design and construction oversight services.

**BACKGROUND:**

In May this year, Council commissioned the design of a master plan for the Golf Course. In October, a proposed plan was presented to Council for input and direction. Subsequently, the plan was upgraded to incorporate Council's feedback.

The overall plan encompasses reconstruction of the greens, upgrading irrigation to the greens and expansion of the driving range. In addition, the course layout is amended to improve safety and promote playability. The enhanced design creates sufficient space around the clubhouse to include a putting course as well as a practice area for chipping and putting. A schematic drawing of the modified layout is attached. (See Attachment A).

MacCurrach Golf Construction Inc. is one of the leading golf construction companies in the country and is currently under continuing service contract with the City. At present, their contract schedule will accommodate a project start in early January 2018. Construction could be completed in approximately four (4) months. Thereafter, the course would remain closed for approximately four (4) additional months to allow a summer grow-in period. Total project cost is \$1,665,900. (See Attachment B for unit cost detail).

The City also has a continuing service contract with Applied Technology Management, Inc. They will provide design and construction oversight services for this project, using Harrison Minchew for greens design and course layout, and Mike Pignato for the irrigation segment. Fees for design and construction oversight will total \$150,000.

Staff recommend setting aside \$152,225 for contingencies.



Following is a summary of total project costs:

Construction Costs - MacCurrach Golf	\$ 1,665,900
Design and construction oversight - Applied Technology Mgt.	\$ 150,000
Contingency	\$ 152,225
<b>Total Costs</b>	<b>\$ 1,968,125</b>

\$2,000,000 for this project has been reserved from Capital Projects, Bed Tax, Sanitation, and Infrastructure Surtax monies.

**RECOMMENDATION:**

Approve the implementation of the master plan for the Golf Course using MacCurrach Golf Construction, Inc., to provide construction services and Applied Technology Management for design and construction oversight services, as described in the memorandum from the Parks and Recreation Director dated October 24, 2017.



# JACKSONVILLE BEACH GOLF PARK

JACKSONVILLE BEACH, FLORIDA

ATTACHMENT A: SCHEMATIC PLAN DATE: OCTOBER 17, 2017

### LEGEND

- Proposed Greens
- Proposed Tee
- Proposed Bunkers
- Proposed Waste Bunkers
- Proposed Grassing Limits
- Proposed Coquina Cart Path
- Sunrise 8' Wide Coquina Trail
- Sunset 8' Wide Coquina Trail
- Cradle Creek 8' Wide Coquina Trail
- Oak
- Pine
- Bald Cypress
- Oleander

SCALE  
1" = 100'



**ATTACHMENT B:**  
**Itemized Unit Cost Schedule -- Jacksonville Beach Golf Course Remodel Project 2018**

DESCRIPTION		UNIT	Unit Cost	QTY.	TOTAL COST
<b>A TURF ERADICATION-TREE REMOVAL/TRIM</b>					
GRASS ERADICATION - ROUND-UP/FUSILADE (two applications)		AC	\$ 600.00	32.25	\$ 19,350
DISCING ERADICATED TURF ( Excl 5.75 AC of bunkers,coquina, native areas)		AC	\$ 600.00	27	\$ 15,900
Remove/Trim Trees #'s 6,7,15,16T,18		LS	\$ 30,000.00	1	\$ 30,000
<b>B NEW TREES/SCENING SHRUBS</b>					
		LS	\$ 15,000.00	1	\$ 15,000
<b>C EARTH MOVING -Demo of Cart Paths Included-use as lake fill Hole #2</b>					
		CY	\$ 5.00	12,500	\$ 62,500
<b>D ROUGH GRADING</b>					
SHAPING to +/- 6" of grades on Plans- included in Greens Construction		LS	\$ 180,000.00	1	\$ 180,000
<b>E GOLF COURSE DRAINAGE</b>					
4" ADS---Greens and Bunker outfalls only		LF	\$ 6.75	3,000	\$ 20,250
6" ADS		LF	\$ 8.25	4,100	\$ 33,825
3ft.x3ft.x3ft. Gravel Filled Sump		EA	\$ 180.00	5	\$ 900
CATCH BASINS with 6" Round Metal Grate		EA	\$ 250.00	25	\$ 6,250
CATCH BASINS with 10" Round Metal Grate		EA	\$ 275.00	30	\$ 8,250
24" lake connect pipe		LF	\$ 70.00	200	\$ 14,000
<b>F GREENS CONSTRUCTION-85,000 Sqare Feet</b>					
GREENS-85,000 Avg. 4,450s.f.& 9,000 s.f.Putting Course ( #1 Grn. Prev. rebuilt)		SF	\$ 5.25	85,000	\$ 446,250
<b>G BUNKER CONSTRUCTION</b>					
		SF	\$ 2.85	25,000	\$ 71,250
<b>H Specialty Items</b>					
Colorado Lining Inernation or equal30 mil Polyethylene Liner for greens well		EA	\$ 1.50	85,000	\$ 127,500
Cart Paths w/ fiber mesh \$4/sf		SF	\$ 4.00	2,500	\$ 10,000
Cart Paths-roll curb \$6.5/lf		LF	\$ 6.50	200	\$ 1,300
<b>I SEEDBED PREPARATION-FINISH SHAPING</b>					
Grade, Smooth,Fertilize, PH adjust-Fairways/roughs/green sites/tees (excluded grns. Sf.)		AC	\$ 1,200.00	26.5	\$ 31,800
<b>J COQUINA SHELL/SAND - Cart Path /Trails 3In. Layer 400cy/AC= 400T/AC-</b>					
		AC	\$ 18,000.00	2	\$ 31,500
<b>K GRASSING- 24.4 Acres</b>					
GREENS -Tifeagele - Hand Sprlged 35 bushels/1000sf (regrass1&P.Grn.10,000s.f. )		SF	\$ 0.55	95,000	\$ 52,250
SLOPED AREAS- 419 Sod or Tif Grand Sod		SF	\$ 0.62	90,000	\$ 55,800
GREENS APRON AREAS- Hand sprigged 30 bushels/1000sf			\$ 0.15	175,000	\$ 26,250
TEES - 419- Hand sprigged 30 bushels/1000sf		SF	\$ 0.15	76,500	\$ 11,475
SPRIGGING DISTURBED AREAS-419 Bermuda 800 bushels/AC		AC	\$ 2,200.00	14.40	\$ 31,680
<b>L DRIVING RANGE</b>					
Demo Teaching Academy Bldg			\$ 5,000.00	1	\$ 5,000
Hitting Station Matts Barriers and Trays		EA	\$ 400.00	30	\$ 12,000
Additional 7 ft. wide by 275' long concrete mat pad (Add. 12 Stations 7'x12')		SF	\$ 4.00	1,925	\$ 7,700
Remove High area In Range Fairway- Lower West end of Mounds-Haul fill to Tee		CY	\$ 4.00	2,000	\$ 8,000
Repair Irrigation (In House)		EA			\$ -
Install Concrete 75' Carth Path (12ft. Wide) and Cart Parking 10 Carts(5'x10')		SF	\$ 4.00	1,400	\$ 5,600
Curbing between Cart Path and tee area and Along Cart Parking		LF	\$ 6.50	100	\$ 650
6" ADS Drain Pipe		LF	\$ 8.25	400	\$ 3,300
CATCH BASINS with 6" Round Metal Grate		EA	\$ 250.00	3	\$ 750
Grade New Tee		SF	\$ 0.50	30,000	\$ 15,000
SPRIGGING DISTURBED AREAS- 2.1 AC. 419 Bermuda 800 bushe/s/AC		SF	\$ 2,200.00	2	\$ 4,620
<b>M IRRIGATION</b>					
Allowance for Greens Loop In/Out Heads Irrigate Disturrbed Areas		LS	\$ 300,000.00	1	\$ 300,000
<b>GRAND TOTAL</b>					<b>\$ 1,665,900</b>

October 22, 2017

**TO:** George Forbes, City Manager  
**FROM:** Ty Edwards, Public Works  
**RE:** Install Redundant Supervisory Control and Data Acquisition (SCADA) Control Center at Water Plant #2

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**ACTION REQUESTED:**

Authorize installation of the redundant SCADA Control Center at Water Plant #2 with *Data Flow Systems*.

**BACKGROUND:**

The automated control of the City's water system consisting of six (6) raw water wells, two (2) elevated water tanks, and various pumps is accomplished by radio commands (telemetry) from the Supervisory Control and Data Acquisition (SCADA) Control Center at Water Plant 1 (4<sup>th</sup> St. S. at 1<sup>st</sup> Ave.). The brains of this control center is the programmable logic controller coupled with the two (2) portable servers (a primary and a backup) that contain the proprietary HyperTac software with its specialized programming for the City. The SCADA control center also allows the operator to monitor and, if necessary, take control of the City's stormwater system consisting of eight (8) stormwater pumping stations.

*Data Flow Systems* designed, installed and programmed the original SCADA control systems and telemetry in the early 1990s for the City's water system and wastewater system. *Data Flow* applied major upgrades to our water system SCADA infrastructure in 2004 and 2014. *Data Flow* continually improves its proprietary HyperTac software and the specialized programming to meet the operational requirements of the City.

During Hurricanes Matthew and Irma, the water plant staff relocated to Water Plant 2 because it is on higher ground (about 10 feet higher than Water Plant 1). However, the SCADA portable servers and the programmable logic controller remained at Water Plant 1. If the SCADA control center or backup power at Water Plant 1 had been severely storm damaged, the automatic control of the water system would have been lost, resulting in loss of system pressure and contamination from inflow and infiltration into water mains.

For this reason, staff recommends constructing a redundant SCADA control center at Water Plant 2. The new control center infrastructure would consist of a server cabinet with components, programmable logic controller cabinet with components, wiring, other components and programming. After project completion, during the next major storm event, the staff will carry the SCADA portable servers with them when they relocate to Water Plant 2. The staff will

City of  
Jacksonville Beach  
Operations &  
Maintenance Facility  
Department of Public  
Works  
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install the servers in the new SCADA control center and continue automatically controlling the water system and interfacing with the stormwater system.

Because of compatibility requirements with the existing SCADA infrastructure and telemetry, controller components, HyperTac software and programming, staff highly recommends purchasing design, cabinets, components, materials, installation and programming from *Data Flow Systems*. It is in the best interests of the City to declare *Data Flow Systems* as the sole source for purchases related to the City's current SCADA Control systems / telemetry for the City's water, stormwater and wastewater systems.

The cost for this project is shown in the following chart.

<b>COST SUMMARY</b> <b>SCADA Control Center Project</b> <b>at Water Plant 2</b>	
• Price from <i>Data Flow Systems</i>	\$72,002.00
• 10% Contingency	\$7,200.00
<b>TOTAL:</b>	<b>\$79,202.00</b>

Funds for this project are budgeted at \$80,000 in the FY 2018 Public Works Water Plant Division Capital account.

**RECOMMENDATION:**

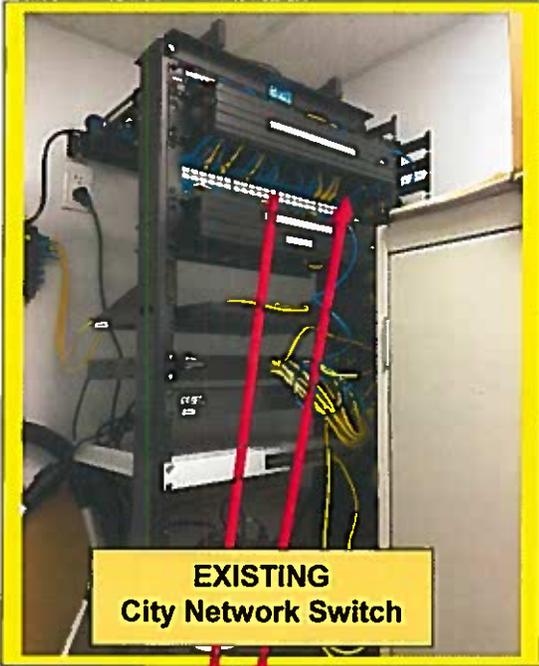
Authorize installation of the redundant Supervisory Control and Data Acquisition Control Center at Water Plant Number 2 with *Data Flow Systems* as sole source at a cost of \$72,002, plus a 10% contingency, for a total cost not to exceed \$79,202, as explained in the memorandum from the Public Works Director dated October 22, 2017.

# OVERVIEW

## SCADA Control Center for Water Plant 2



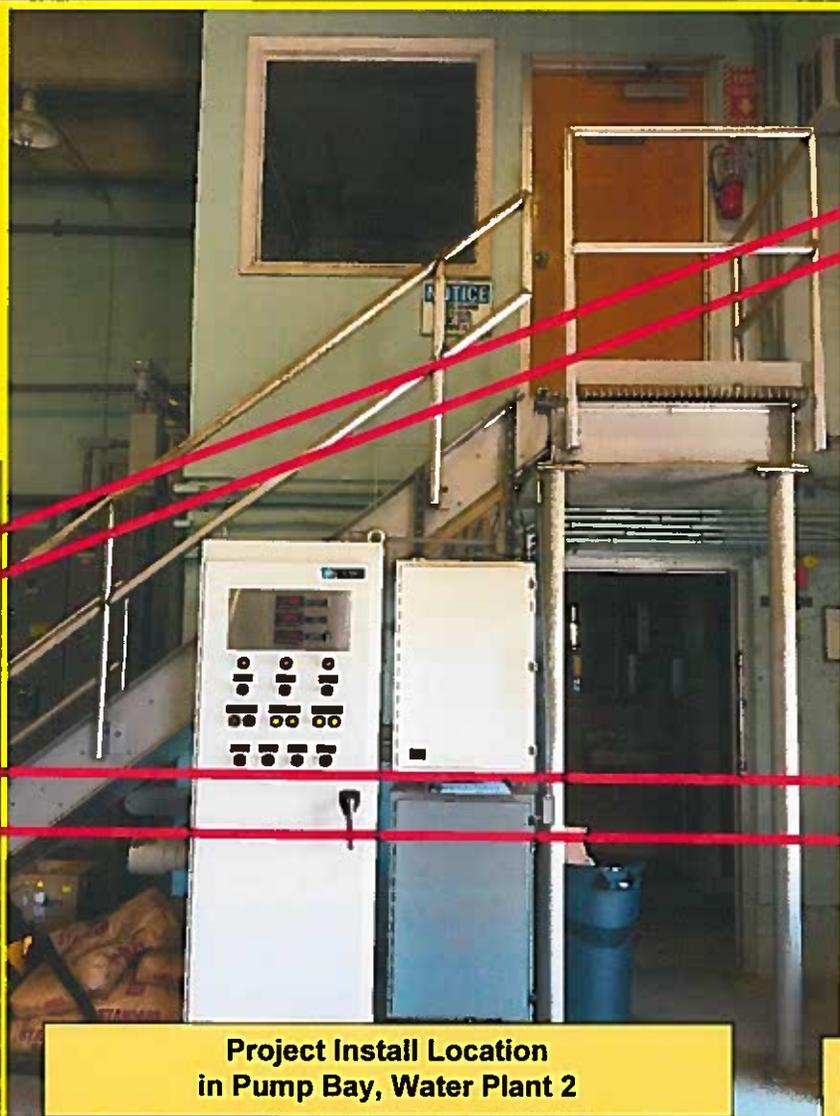
Operator Interfaces with HyperTac Software



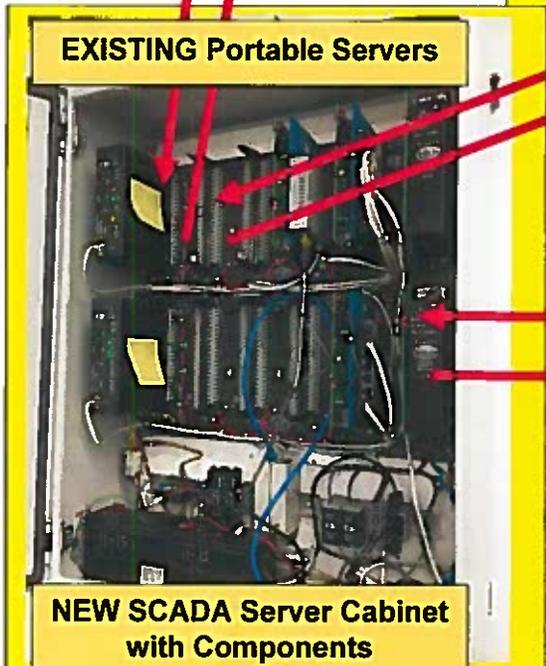
EXISTING City Network Switch



EXISTING Telemetry Antenna (signals to remote sites)

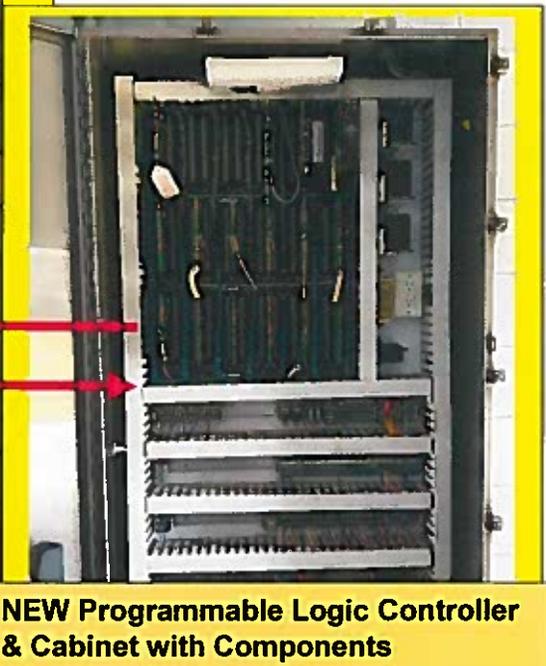


Project Install Location in Pump Bay, Water Plant 2



EXISTING Portable Servers

NEW SCADA Server Cabinet with Components



NEW Programmable Logic Controller & Cabinet with Components



*Data Flow Systems*

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August 17, 2017

Mr. Michael Taylor  
Jacksonville Beach  
Email: [mtaylor@jaxbchfl.net](mailto:mtaylor@jaxbchfl.net)

Dear Mr. Taylor:

This letter is to advise that Data Flow Systems, Inc. (DFS) of Melbourne, Florida, is the sole source for the TAC II SCADA System, which includes but is not limited to the: Hyper SCADA Server; HT3 SCADA Software; 200 Series Remote Terminal Unit (RTU); TAC Pack TCU; TCU Panel Repair Unit; antennas and towers utilized by the City of Jacksonville Beach. DFS designs, manufactures, installs and services the entire TAC II SCADA System TAC II.

DFS extends preferred pricing to the City of Jacksonville Beach for all products and services that we offer. There are no other dealers, distributors, or service organizations authorized to offer our sole source products in the state of Florida.

It is our sincere desire to provide the City of Jacksonville Beach with the most economical value added SCADA solutions in the industry. Should you have any questions or require additional information, please do not hesitate to contact me at 321-259-5009.

Sincerely,

Data Flow Systems, Inc.

*Debbie Wilkinson*

Sales Administrator

[debbie@dataflowsys.com](mailto:debbie@dataflowsys.com)

City of

Jacksonville Beach

1460A Shetter Avenue

Jacksonville Beach

FL 32250

Phone: 904.247.6226

Fax: 904.270.1639

[www.jacksonvillebeach.org](http://www.jacksonvillebeach.org)

**TO:** George D. Forbes  
City Manager

**FROM:** Allen Putnam  
Director, Beaches Energy Services

**DATE:** October 21, 2017

**RE:** Beaches Energy Services Purchase of Geographical Information System (GIS) services from Power Engineers, Inc.

**ACTION REQUESTED:**

Approve purchase of Geographical Information System (GIS) services from Power Engineers, Inc. in the amount of \$102,084.00.

**BACKGROUND:**

In order to continue providing industry leading customer service, Beaches Energy Services plans to implement an Outage Management System (OMS) solution within the next few years. An Outage Management System (OMS) will allow us to provide improved customer service by communicating outage restoration progress and estimated restoration times. It will also allow us to reduce outage frequency by using outage statistics for making targeted reliability improvements.

More specifically, the outcome of implementing an Outage Management System (OMS) will allow Beaches Energy to:

- Provide up to date outage information as customers call in or report outages via a website or mobile application.
- Provide a mobile ticket dispatching system that will greatly speed up information to and from the field.
- Improve safety for field employees by showing the location and assignments of field personnel.
- Provide real time updates to an interactive, public facing outage map.
- Provide the ability to send notifications to customers who opt-in to receive status updates on incident and outage tickets utilizing the customer's communication preferences (email, text, etc.)

The determining factor of how well this new Outage Management System (OMS) can perform is heavily reliant on the accuracy and level of detail contained within our Geographical Information System (GIS).

The City of Jacksonville Beach is currently participating in a contract for Geographical Information System (GIS) services with Power Engineers, Inc. for the ongoing Enterprise Resource Planning (ERP) project.



Beaches Energy has worked with Power Engineers to develop a task order that will, populate the necessary amount of detail to the customer meter point, improve and expand our network data model, and ensure quality data by employing consistent processes and procedures for editing and maintaining the Graphical Information System (GIS) data.

Beaches Energy has allotted \$150,000 in FY18 for an Electric Outage and Incident Management System.

**RECOMMENDATION:**

Approve the purchase of a Geographical Information System (GIS) services from Power Engineers, Inc., for an Outage Management System as described in a memo from Allen Putnam, Director of Beaches Energy Services, dated October 21, 2017.

## **ATTACHMENT A – SCOPE OF WORK**

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### **Introduction**

POWER Engineers, Inc. (POWER) is pleased to provide Beaches Energy Services (BES) with this task order to complete their data enhancement projects, including developing a plan to model customer locations and generating service connection lines, importing or digitizing transmission lines, and overall data and configuration readiness.

### **Project Assumptions**

- BES will be responsible for ensuring that the correct attendees are invited to the meetings.
- BES will review and provide consolidated feedback on documentation and deliverables within 10 days, unless stated otherwise.
- BES will provide remote access to POWER where necessary.
- There is no custom development included in this task order, if a custom solution is requested BES could authorize POWER to complete the work under the a separate Task Order.

### **Project Tasks**

#### **1. KICKOFF**

The POWER project team will travel to BES to review the planned tasks and deliverables, project assumptions and overall project schedule. The team will finalize the project schedule ensuring resource allocation during critical tasks.

##### **Deliverables**

- POWER will be onsite for a ½ day onsite kickoff meeting
- POWER will provide slides for the kickoff meeting

##### **Assumptions**

- The onsite kickoff will take place the same week as the onsite workflow discovery workshop.

#### **2. ONSITE WORKFLOW DISCOVERY WORKSHOP AND DOCUMENTATION**

POWER will be onsite for 2 days to discuss and document the following topics. This will ensure that any required changes to the business process and/or data model will be documented prior to the data modeling workshop.

## **ATTACHMENT A – SCOPE OF WORK**

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In this task POWER will consult and develop recommendations for changes to optimize workflows and map printing. POWER believes BES will have the technical capabilities to complete any work identified in this task, POWER could provide estimates to complete this work under a separate task order.

POWER and BES will review the current state GIS-based workflow and process to ensure they meet OMS readiness requirements:

- Review Hardcopy Map Products
  - Review the use of AutoCAD maps and GIS based maps
  - Review necessary requirements to have the primary maps print from ArcFM
  - Discuss the current methods for using hardcopy maps during outages
- Review Distribution Design workflow
  - Discuss and document the current process for distribution design work
  - Discuss options of having design features and information in the GIS to support OMS
- Review Pole Inspection workflow
  - Discuss and document the current process for pole inspection

POWER and BES will also identify and discuss the GIS requirements to support a future OMS solution, including but not limited to service location creation, service line connection and transmission to distribution connection strategies.

### **Deliverables**

- POWER will create a plan to provide the capability to print primary maps from ArcFM
- POWER will work with BES to create current state workflow document for distribution design and pole inspections
- POWER will create a recommendation document with options for optimizing current state workflows to support an OMS solution

### **Assumptions**

- BES will review the provided deliverables and inform POWER on their plan to move forward

## **3. DATA DISCOVERY WORKSHOP AND DOCUMENTATION**

POWER will be onsite for three days to work with BES to develop the plans to complete their data integrity project to be OMS ready, update the current data model and develop a plan forward to implement all accepted data model changes.

POWER and BES will review the data model for electric customer locations, service connections, meters and customer records. POWER and BES will discuss the options for programmatically generating service locations, service lines and for building service lines into the geometric network.

## **ATTACHMENT A – SCOPE OF WORK**

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POWER and BES will also discuss and develop a plan to incorporate data model changes suggested by the end users, including but not limited to:

- Modeling Substation Equipment
- Migrating Transmission Lines
- Modeling Net Meters
- Modifying or Updating Feature Class Subtypes and Domains
- Updating ArcFM Configuration
- Updating Fuse Sizing and Rating Attributes

Review and discuss QA Rules

- Review existing Esri and ArcFM QA rules
- Identify potential custom QA rules to ensure data quality

### **Deliverables**

- POWER will draft a Service Point and Service Connection Process document for programmatically generating service point and service connection data
- POWER will draft a comprehensive document of data model and data configuration changes that will be completed

### **Assumptions**

- No data will be created or edited during this task
- BES will review all process and data modeling/configuration documentation within 10 days of delivery
- POWER will update all process and data modeling/configuration documentation with mutually agreed upon changes to create final versions of the document
- If a custom QA solution is identified, BES could authorize to use the general GIS Consulting task order to complete a custom tool

## **4. PERFORM GIS DATA CREATION, DATA MODEL UPDATES AND CONFIGURATION CHANGES**

Once all of the data creation, data modeling and configuration documentation are approved by BES, POWER will perform the work in a dedicated BES development environment.

Once the work is completed in the BES development environment, BES will conduct a testing cycle as specified in Task 5.1 Factory Acceptance Testing.

Following the completion of Factory Acceptance Testing, POWER will perform the data work in the BES test environment. Once the work is completed in the BES test environment, BES will conduct a testing cycle as specified in Task 5.2 System Acceptance Testing.

## **ATTACHMENT A – SCOPE OF WORK**

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### **4.1 SERVICE CONNECTION**

POWER will perform all approved data model changes as outlined in the Service Point and Service Connection Process document created and updated in Task 3.

POWER will programmatically generate service lines in a file geodatabase based on the agreed upon logic in the Service Point and Service Connection Process document. Once the service points and connection lines are completed to specification, POWER will load the data. POWER will complete a rebuild of the geometric network to include the new electrically connected features, initialize FeederManager and re-ArcFM'ify the database.

#### **Deliverables**

- POWER will create and load the service points and service connections in the development environment for Factory Acceptance Testing
- POWER will create and load the service points and service connections in the test environment for System Acceptance Testing

#### **Assumptions**

- BES will provide POWER with access to a development environment
- BES will provide POWER with access to a test environment
- Milestone #4 will be invoiced once POWER completes the work in the development environment

### **4.2 DATA MODEL AND CONFIGURATION UPDATES**

POWER will complete all data model and data configuration changes as outlined and approved in the documents created in Task 3.

- Implementing out of the box ArcFM QA Rules
- Modeling Substation Equipment
- Migrating Transmission Lines
- Modeling Net Meters
- Modifying or Updating Feature Class Subtypes and domains
- Updating ArcFM Configuration
- Updating Fuse Sizing and Rating Attributes

#### **Deliverables**

- POWER will update the data model and configuration with all approved changes in the development environment for Factory Acceptance Testing

## **ATTACHMENT A – SCOPE OF WORK**

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- POWER will update the data model and configuration with all approved changes in the test environment for System Acceptance Testing

### **Assumptions**

- BES will provide POWER will access to a development environment
- BES will provide POWER will access to a test environment
- Milestone #5 will be invoiced once POWER completes the work in the development environment

## **5. CONDUCT AND SUPPORT ACCEPTANCE TESTING**

In this task POWER will support two acceptance testing cycles for BES to verify the work has been completed to their satisfaction.

POWER and BES will decide on a mechanism for documenting and tracking bugs to be used during each testing cycle.

### **5.1 FACTORY ACCEPTANCE TESTING (FAT)**

The BES GIS Technical lead will complete a QA review of the data work in the development environment.

Upon the approval of FAT in development, POWER will promote the accepted data work and configuration into the BES test environment for the completion of SAT.

#### **Deliverables**

- POWER will host an issue review conference call during the week of testing
- POWER will promote all data and configuration work into the BES test environment

#### **Assumptions**

- BES will utilize the data model and configuration document to verify the work was completed
- BES will complete the data review and QA within 5 days of each delivery to report issues
- POWER will update the script-based issues identified in the review conference call
- BES will be responsible for compressing the database to state 0 for geometric network rebuilds (possibly during the addition of service connection lines)

### **5.2 SYSTEM ACCEPTANCE TESTING (SAT)**

## **ATTACHMENT A – SCOPE OF WORK**

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The test environment will be an opportunity for BES end users to perform a testing cycle and QA/QC of the data work completed. BES will be able to report any errors or issues to the POWER project team.

POWER will host a series of conference calls with BES to review any issues and, if necessary, discuss a plan to update the data scripts or logic. POWER will make any required changes in development and rerun the data scripts. Incorrectly executed configuration or data modeling changes will be also be addressed in the development environment. Once the changes have been made and approved in development, POWER will rerun the scripts in Test for BES to conduct QA/QC on the updated data work.

### **Deliverables**

- POWER will host an issue review conference call during the two weeks of testing

### **Assumptions**

- BES will be responsible for setting up a test system for POWER
- POWER will complete this work in the test environments for this task
- BES will utilize the data model and configuration document to verify the work was completed
- BES will complete the data review and QA within 10 days of each delivery to report issues
- POWER will update the script-based issues identified in the review conference call
- BES will be responsible for compressing the database to state 0 for geometric network rebuilds (possibly during the addition of service connection lines)
- Milestone #6 will be invoiced when FAT and SAT are complete

## **6. PROMOTE GIS DATA CREATION, DATA MODEL UPDATES AND CONFIGURATION CHANGES TO PRODUCTION**

After BES and POWER have reviewed and addressed any issues in the development and test system POWER will start the process of completing the data work in the production environment.

POWER will develop a Go Live Plan for BES to review, ensuring a well-planned production shut down, to complete the data work in the production environment. Once the Go Live Plan is approved, POWER will be onsite for up to 3 days execute the work in the production environment. After the work is complete, BES will perform a verification test cycle to ensure all the work was completed as planned and the system is back online successfully before releasing it to the user community.

### **Deliverables**

- POWER will develop and review a Go Live Plan with BES

## **ATTACHMENT A – SCOPE OF WORK**

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- POWER will complete all data creation, data modeling and configurations in the production environment
- POWER will be onsite for Go Live

### **Assumptions**

- BES will allow POWER to take their GIS production system off line for the duration of the go-live work as agreed upon in the Go Live Plan
- BES will be responsible for compressing the database to state 0 for geometric network rebuilds (possibly during the addition of service connection lines)
- BES understand the system will be offline for a period of time while the data modeling, configuration and data creation is completed in production.

## **7. PROJECT MANAGEMENT**

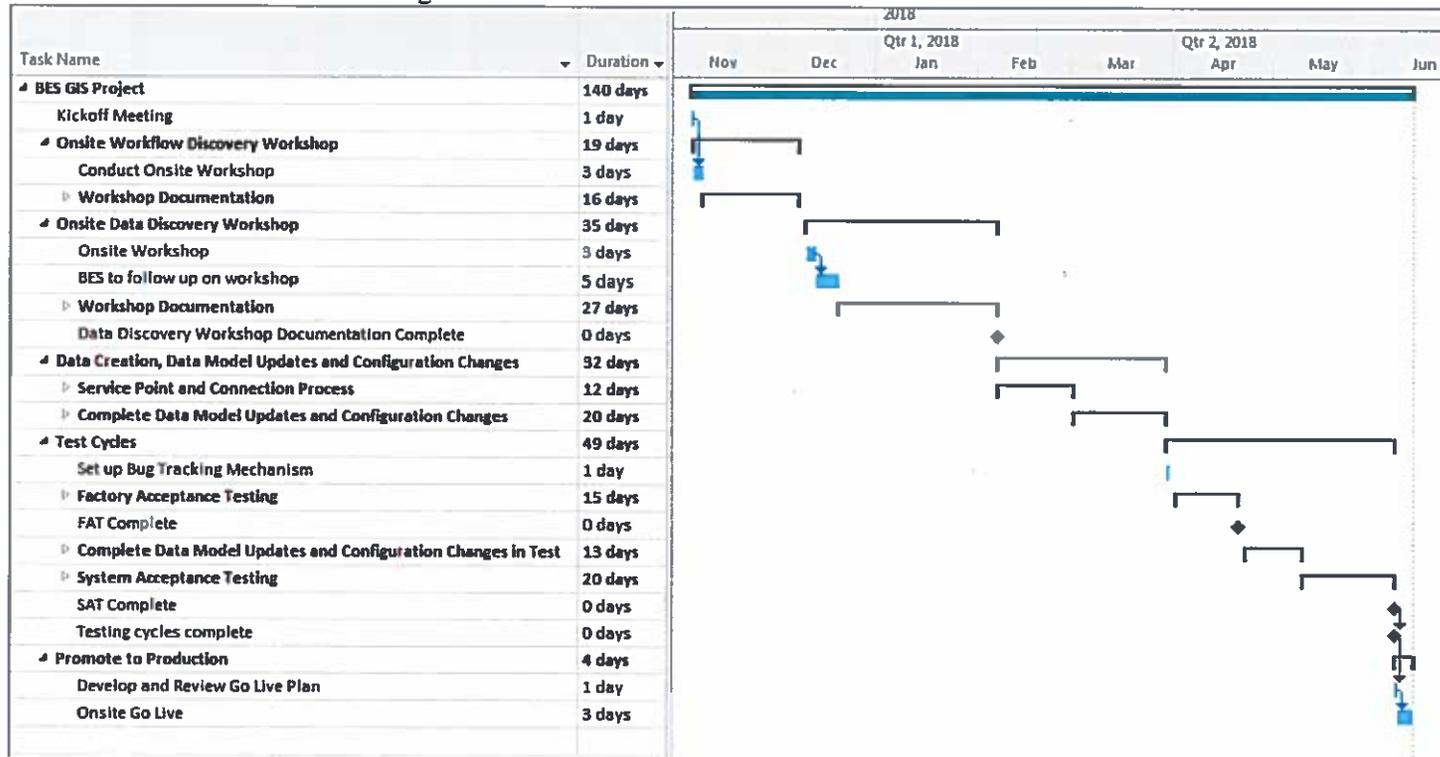
POWER will provide a senior project manager to oversee this project to ensure that the BES is provided with high quality deliverables in a timely manner. This includes conducting and/or participating in the workshops to ensure POWER is meeting BES's expectations, project deliverables and goals.

### **Deliverables**

- Periodic Status Meetings
- Monthly Status Reports
- Schedule Updates
- Project Invoices

## ATTACHMENT B – SCHEDULE

The following is the proposed schedule for the deliverables of this task order, the kickoff and workshop will be determined based on the signature date of this task order. The remaining project schedule will be finalized while onsite for the kickoff meeting ensuring BES and POWER can allocate resources during the scheduled timeframe.





## ATTACHMENT C – BUDGET

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The following is the overall cost for services for this fixed cost Task Order and includes all travel and project management costs.

Task	Name	Budget
1	Kickoff	\$2,520.00
2	Workflow Discovery	\$20,328.00
3	Data Discovery and Documentation	\$19,188.00
4	Data Model and Configuration Changes	\$20,640.00
5	Acceptance Testing	\$25,140.00
6	Go Live	\$14,268.00
<b>Task Order Total</b>		<b>\$102,084.00</b>



## ATTACHMENT D – MILESTONE SCHEDULE

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Below is the milestone schedule for this task order. The milestones will be invoiced to BES when each task order deliverable is met.

#	Milestone	Task Number	Payment
1	Kickoff Meeting	1.0	\$2,520.00
2	Workflow Discovery	2.0	\$20,328.00
3	Data Discovery and Documentation	3.0	\$19,188.00
4	Service Point Conversion	4.1	\$14,640.00
5	Data Model and Configuration Changes	4.2	\$6,000.00
6	Acceptance Testing	5.0	\$25,140.00
7	Go Live	6.0	\$14,268.00
		<b>Total</b>	<b>\$102,084.00</b>

## 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

[www.jacksonvillebeach.org](http://www.jacksonvillebeach.org)

**To:** George D. Forbes, City Manager

**From:** Heather Ireland, Senior Planner 

**Re:** *Pablo Park, Replat of Lots 3 and 4, Block 27, Pablo Beach North, – Final Plat Approval. (614 and 624 2<sup>nd</sup> Avenue North)*

**Date:** October 20, 2017

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### ACTION REQUESTED:

Approve the attached Final Plat for Lots 3 and 4, Block 27, Pablo Beach North subdivision, supporting a five townhouse residential subdivision (*614 and 624 2<sup>nd</sup> Avenue North*)

### BACKGROUND:

The applicant is in the process of subdividing two adjacent lots that have been redeveloped with five townhouses in the 600 block of 2<sup>nd</sup> Avenue North. The applicant was advised by staff that they would need to get the final plat approved and recorded with the Clerk of County Courts for the five townhouse lot subdivision. The new lots are A through E, per the survey provided.

The subject property is located in a *Residential, multiple-family: RM-2* zoning district and the previous residential use has been replaced with five new townhouses. The new townhouses face north on 2<sup>nd</sup> Avenue North. The project received both Concept Plat approval from the Planning Commission in 2015 and Site Plan approval in 2015. The new townhouse lots meet the size and dimensional requirements for townhouses in *RM-2* zoning districts.

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 attached Final Plat for Lots 3 and 4, Block 27, Pablo Beach North subdivision, supporting a five townhouse residential subdivision.



# PABLO PARK

CITY OF JACKSONVILLE BEACH, FLORIDA

A REPLAT OF LOTS 3, AND 4, BLOCK 27, AS SHOWN ON THE PLAT OF ATLANTIC PARK  
REPLAT OF A PORTION OF PABLO BEACH NORTH, RECORDED IN PLAT BOOK 9, PAGE 15, OF  
THE CURRENT PUBLIC RECORDS OF, DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 2 SHEETS  
SEE SHEET 2 FOR NOTES

### CAPTION

A REPLAT OF LOTS 3, AND 4, BLOCK 27, AS SHOWN ON THE PLAT OF ATLANTIC PARK REPLAT OF A PORTION OF PABLO BEACH NORTH, PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK 27, AS SHOWN ON THE PLAT OF ATLANTIC PARK REPLAT OF A PORTION OF PABLO BEACH NORTH, PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 09°41'37" EAST, ALONG THE WEST LINE OF LOTS 1, AND 2, BLOCK 27, AS SHOWN ON AFOREMENTIONED PLAT, SAID CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 124.97 FEET TO THE NORTHEASTERLY LINE OF A 12 FOOT ALLEY AS SHOWN ON AFOREMENTIONED PLAT, SAID CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 80°12'53" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 100.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 5, BLOCK 27, AS SHOWN ON AFOREMENTIONED PLAT, SAID CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 09°41'37" WEST, ALONG THE EAST LINE OF SAID LOT 5, BLOCK 27, A DISTANCE OF 124.97 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH; THENCE NORTH 80°12'53" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,497 SQUARE FEET AND/OR 0.3± ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT JWB REAL ESTATE CAPITAL, LLC ("OWNERS") ARE THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS PABLO PARK, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THOSE EASEMENTS DENOTED AS "5' B.E.S. EASEMENT," ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE BEACH, A MUNICIPAL CORPORATION IN DUVAL COUNTY, FLORIDA, D/B/A BEACHES ENERGY SERVICES, ITS SUCCESSORS AND ASSIGNS, FOR ITS USE IN CONJUNCTION WITH ITS UNDERGROUND UTILITY DISTRIBUTION SYSTEM; PROVIDED HOWEVER, THAT NO UTILITIES OTHER THAN "B.E.S." MAY BE INSTALLED PARALLEL WITHIN SAID EASEMENTS. BEACHES ENERGY SERVICES HEREBY RESERVES THE NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL RIGHT OF INGRESS TO AND EGRESS FROM, OVER, UNDER, AND ACROSS ALL ROADS, STREETS, WAYS, BOULEVARDS, LANES, AND UTILITY EASEMENTS DEPICTED OR DEDICATED BY THIS PLAT FOR ITS USE IN THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OR REMOVAL OF ITS UNDERGROUND UTILITY DISTRIBUTION SYSTEM, SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES, IN CONJUNCTION WITH ITS UNDERGROUND UTILITY DISTRIBUTION SYSTEM. ALL LOTS ARE SUBJECT TO AN EASEMENT FOR ELECTRIC AND NATURAL GAS DISTRIBUTION LINES AND ABOVE GROUND EQUIPMENT, FACILITIES, AND APPURTENANCES OVER, UNDER, ACROSS, AND ALONG A MINIMUM OF FIVE (5') FEET IN WIDTH STRIP OF LAND ADJACENT TO, ABUTTING, PARALLEL, AND CONCENTRIC WITH THE ROAD RIGHT-OF-WAYS DEDICATED BY THIS PLAT (DENOTED AS 5' B.E.S. ELECTRIC EASEMENT). THE AFORESAID SPECIFIC FIVE (5') FOOT B.E.S. EASEMENTS ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) 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 UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR EQUIPMENT CLEARANCES FROM SHRUBS, TREES, PLANTS, FENCES, AND OTHER OBJECTS. 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 FOR THE REMOVAL AND THE REPLACEMENT OF SUCH ITEMS.
- (2) UTILITY EASEMENTS (EXCEPT B.E.S. EASEMENTS), ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE CURRENT FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE "OWNER", ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID EASEMENTS. 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.
- (3) NO UTILITIES OTHER THAN BEACHES ENERGY SERVICES SHALL BE INSTALLED PARALLEL WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE "OWNER" HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

WITNESSES:

OWNER: JWB REAL ESTATE CAPITAL, LLC  
A LIMITED LIABILITY COMPANY

PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_  
ADAM RIGEL, MANAGER

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2017, BY ADAM RIGEL, MANAGER OF JWB REAL ESTATE CAPITAL, LLC, ON BEHALF OF THE COMPANY, AND WHO IS PERSONALLY KNOWN TO THE UNDERSIGNED AND DID NOT TAKE AN OATH, OR PRODUCE IDENTIFICATION.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

COMMISSION NUMBER \_\_\_\_\_

NAME \_\_\_\_\_

### OWNER:

JWB REAL ESTATE CAPITAL, LLC  
7563 PHILIPS HIGHWAY, SUITE 101  
JACKSONVILLE, FLORIDA, 32256

### SURVEYOR:

ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
3751 SAN JOSE PLACE SUITE 15  
JACKSONVILLE, FLORIDA 32257

### CITY OF JACKSONVILLE BEACH APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2017.

\_\_\_\_\_  
WILLIAM C. LATHAM  
MAYOR

\_\_\_\_\_  
LAURIE SCOTT  
CITY CLERK

### CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2017.

\_\_\_\_\_  
LAURIE SCOTT, CLERK OF THE CIRCUIT COURTS

### PLAT CONFORMITY REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, THIS DAY OF \_\_\_\_\_ A.D. 2017.

\_\_\_\_\_  
REVIEWING PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NUMBER \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177; THAT THE PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP) AND THE LOT CORNERS HAVE BEEN MONUMENTATED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2017

\_\_\_\_\_  
JAMES D. HARRISON, JR.  
PROFESSIONAL LAND SURVEYOR AND MAPPER, LICENSE NUMBER 2647  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.

PREPARED BY  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
3751 SAN JOSE PLACE SUITE 15  
JACKSONVILLE, FLORIDA 32257  
904-279-0088  
LICENSED BUSINESS NO. 3857

# PABLO PARK

CITY OF JACKSONVILLE BEACH, FLORIDA

A REPLAT OF LOTS 3, AND 4, BLOCK 27, AS SHOWN ON THE PLAT OF ATLANTIC PARK  
REPLAT OF A PORTION OF PABLO BEACH NORTH, RECORDED IN PLAT BOOK 9, PAGE 15,  
OF THE CURRENT PUBLIC RECORDS OF, DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA

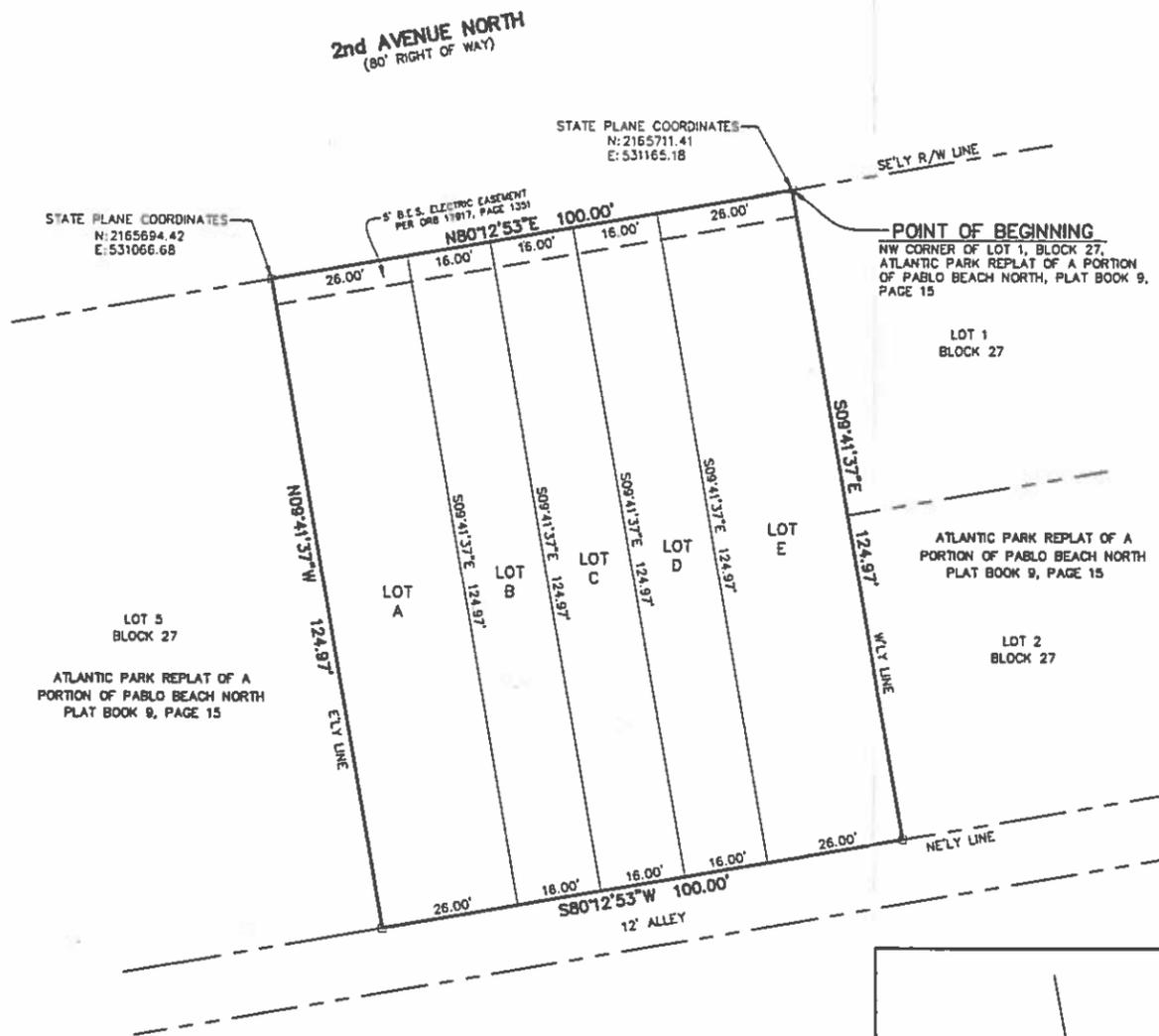
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 2 OF 2 SHEETS

## GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

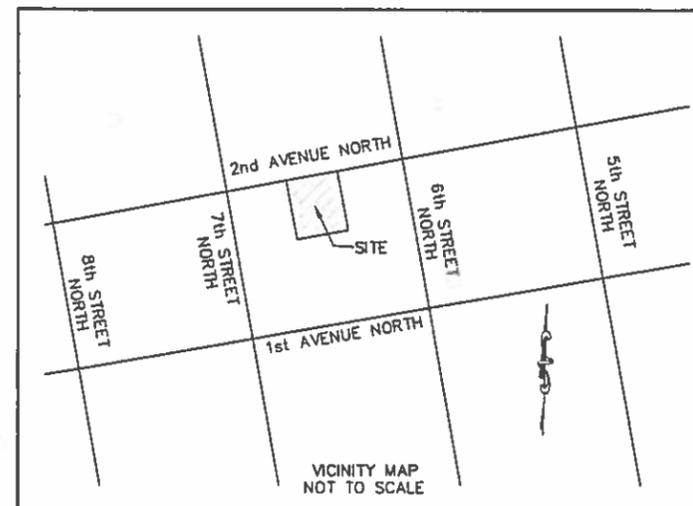


### NOTES:

1. BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE SE'LY R/W LINE OF 2nd AVENUE NORTH AS BEING N80°12'53"E.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN 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.
3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12031C, PANEL NUMBER 0417H, NAVD-88 DATUM, DATED JUNE 3, 2013. HOWEVER, FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE BEACH. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
5. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION DUR2. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
6. "B.E.S." DENOTES BEACHES ENERGY SERVICES. B.E.S. WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY B.E.S. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY B.E.S. AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

### LEGEND

P.B.	PLAT BOOK
PG(S)	PAGE(S)
ORB	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
D	SET 4"x4" CONCRETE MONUMENT STAMPED "357"



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## MEMORANDUM

**To:** George D. Forbes, City Manager

**From:** Heather Ireland, Senior Planner *HI*

**Re:** **Ordinance No. 2017-8098**, amending the Land Development Code by adding new definitions to Section 34-41, and adding a new Section 34-408 Prohibiting Medical Marijuana Treatment Center Dispensing Facilities from locating within the City of Jacksonville Beach.

**Date:** October 20, 2017

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### ACTION REQUESTED:

**Adopt Ordinance No. 2017-8098**, amending the Land Development Code by adding new definitions to Section 34-41, and adding a new Section 34-408 prohibiting Medical Marijuana Treatment Center Dispensing Facilities from locating within the City of Jacksonville Beach.

### BACKGROUND:

On November 8, 2016, voters adopted an amendment to the Florida Constitution (Amendment 2) that legalizes the use of medically certified marijuana in the State of Florida and authorizes the cultivation, processing, distribution and sale of related products by licensed "Medical Marijuana Treatment Centers" (MMTCs). In December of 2016, City Council adopted a temporary one-year moratorium on MMTCs and dispensing organizations to allow time for the State to draft enabling legislation. The State drafted legislation during a special session in 2017. The moratorium will expire on December 5, 2017.

While "dispensing facilities" are part of the new state regulations, the State has preempted to itself the regulation of all facilities. The State has decided that local jurisdictions can choose from only two available options for local regulation of medical marijuana treatment center dispensing facilities:



- 1) Medical marijuana treatment center dispensing facilities can be regulated no more stringently than pharmacies are regulated, OR
- 2) Medical marijuana treatment center dispensing facilities can be banned altogether. Pharmacies currently are permitted in C-1, C-2, and CBD zoning districts, and also in commercial PUD zoning districts.( The City currently has a moratorium on dispensaries in place until December 5, 2017).

Staff feels that there is a high likelihood of future State legislation regarding medical marijuana and the potential for legal challenges to the current legislation as currently adopted. For example, future constitutional amendments and legislation may further expand the legal use of cannabis in Florida. A prohibition on medical marijuana treatment center dispensing facilities at this time would allow time for the State to make any changes to the current statutes, and for the City to respond accordingly and appropriately.

The City wants to ensure that in the event of a change to the State regulations that would strike or alter any local ban on dispensaries, that applications can be processed in a reasonable timeframe after consideration is given to the application process. The proposed draft ordinance language provides new associated definitions, and serves to prohibit any medical marijuana treatment center dispensing facilities within the City limits.

This prohibition allows the City time to develop procedures, if necessary, to process applications, in the event that the State changes the adopted legislation to prohibit dispensing facility bans, or a court of law enters a final order striking or altering the authority of local jurisdictions to ban dispensing facilities.

The Planning Commission met to consider the proposed amendments to the Land Development Code on October 23, 2017 and voted to recommend approval of the amendments by City Council.

***RECOMMENDATION:***

**Adopt Ordinance No. 2017-8098**, amending the Land Development Code by adding new definitions to Section 34-41, and adding a new Section 34-408 Prohibiting Medical Marijuana Treatment Center Dispensing Facilities from locating within the City of Jacksonville Beach.

Introduced by: \_\_\_\_\_  
1st Reading: \_\_\_\_\_  
2nd Reading: \_\_\_\_\_

**ORDINANCE NO. 2017-8098**

**AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA AMENDING ARTICLE VIII. SUPPLEMENTAL STANDARDS, DIVISION 2, CREATING A NEW SECTION 34-408 MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITIES PROHIBITED FOR THE INCORPORATED AREA OF THE CITY, AS AUTHORIZED BY CHAPTER 163.3202 AND 381.986, FLORIDA STATUTES, ADDING DEFINITIONS FOR “MEDICAL MARIJUANA TREATMENT CENTER” AND “MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITY” TO ARTICLE IV, DEFINITIONS LAND DEVELOPMENT CODE OF THE CITY; AND PROVIDING FOR CODIFICATION, MORATORIUM CONTINGENCY; SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE:**

**WHEREAS**, the City of Jacksonville Beach has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida; Chapters 163 & 166, Florida Statutes; and Section 381.986, Florida Statutes; and

**WHEREAS**, The Marijuana Policy Group has published a memorandum called “Municipal Dispensary Allocation: Florida,” which evaluated the market need for medical marijuana dispensing facilities and the harmful consequences and secondary effects of over-saturation of medical marijuana dispensing facilities within the market place; and

**WHEREAS**, The Marijuana Policy Group determined that Florida should have no more than one dispensing facility for each fifty-thousand residents and the optimal ratio is one dispensing facility per 67,222 residents, and the City of Jacksonville Beach has a population (approximately 24,000) well below such ratios; and

**WHEREAS**, the State has provided local jurisdictions only two options: 1) to allow medical marijuana treatment center dispensing facilities within their jurisdictional boundaries regulated no more stringently than pharmacies, or 2) to ban medical marijuana treatment center dispensing facilities within their jurisdictional boundaries altogether.; and

**WHEREAS**, various state and national entities have begun addressing the direct and secondary impacts relating to the legalization of marijuana, including the American Planning Association, Denver Fire Department, Rocky Mountain High Intensity Drug Trafficking Area, U.S. Department of Justice, Florida cities and counties, Florida for Care Blue Ribbon Commission, and the Florida League of Cities-Florida Association of Counties-Florida Police Chiefs Association-Florida Sheriffs Association Medical Marijuana Workgroup; and

**WHEREAS**, potential adverse impacts on the health, safety, and welfare of residents and business from secondary effects associated with the sale and distribution of marijuana exist, potentially including: offensive odors, trespassing, theft, fire hazards, increased crime in and about the medical marijuana dispensing facility business, robberies, negative impacts on nearby residences, businesses, nuisance problems; and

**WHEREAS**, certain of the above potential adverse impacts are accentuated by the current difficulties experienced by medical marijuana dispensing facility businesses in obtaining banking services necessitating such to operate on a cash basis; and

**WHEREAS**, the City Council believes there is a high likelihood of future State legislation regarding medical marijuana and the potential for legal challenges to the State legislation already adopted; and

**WHEREAS**, future constitutional amendments and legislation may further expand the legal use of cannabis in Florida; and

**WHEREAS**, Section 381.986(11), Florida Statutes, authorizes a county or municipality to “ban medical marijuana treatment center dispensing facilities from being located within the boundaries of that county or municipality”; and

**WHEREAS**, Section 381.986(11) further provides that “[a] county or municipality that does not ban dispensing facilities under this subparagraph may not place specific limits, by ordinance, on the number of dispensing facilities that may locate within that county or municipality,” and that “[e]xcept as provided in paragraph (c), a county or municipality may not enact ordinances for permitting or for determining the location of dispensing facilities which are more restrictive than its ordinances permitting or determining the locations for pharmacies licensed under chapter 465”; and

**WHEREAS**, Section 381.986, Florida Statutes severely limits, through State preemption, the City’s control over the zoning and permitting of medical marijuana dispensaries, thereby substantially restricting the City’s ability to protect surrounding land uses for which dispensaries may not be compatible; and

**WHEREAS**, given, among other things, the potential negative secondary land use effects of medical marijuana dispensing facilities, The Marijuana Policy Group’s analysis of optimal population ratios (residents per dispensing facility), and the statutory restrictions on local government authority to regulate number and location of dispensing facilities if not banned, there is a rational basis for the City to exercise its authority under Section 381.986(11), Florida Statutes to ban dispensing facilities within the boundaries of the City; and

**WHEREAS**, the City finds that this Ordinance is in the interests of the public health, safety, and welfare.

**WHEREAS**, the City desires to ensure that in the event of any change, whether legislative, judicial, or administrative, to the authority of the City to prohibit medical marijuana treatment center dispensing facilities within its jurisdictional boundaries, the city has sufficient time to consider and adopt any standards or regulations that are consistent with Florida law at that time to protect the health, safety, and welfare of the citizens, businesses, and visitors; and

**WHEREAS**, accordingly, the City Council of the City of Jacksonville Beach has found it necessary to include in this Ordinance a moratorium on the processing of any applications for the operation of a medical marijuana treatment center dispensing facility that would last 180 days from the effective date of any legislative change or final court order that strikes or otherwise alters the statutory authority of local

governments to ban medical marijuana treatment center dispensing facilities within their jurisdictional boundaries; and

**WHEREAS**, the Jacksonville Beach Planning Commission, after notice and public hearing, has considered the ordinance prohibiting the operation of Medical Marijuana Treatment Center Dispensing Facilities and has presented its recommendation to the City Council; and

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

**SECTION 1. Recitals.** The above recitals are ratified and confirmed as being true and correct and are made a part of this Ordinance and adopted as legislative findings.

**SECTION 2. Amendment of City Code.** That Article IV. Definitions is hereby amended to add definitions, in proper alphabetical order, new definitions for *Medical Marijuana Treatment Center* and *Medical Marijuana Treatment Center Dispensing Facility* as follows<sup>1</sup>:

**Section 34-41. General**

*Medical Marijuana Treatment Center* means a facility licensed by the Florida Department of Health that can cultivate, process, transport, or dispense marijuana or marijuana related products.

*Medical Marijuana Treatment Center Dispensing Facility* means a facility or business operated by a Medical Marijuana Treatment Center (MMTC), or other organization or business holding all necessary state licenses and permits and where marijuana and products derived therefrom are dispensed at retail in accordance with all other applicable local, state and federal laws.

**SECTION 3.** That Section 34-408, Division 2, of Article VIII of the City of Jacksonville Beach Code or Ordinances or Land Development Code is hereby amended to add the following new provisions:

**Section 34-408 – Medical Marijuana Treatment Center Dispensing Facilities Prohibited.**

- a) Pursuant to Section 381.986(11)(b), Florida Statutes, which creates a limited exception to the preemptive authority asserted by the State as to Medical Marijuana Treatment Centers and which authorizes local jurisdictions to ban Medical Marijuana Treatment Center Dispensing Facilities within their jurisdictional boundaries, Medical Marijuana Treatment Center Dispensing Facilities are prohibited within the jurisdictional boundaries of the City of Jacksonville Beach.
- b) In the event there is any change by legislation or rule to the exception to the preemptive authority asserted by the State as to Medical Marijuana Treatment Centers or the authority of local jurisdictions to ban Medical Marijuana Treatment Center Dispensing Facilities within their jurisdictional boundaries, or in the event a court of competent jurisdiction enters a final order striking or otherwise altering the authority recognized in Section 381.986 Florida Statutes for local jurisdictions to ban Medical Marijuana Treatment Center Dispensing Facilities within their jurisdictional boundaries, no application for a development order, zoning approval, change of use, or other permit which would authorize Medical Marijuana Treatment Center

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<sup>1</sup> (~~strikethrough~~ text indicates deletions, underline text indicates additions).

Dispensing Facilities within the City shall be processed for a permit of 180 days following the effective date of such legislative change or judicial action.

**SECTION 4.** A prohibition is imposed on the operation of Medical Marijuana Treatment Centers Dispensing Facilities within the city limits of the City of Jacksonville Beach. While the prohibition is in effect, the City shall not accept, process or approve any application relating to the operation of Medical Marijuana Treatment Center Dispensing Facilities. Nothing in this dispensing facility prohibition shall be construed to prohibit the medical use of marijuana or low-THC cannabis by a qualifying patient, as determined by a licensed Florida physician, pursuant to Amendment 2, Fla. Stat. §381.986 or other Florida law.

**SECTION 5.** During the prohibition it is unlawful and a violation of this ordinance for any person or entity to open or cause to be opened any cannabis dispensing facility within the City. It is also unlawful and a violation of this ordinance for any person or entity to relocate or cause to be relocated any cannabis dispensing facility within the City or to be expanded in the City.

**SECTION 6.** That this ordinance shall take effect upon its adoption by the City Council.

**SECTION 7.** That if any section, subsection, clause or provision of this ordinance is held invalid, the remainder shall not be affected by such invalidity.

**SECTION 8.** All ordinances, resolutions, official determinations or parts thereof previously adopted or entered by the city or any of its officials and in conflict with this ordinance are repealed to the extent inconsistent herewith.

**AUTHENTICATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2017.**

\_\_\_\_\_  
William C. Latham, Mayor

\_\_\_\_\_  
Laurie Scott, City Clerk

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## MEMORANDUM

**To:** George D. Forbes, City Manager

**From:** William C. Mann, Planning and Development Director 

**Re:** **Ordinance No. 2017-8097**, amending the Land Development Code by adding "Single-family dwellings constructed in accordance with requirements set forth in Section 34-338, Residential, single-family: RS-3" as a Conditional Use to the *Central Business District: CBD* zoning district.

**Date:** October 4, 2017

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### ACTION REQUESTED:

**Ordinance No. 2017-8097**, amending the Land Development Code by adding "Single-family dwellings constructed in accordance with requirements set forth in Section 34-338, Residential, single-family: RS-3" as a Conditional Use to the *Central Business District: CBD* zoning district.

### BACKGROUND:

Single-family residential dwellings are not currently listed as permitted or conditional uses in the *Central Business District: CBD* zoning district. The *CBD* is located east of A-1-A, from 2<sup>nd</sup> Avenue South to 6<sup>th</sup> Avenue North. Currently there are 10 single-family dwellings located in the six-block area bounded by A-1-A, Beach Boulevard, the Atlantic Ocean, and 2<sup>nd</sup> Avenue South. This area contains all of the existing single-family dwellings located in the *CBD*. They all exist as nonconforming uses, as they were built prior to the adoption of our current land development regulations.

Staff is proposing to add single-family dwellings to the list of conditional uses in the *CBD* zoning district. Single-family dwellings are listed conditional uses in *RM-1* and *RM-2* zoning districts, subject to *RS-3* zoning standards. Approving this text change would allow owners of existing non-conforming single-family dwellings the opportunity to seek conditional use approval in order to bring their property into compliance with the current Land Development Code. It would also



allow the potential for new single-family uses in the *CBD*, but only after review by the Planning Commission.

The Planning Commission met to consider the proposed amendment to the Land Development Code on September 25, 2017 and voted to recommend approval of the amendment by City Council.

***RECOMMENDATION:***

**Adopt Ordinance No. 2017-8097**, amending the Land Development Code by adding "Single-family dwellings constructed in accordance with requirements set forth in Section 34-338, Residential, single-family: RS-3" as a Conditional Use in the *Central Business District: CBD* zoning district.



CBD

2ND AVE S

Introduced by: \_\_\_\_\_  
1st Reading: \_\_\_\_\_  
2nd Reading: \_\_\_\_\_

**ORDINANCE NO. 2017-8097**

**AN ORDINANCE TO AMEND AN ORDINANCE ENACTING AND ESTABLISHING A COMPREHENSIVE LAND DEVELOPMENT REGULATION AND OFFICIAL ZONING MAP FOR THE INCORPORATED AREA OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS AUTHORIZED BY CHAPTER 163.3202, FLORIDA STATUTES, BY AMENDING ARTICLE VII. ZONING DISTRICTS, DIVISION 2, SECTION 34-345. CENTRAL BUSINESS DISTRICT: CBD, PARAGRAPH (D) *CONDITIONAL USES* TO ADD “SINGLE-FAMILY DWELLINGS CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN SECTION 34-338, RESIDENTIAL, SINGLE-FAMILY: RS-3” AS SUBPARAGRAPH (9); TO REPEAL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.**

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

**SECTION 1.** That Division 2, Section 34-345. Central Business District: CBD, Paragraph (d) *Conditional uses* of Article VII. Zoning Districts of the Comprehensive Land Development Regulation of the City of Jacksonville Beach, Florida, is hereby amended by adding Subparagraph (9), which shall henceforth read as follows:

**Sec 34-345            Central business district: CBD.**

(d)    *Conditional uses.*

(9)    Single-family dwellings constructed in accordance with requirements set forth in Section 34-338, Residential, Single-family: RS-3.

**SECTION 2.** That all ordinances or parts of ordinances in conflict with this ordinance are, to the extent that the same may conflict, hereby repealed.

**SECTION 3.** That this ordinance shall take effect upon its adoption by the City Council.

**AUTHENTICATED THIS \_\_\_\_\_<sup>th</sup> DAY OF \_\_\_\_\_, A.D., 2017.**

\_\_\_\_\_  
William C. Latham, Mayor

\_\_\_\_\_  
Laurie Scott, City Clerk