



**CITY OF JACKSONVILLE BEACH**  
**FLORIDA**

**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 on **Monday, April 15, 2013, at 7:00 P.M. in the Council Chambers, 11 North Third Street, Jacksonville Beach, Florida.**

**Opening Ceremonies: Invocation**  
**Salute to the Flag**

**Roll Call**

1. **APPROVAL OF MINUTES:**

- Regular City Council Briefing held April 1, 2013
- Regular City Council Meeting held April 1, 2013

2. **ANNOUNCEMENTS:**

3. **COURTESY OF THE FLOOR TO VISITORS:**

4. **MAYOR AND CITY COUNCIL:**

5. **CITY CLERK:**

- (a) Appointment of One Member to the Planning Commission and Two Alternates.

6. **CITY MANAGER:**

- (a) Monthly Financial Reports – Month of March 2013
- (b) Approve a Fee for the 2013 Parking Program and Authorize \$10,000 in Expenditures for this Program. (The recommended fee is \$3.00)
- (c) Approve the Attached Submerged Land Lease for Rose and Ken, Inc. (Beach Marine)

7. **RESOLUTIONS:**

(a) **RESOLUTION NO. 1910-2013**

A RESOLUTION ESTABLISHING RATES AND FEES FOR THE HUGUENOT TENNIS CENTER.

8. **ORDINANCES:**

(a) **ORDINANCE NO. 2013-8026 – First Reading – PUBLIC HEARING**

AN ORDINANCE ESTABLISHING A *PLANNED UNIT DEVELOPMENT: PUD* ZONING DISTRICT WITHIN THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS PROVIDED UNDER CHAPTER 34 – LAND DEVELOPMENT CODE, OF THE JACKSONVILLE BEACH CODE OF ORDINANCES. (Former George Moore Chevrolet dealership property)

Respectfully submitted,

/s/George D. Forbes  
CITY MANAGER

GDF:cmm  
04/11/13

*If a person decides to appeal any decision made by the City Council with respect to any matter considered at any meeting, such person may need a record of the proceedings and, for such purpose, 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 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, ext 10, no later than 12:00 PM, Friday, April 12, 2013.*

**Minutes of City Council Briefing**  
**Monday, April 1, 2013 – 6:30 PM**  
**City Council Chambers**  
**11 North 3<sup>rd</sup> Street, Jacksonville Beach, FL**

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The Council Briefing began at 6:30 PM.

The following City Council members attended:

Mayor Charlie Latham

Keith Doherty  
Steve Hartkemeyer  
Christine Hoffman  
Tom Taylor  
Phil Vogelsang  
Jeanell Wilson

Also present were City Manager George Forbes, City Department Directors, and Cathy Martinich, City Clerk's Office

**Purpose of the Briefing**

The purpose of the Briefing is to update the Council Members on projects, recent developments, upcoming issues, and review of agenda items.

**City Manager**

**City Clerk Safety Bags –**

Nancy Pyatte stated that the City Clerk's office, for the second year, is providing safety totes that include activity books, reflective items, flashing lights and other items related to walking and bicycling safety. All the items are provided by the (FDOT) Florida Department of Transportations' PedBike Resource Center, and are at no cost to the City. There will be approximately 200 bags for distribution. The Times Union will do a press release to notify residents the safety bags are available.

**Business Survey -**

Mr. Forbes announced that the recent Business Survey is available on the City's web site. Approximately 1005 business were asked to complete the survey. There was an 18% return, which were 180 businesses responding to the questions. Mr. Forbes highlighted items that were noted on the survey, and said that Beaches Energy received the highest positive response, at 76%. He gave a copy of the survey results to each Council Member.

**Food Trucks –**

Mr. Forbes said that the City has collected information regarding ordinances and guidelines for the possibility of allowing food truck businesses in the City. He distributed a document to the Council Members that Mr. Lindorff, Director of Planning and Development, compiled regarding mobile food vending regulations. Mr. Forbes discussed the requirements that food truck businesses would have to follow. He stated the document will be on the City website's home page, beginning April 2, 2013 in the "News" section.

Mr. Lindorff explained that he would be sending an email to the business contact list and will respond to all comments he receives, and post the responses on the website. A short discussion ensued regarding the food truck business and requirements.

Ms. Wilson said she thought the subject of food trucks had been set aside. Mr. Forbes, Mr. Lindorff, and Mr. Doherty have had communication with vendors and shopping center owners asking that the City approve food trucks.

Mr. Doherty said that he would support food truck businesses, but would not want to detract from the brick and mortar businesses in the City.

**Submerged Land Lease –**

The City Manager advised that the submerged land lease, approximately 100ft wide and 635ft long, with Beach Marine is due to be renewed. He stated the item would be on the next Council agenda for approval, and to renew for a recommended ten-year period of time. There is a clause stating the lease can be canceled at any time with a one-year notice.

**Tennis Center -**

Mr. Forbes noted he has had discussions regarding the Tennis Center, and is considering raising the rates. Mr. Meadors, Director of Parks and Recreation, has reduced costs in the past, and is looking at changes in the Tennis Professionals' contract from \$1000.00 per year to approximately \$6,000.00 per year. This would be accomplished by increases in the tennis professional's concessions, lessons, clinics, shoes, balls, stringing, and anything sold. There would also be a rate adjustment of 3% to join the tennis center and an additional fee depending on how many teams you play on.

**Proposal for Assistant City Manager Position –**

Council Member Keith Doherty submitted a proposal to hire an Assistant City Manager to assist Mr. Forbes with the daily functions of running the City. He presented details of the job description and asked that Council consider his recommendation. Mr. Forbes noted that this was the first he had heard of Mr. Doherty's proposal. Mayor Latham also said he was not aware of this proposal.

The workshop adjourned at 6:52 PM.

Submitted by: Cathy Martinich  
City Clerk's Office

Approved:

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William C. Latham, Mayor

Date: April 15, 2013

**Minutes of Regular City Council Meeting  
held Monday, April 1, 2013, at 7:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida.**



**CALL TO ORDER:**

Mayor Charlie Latham called the meeting to order.

**OPENING CEREMONIES:**

Invocation was by Council Member Taylor followed by the Salute to the Flag.

**ROLL CALL:**

Mayor: Charlie Latham

Council Members: Keith Doherty Steve Hartkemeyer Christine Hoffman  
Tom Taylor Phil Vogelsang Jeanell Wilson

Also present was City Manager George Forbes, City Department Directors, and Assistant City Clerk Nancy Pyatte.

**APPROVAL OF MINUTES**

It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, and passed, to approve the following minutes, as presented:

- Regular City Council Briefing held March 18, 2013
- Regular City Council Meeting held March 18, 2013

**ANNOUNCEMENTS**

**Councilmember Tom Taylor**

- Mr. Taylor reported that he accompanied the Mayor, the City Manager, and the Finance Director on a legislative trip to Tallahassee last week and stated they had very successful meetings.

There was a Business Workshop held at the Community Center last week and Mr. Taylor thanked the sponsors and all who attended. He said he hoped another one could be held soon.

Mr. Taylor stated he participated in a ride-along with the Police department last Friday night and it was a very busy evening for our officers.

**Councilmember Jeanell Wilson**

- Ms. Wilson reminded everyone that the Springing the Blues Festival will be this weekend.

**Mayor Charlie Latham**

Minutes of Regular City Council Meeting  
held Monday, April 1, 2013

Mayor Latham made the following announcements:

- The Mayor, along with Mayor Pro-Tem Taylor, the City Manager Mr. Forbes, and the Finance Director Mr. Royal, went to Tallahassee last week for 2 days to lobby important City issues, (1) Support for Pension Reform, (2) Opposition to proposed changes to Sovereign Immunity, (3) Opposition to proposed changes to Communication Service Taxes, (4) Opposition to proposed changes in the Local Business Taxes, and (5) Support of Streamlined Sales Tax.
- On March 20<sup>th</sup> the Mayor and his wife, Kathryn, were honored to represent Jacksonville Beach at a reception held for the German Navy at Mayport Naval Station. Mayor Brown and several Jacksonville City Council members were also in attendance.
- March 25<sup>th</sup> Chief Dooley and the Mayor met with Cindy Funkhouser and JSO representatives to discuss ideas of how to deal with the vagrant issues in Jacksonville Beach and to visit the Sulzbacher Center. The Mayor stated he was very impressed with the facilities and felt enthusiastic about working with them to find a good solution to reduce the impact of vagrancy in Jacksonville Beach.
- On Tuesday March 26<sup>th</sup> the first Jax Beach Business Seminar was held, sponsored by the Small Business Development Center at UNF, Florida First Capital Finance Corporation (FFCFC), the Beaches Chamber of Commerce, and the City of Jacksonville Beach. It was a huge success and all of the organizations discussed the resources they provide to local businesses and most at no cost. The FFCFC discussed how they assist with applying for an SBA 504 loan. There have been numerous requests to offer the seminar again and hope to do so in a few months.
- March 27<sup>th</sup> the Mayor attended a breakfast meeting with Mayor Borno and Mayor Pruette to discuss issues of concern that the three beach cities have and plan to continue this monthly. Both Mayors expressed their intentions to request a contribution for our Independence Day fireworks event from their respective city councils.
- On March 28<sup>th</sup> the Mayor and Councilmembers Hoffman and Doherty attended a reception at the Beaches Historical Society to welcome Paul Astelford, the new Director of Visit Jacksonville. Mr. Astelford will bring his tremendous experience and enthusiasm to the job and we look forward to working with him to boost our visitor traffic in Jacksonville Beach.
- In keeping with the goal to 'build community' the Mayor and Chief Dooley will be holding a town hall meeting at Pablo Towers on Thursday, April 18<sup>th</sup>, at 5:30 p.m. There are plans to hold similar town hall meetings in the future at local businesses, condos, and neighborhoods.
- The Mayor stated he participated in his 4<sup>th</sup> ride-along last Saturday. He rode with Sgt. Lavender during the 5 p.m. to 3 a.m. shift. He observed the current issues with parking, crime, and vagrancy. The Mayor stated that we are blessed to be protected by these men and women on our Police force. Their professionalism and teamwork is second to none, and the Mayor stated he is very proud of each and every one of them.

- The Mayor stated that information about City Council meetings and workshops is posted on the website [www.jacksonvillebeach.org](http://www.jacksonvillebeach.org). Also the agendas and minutes are available and archived for the council meetings as well as for the various board meetings.

### **COURTESY OF THE FLOOR TO VISITORS**

- Mitch Reeves, 1663 Sea Oats Drive, Atlantic Beach  
Mr. Reeves thanked everyone for participating in 'Save the Ferry'.
- Mike Stang, 1020 North 19<sup>th</sup> Street, Jacksonville Beach  
Mr. Stang expressed concerns about the increased road traffic and that some roads have not been well maintained by the State.
- Jim Overby, 21 Burling Way, Jacksonville Beach  
Mr. Overby spoke about the downtown traffic patterns and problems at the Beach Blvd. and 2<sup>nd</sup> Street roundabout.

### **MAYOR AND CITY COUNCIL**

- (a) Proclamation of the Week of May 19-25, 2013, as National Public Works Week

Mayor Latham read and presented the Proclamation to the Public Works Director, Ty Edwards. Mr. Edwards introduced the City Engineer, Marty Martirone, the Streets Superintendent, Dave McDonald, the Distribution & Collection Superintendent, Chuck Hernden, the Water Plant Supervisor, John Birch, and the Pollution Control Plan Supervisor, Pam Morgan.

The City Manager praised the Public Works Department staff and stated that they are the unsung heroes of Jacksonville Beach. Mr. Forbes said that he cannot thank them enough for all that they do every day, 24/7.

- (b) Proclamation of the Month of April 2013 as Child Abuse Prevention Month

Mayor Latham read and presented the Proclamation to Mr. Mitch Reeves, President of the Exchange Club.

### **CITY CLERK**

### **CITY MANAGER**

- (a) Authorize Parking Validation Program and the Budget for the Downtown Parking Program

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer to authorize the downtown parking budget and validation program as detailed in a memo from the City Manager, dated March 26, 2013.

Speakers:

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- Vince McGuire, 155 Pine Street, Atlantic Beach, co-owner Campeche Bay Restaurant – spoke against paid parking and the validation program
- Bill Stevens, 733 2<sup>nd</sup> Avenue North, Jacksonville Beach, owner Beachside – spoke against the validation program, suggested a lower charge for paid parking and a later starting time, after 6:00 p.m., on Fridays

The City Manager stated that Council approved continuing the paid parking program, a validation program, paid parking effective during daylight savings time, the police department taking over security, and replacement of the orange barricades at the March 18, 2013 Council meeting. The budget is the same except for the addition of \$10,000.00, the cost to print the validation tickets.

Mr. Forbes reviewed the process of the proposed validation program. Mr. Forbes said now is the time to have control over the parking lots which needs to start this weekend.

There was a lengthy discussion about the proposed validation process and the requirement of a point of sale receipt system to participate and for verification of parking refunds. It was noted that there are merchants who don't have this type of operating system. The consensus was, at this time, that the validation program was too complicated and burdensome for both the merchants and the City.

Discussion continued about other Florida cities and their parking programs, charges, and not having a validation program. Also, suggestions were made to change the starting time for paid parking, to lower the charge from \$5 to \$3, to change the amount of the rebate to the customer, to allow residents free parking, and have more workshops to develop a workable validation program.

It was noted that this is a pilot program and, if approved, can be modified. Mayor Latham stated there have been many meetings and that a lot of work has gone into creating a parking program. He commended Staff for their efforts and all the time spent in development. We were not aware of the financial impact the point of sale system would have on some merchants. He said the primary objective now is for a system with a stable parking environment.

Mayor Latham call for a vote on the motion on the floor - to authorize the downtown parking budget and validation program as detailed in a memo from the City Manager, dated March 26, 2013.

Roll call vote: Ayes: Doherty

Nays: Hartkemeyer, Hoffman, Taylor, Vogelsang, Wilson, and Mayor Latham; motion failed with a vote of 6 to 1.

The Mayor opened the floor for discussion about the rate charged and about modification of the hours for paid parking.

Amended

motion: An amended motion was made by Mr. Taylor to continue the paid parking program, charging \$3 instead of \$5, to start at 9 p.m. instead of 6 p.m. on Fridays, suspend the validation program pending development of a more workable program.

Amended motion failed due to lack of a second.

Discussion ensued about changing the starting time for paid parking, lowering the charge from \$5 to \$3, allowing residents free parking, timeline for changing the orange barricades to removeable fencing, and having a user friendly validation program.

Mr. Forbes stated that a meeting was scheduled for 10 a.m. Wednesday, April 3, 2013, for the purpose of showing the merchants the validation program process, assuming it would be approved. It was not approved. Instead, we can meet with the merchants to gather more information before we put it back on the agenda.

The City Manager clarified that the regular paid parking program will start this weekend on April 5<sup>th</sup>: \$5 parking starting Friday at 6 p.m. – 2 a.m., Saturday 10 a.m. – 2 a.m., Sunday 10 a.m. – 12 midnight.

Based on discussion and comments the City Manager changed the Friday starting time from 6 p.m. to 9 p.m., no changes to Saturday 10 a.m. – 2 a.m., or Sunday 10 a.m. – 12 midnight.

(b) Approve the Purchase of a Surf Ski for Use by the Ocean Rescue Competition Team

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to approve the purchase of a surf ski for the Ocean Rescue Competition Team as described in a memorandum from the Recreation and Parks Director dated March 26, 2013.

Mr. Forbes said this is for the Ocean Rescue Competition Team and they raised \$1,853 in donations on their own time. The cost is \$1,750 and they want to use the funds from the Ocean Rescue donations account.

Roll call vote: Ayes: Hartkemeyer, Hoffman, Taylor, Vogelsang, Wilson, Doherty, and Mayor Latham; motion carried unanimously.

(c) Approve the Purchase of a Replacement Greens Roller and Aerator Machine for the Golf Course

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to approve the purchase of a replacement greens roller and aerator machine for the golf course as described in a memorandum from the Recreation and & Parks Director, dated March 26, 2013.

Mr. Forbes stated that we have contracted out the aeration of the greens and it requires shutting down the course 2 to 3 times per year and costs \$3,000 each time. By purchasing our own aerator we can schedule this process without having to shut down the course and it will pay for

itself within 2 years.

Roll call vote: Ayes: Hoffman, Taylor, Vogelsang, Wilson, Doherty, Hartkemeyer and Mayor Latham; motion carried unanimously.

- (d) Authorize the Execution of Closing Documents to Finalize Purchase of Real Property (1304 North 6<sup>th</sup> Avenue, Jacksonville Beach)

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer to authorize the Mayor and City Manager to execute the closing documents for the City purchase of the real property described as Lot 1, Block 9, Pine Grove Unit Number 2 Subdivision (*1304 North 6<sup>th</sup> Avenue, Jacksonville Beach*). Authorize \$30,000 to clear, grade and grass two City-owned real properties, as explained in the memorandum from the Public Works Director dated March 24, 2013.

The City Manager said this property is in a low lying area and will be used for stormwater retention. After purchase, the City plans to clear the structures from this property and the adjacent properties recently purchased, grade and grass the properties. The cost will be \$30,000 and the work will be contracted out.

Roll call vote: Ayes: Taylor, Vogelsang, Wilson, Doherty, Hartkemeyer, Hoffman and Mayor Latham; motion carried unanimously.

## **RESOLUTIONS**

## **ORDINANCES**

- (a) Ordinance No. 2013-8025 – SECOND READING

Mayor Latham requested that Ordinance No. 2013-8025, be read by title; whereupon Ms. Pyatte read the following:

“AN ORDINANCE TO AMEND AN ORDINANCE ENACTING AND ESTABLISHING A COMPREHENSIVE LAND DEVELOPMENT REGULATION AND OFFICIAL ZONING MAP BY REPEALING SECTION 34-467 FLOOD HAZARD AREA IN ITS ENTIRETY AND BY ADOPTING A NEW SECTION 34-347 FLOODPLAIN MANAGEMENT REGULATIONS; ADOPTING FLOOD HAZARD MAPS, DESIGNATING A FLOODPLAIN ADMINISTRATOR, ADOPTING PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS, ADOPTING LOCAL ADMINISTRATIVE AMENDMENTS TO THE FLORIDA BUILDING CODE; PROVIDING FOR APPLICABILITY, REPEALER, AND SEVERABILITY CLAUSES; ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.”

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Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to adopt Ordinance No. 2013-8025, approving new Floodplain Management Regulations coordinated with the 2010 Florida Building Code, adopting local administrative amendments to the Florida Building Code, and adopting updated Flood Insurance Rate Map panels for the City of Jacksonville Beach, as described in a memo from William Mann, Senior Planner of Planning and Development, dated February 28, 2013.

Speakers:

- James Sorrell, 1410 Pinewood Road, Jacksonville Beach – questioned if this will affect resale value of properties?

Mr. Forbes explained the ordinance does not change any regulations applicable to development in the floodplain areas in the city; the regulations moved from our zoning code to the Building Code. There are some changes to the delineated flood hazard areas on the Flood Map. FEMA prepared and distributed [to all Duval County cities] new Flood Insurance Rate Map panels which replace our panels dated April 17, 1989. Mr. Forbes noted that if we don't adopt the new map and changes, our residents may not be able to participate in the FEMA Flood Insurance Program, which will negatively effect property values.

Roll call vote: Ayes – Vogelsang, Wilson, Doherty, Hartkemeyer, Hoffman, Taylor, and Mayor Latham; motion carried unanimously.

**ADJOURNMENT**

There being no further business coming before the Council, Mayor Latham adjourned the meeting at 8:40 p.m.

Submitted by: Nancy Pyatte  
Assistant City Clerk

Approval:

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William C. Latham, Mayor

Date: April 15, 2013

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

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

April 4, 2013

**MEMORANDUM**

**TO:** The Honorable Mayor and  
Members of the City Council

**FROM:** Nancy J. Pyatte, Assistant City Clerk

**SUBJECT:** *Appointments to the Planning Commission*

**ACTION REQUESTED:**

Appointment of one member to the Planning Commission and two alternates.

**BACKGROUND:**

On April 4, 2013 the City received a notice of resignation from Fred Jones, who has been a member on the Planning Commission since April 3, 2006. Mr. Jones has moved to Neptune Beach and he can no longer serve on this board.

Dave Dahl, currently serving on the Planning Commission as 1<sup>st</sup> Alternate, has expressed interest in being appointed as a regular member. Mr. Dahl has served on this board since February 17, 2003 to April 4, 2004 as a 2<sup>nd</sup> Alternate, then from April 5, 2004 to current as the 1<sup>st</sup> Alternate.

We have several applicants who were previously interviewed on February 11, 2013. From that group there were two applicants recommended for consideration by Council for appointment to the Planning Commission as an alternate – Georgette Dumont and Rick Knight. They both ranked this board as their first choice. On March 4, 2013 the Council appointed Georgette Dumont as the 2<sup>nd</sup> Alternate to the Planning Commission.

**RECOMMENDATION:**

1. Appoint Dave Dahl as a member (from 1<sup>st</sup> Alternate) to the Planning Commission to complete the unexpired term, which will expire on June 30, 2016.
2. Appoint Georgette Dumont as the 1<sup>st</sup> Alternate (from 2<sup>nd</sup> Alternate) to the Planning Commission to complete the unexpired term, which will expire on January 31, 2015.



3. Appoint Rick Knight as the 2<sup>nd</sup> Alternate to the Planning Commission to complete the unexpired term, which will expire on January 31, 2015.

Attachment

<[wtc34@comcast.net](mailto:wtc34@comcast.net)>, "[lmrd13@aol.com](mailto:lmrd13@aol.com)" <[lmrd13@aol.com](mailto:lmrd13@aol.com)>,  
"[sundog@clearwire.net](mailto:sundog@clearwire.net)" <[sundog@clearwire.net](mailto:sundog@clearwire.net)>

Bill and Fellow Planning Commissioners-

It is with great sadness, as a result of my relocation  $\frac{3}{4}$  of a mile to the north in Neptune Beach, that I must step down from my current position as Planning Commissioner for the City of Jacksonville Beach. I am grateful for the opportunity to have served in this capacity for almost 7 years. We have worked together as a great team and I know that you all will continue to bring the critical foresight and intelligent decision-making to matters related to planning and development. Be proud of what you do for the City and recognize that no matter if it's the approval of an outdoor seating permit or the complete rezoning and redevelopment of an underutilized parcel, such little victories add up to making our City a special place indeed.

Sincerely,  
Fred

**Frederick Jones, AICP**  
*Senior Planner/Project Manager*  
10748 Deerwood Park Blvd South  
Jacksonville, FL 32256-0597  
Phone: 904-256-2176 / Mobile: 904-307-7008  
[frederick.jones@rsandh.com](mailto:frederick.jones@rsandh.com)

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Please consider the environment before printing this e-mail.





**Application for Appointment to City Boards**

**Personal Information** (Please print or type)

Name: Richard S. Knight Home Phone: 249-4015  
 Home Address: 827 8th AVE N  
 E-Mail Address: RknightJaxBch@aol.com Cell Phone: 237-6684  
 Occupation: Project Coordinator Business Phone: 237-6684  
 Business Name: WW Gay Mech Cont. Inc  
 Business Address: 524 Stock Ton St. JAX FLA 32250

**Eligibility – Please Circle**

Are you a resident of the City?  Yes  No If yes, length of time: 16-17 YRS  
 Are you a registered voter?  Yes  No If yes, what County: DUVAL  
 Do you own property in the City?  Yes  No If yes, address: 827 8th AVE N.  
 Do you hold a public office?  Yes  No If yes, Office name: \_\_\_\_\_  
 Are you employed by the City?  Yes  No If yes, position: \_\_\_\_\_  
 Are you currently serving on a Board?  Yes  No If yes, Board Name: \_\_\_\_\_  
 Have you been convicted of a felony?  Yes  No If yes, provide date: \_\_\_\_\_  
 Have your civil rights been restored?  Yes  No If yes, provide date: \_\_\_\_\_

**Potential Conflict of Interest:** Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Jacksonville Beach? Yes  No

If yes, please provide details: \_\_\_\_\_

**City Boards** (Please indicate your preferences by ranking - denote your first choice with a "1", second choice with a "2", etc.)

<u>3</u> Board of Adjustment	<u>1</u> Planning Commission
<u>2</u> Community Redevelopment Agency	<u>4</u> Pension Trustee

Please list the type of City meetings you have attended: ALL But Pension

**Qualifications** (Briefly describe specific expertise, abilities, or qualifications) SERVED ON BOA, SERVED  
8yr city council, SERVED ON FMIT FOR FIA League  
of cities worked in the construction Industry 42yrs

Education: High School, some college, 5yr trade  
School, instructed 17yrs in trade school,  
numerous classes and seminars on communities  
and construction needs



## Application for Appointment to City Boards (cont.)

### State Reporting Requirements

Section 760.80, Florida Statutes, requires that the City annually submit a report to the Secretary of State disclosing race, gender, and physical disabilities of board members and elected officials. Please circle the appropriate responses.

<u>Race</u>	<u>Gender</u>	<u>Physically Disabled</u>
<input type="checkbox"/> African-American	<input checked="" type="checkbox"/> Caucasian	<input type="checkbox"/> Yes
<input type="checkbox"/> Asian/Pacific Islander	<input type="checkbox"/> Hispanic	<input checked="" type="checkbox"/> No
<input type="checkbox"/> American Indian/Alaskan Native	<input type="checkbox"/> Not Known	

Florida's Public Records Law, Chapter 119, Florida Statutes, states: "It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form 1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes.

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

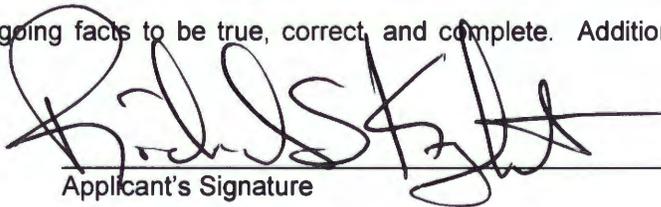
I understand that any false, incomplete, or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete, or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Council when vacancies occur and are effective for two years from date of completion.

By submitting this form, I declare the foregoing facts to be true, correct, and complete. Additionally I hereby authorize a criminal background check.

12/17/12  
Date

  
Applicant's Signature

Please do not write below - Staff use

Date application received: \_\_\_\_\_

Interviewed on: \_\_\_\_\_

Eligible for appointment **Yes**    **No**

If not eligible for appointment  
Explanation: \_\_\_\_\_

Appointed to: \_\_\_\_\_

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

Appointed to: \_\_\_\_\_

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

Appointed to: \_\_\_\_\_

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

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6268

Fax: 904.247.6276

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

**Memo To: Mayor and City Council**

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

**Subject: Downtown Parking Program**

**Date: April 5, 2013**

**Action Requested:**

Approve a fee of \$3.00 for the 2013 parking program and authorize \$10,000 in expenditures for this program.

**Background:**

At the April 1, 2013, City Council meeting the City Council reviewed the proposed parking validation program for parking downtown. The \$5.00 parking fee with a validation program that required the City to rebate \$5.00 to business owners when a customer spent \$20 or more at a merchants business was discussed in detail. The City Council also heard under public comments several concerns about the program from downtown business owners. As a result the City Council directed me to meet with the downtown businesses and receive their recommendations regarding the validation program.

I met with about 20 downtown business owners on Wednesday, April 3, 2013. I listened to the concerns of the downtown merchants. The vast majority were against any kind of paid parking. They appreciated the City's efforts to improve the downtown and believed that it now looks good and we are about to enter a period of positive business growth. One main concern was the paid parking program would inhibit this growth. However, they also **unanimously agreed** that should the City proceed with a paid parking program, they recommended the self-validation program with a parking fee of \$3.00 per vehicle. They also agreed that the later the parking program starts the more beneficial it is for their businesses, and suggested a start time on Saturday and Sunday of no earlier than 2 p.m.

The self-validation program is very simple and does not involve the City with any reimbursements. It means the City charges a parking fee of \$3.00 and the merchants may choose to voluntarily get together to offer rebates. It also means the City will still be required to purchase tickets whereby a customer receives a



dated receipt. The receipt can then be given to a participating business that validates the ticket, and rebates the price of the parking ticket or a portion thereof to the customer.

The **validation program can also be used to market the businesses** we have downtown and we can advertise that we now have a parking validation program. This should make our downtown merchants even more attractive to customers.

The \$3.00 parking fee will substantially reduce parking revenues to the City, as will any of the validation programs we have been discussing. Once this program is in place we can review automated parking systems whereby the City could charge by the hour and substantially improve the collection system. Such a system may or may not be cost effective but deserves a full investigation.

Based on the input from the business community I am recommending the \$3.00 parking fee and voluntary self-validation system discussed above. Because we will need to continue to purchase parking tickets and other materials for the validation program I am also recommending the authorization of \$10,000 for the parking validation system to be funded through General Fund unallocated and the budget will be modified through the year-end budget mod.

**Recommendation:**

Set the parking fee of \$3.00 for the 2013 downtown paid parking program and authorize the expenditure of \$10,000 from General Fund unanticipated as described in a memo from the City Manager dated April 5, 2013.

City of

Jacksonville Beach

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6268

Fax: 904.247.6276

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

**TO:** Mayor and City Council

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

**DATE:** April 1, 2013

**SUBJECT:** Submerged Land Lease for Beach Marine (Rose and Ken, Inc.)

**ACTION REQUESTED:**

Approve the attached submerged land lease for Beach Marine.

**BACKGROUND:**

In October of 1986, the City of Jacksonville Beach executed a submerged land lease with Beach Marine for a period of 20 years. The lease has been renewed several times and currently expires in September of 2013.

This lease is a submerged land lease for a parcel of land that is 634.8 feet long and 100 feet wide (see attached map). It is currently being used by Beach Marine for docks, boat rentals, and boat slips that they lease to the public.

In the past, the Taylor's have considered offers to sell the Marina property for a mixed use development. The City Council has stated they want this property to be used solely to benefit the general public through docks and boat slips leased to the general public and transient boaters. The proposed lease will protect the City's interest:

- The term of the lease is for ten years from the first day of October 2013 through the last day of September 2023.
- The rent for the land is stipulated by state law and based on a calculation per year using the State of Florida Land Management Department fees for submerged lands that increases annually on March 1<sup>st</sup> by the CPI. The current rental amount is \$7,116.12 annually, which is \$593.01 monthly. Should the State of Florida fees increase, the lease will increase accordingly.



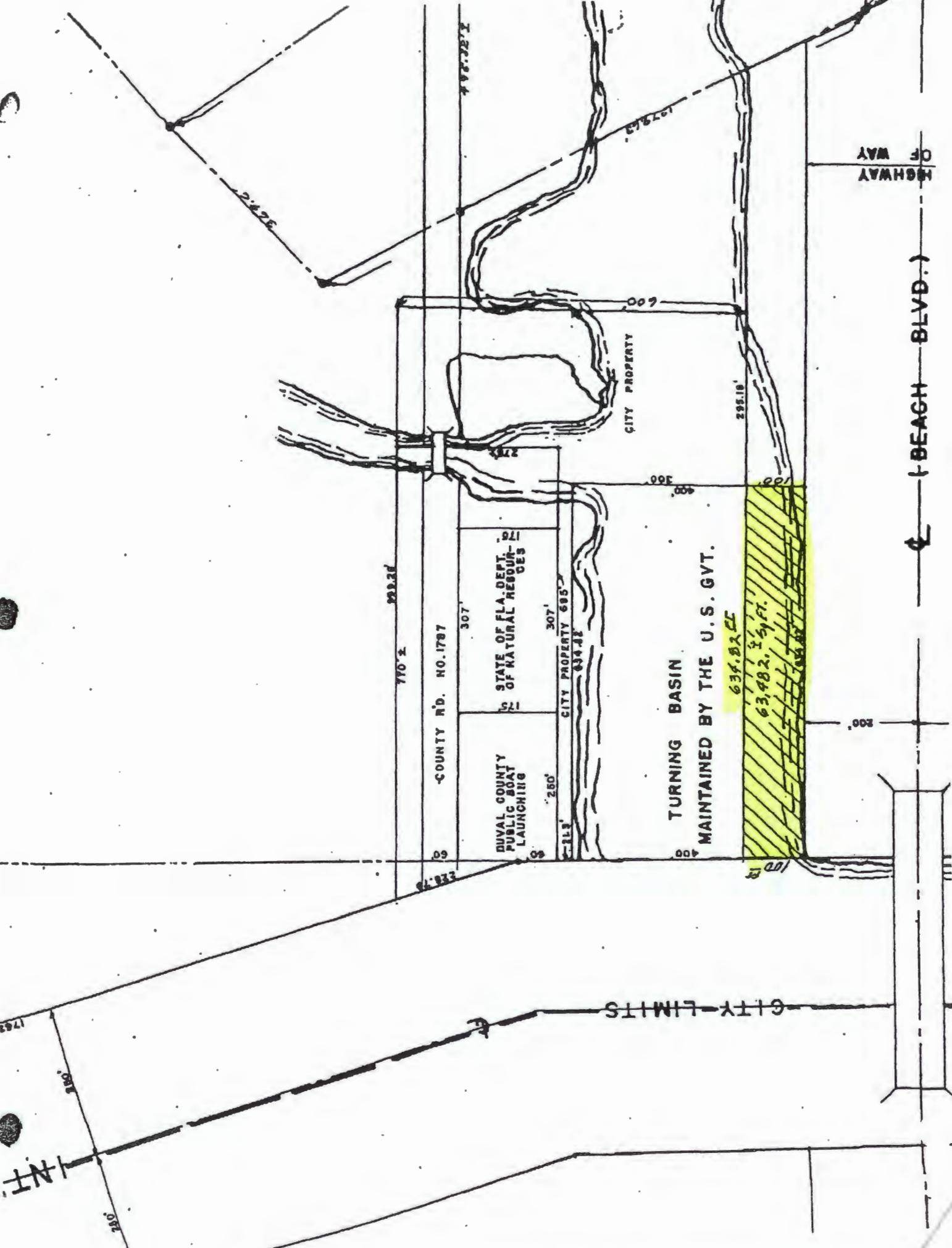
- The lessee must indemnify and hold harmless the City on account of any injury or damage. The lessee must maintain personal liability and property damage insurance, co-insuring the City as shown on Exhibit A.
- The leased premises must be used solely for the public purpose of launching, docking, storing, servicing, and repairing watercraft. Public purpose means providing services to the general public and transient boaters. The lease specifically prohibits this land to be used for private condominium development.
- The City has the right, at its sole discretion, upon the giving of 365 days notice in writing, to terminate the lease.
- The lease cannot be assigned without the City's permission.

**RECOMMENDATION:**

Approve the Mayor and City Manager to execute a ten year submerged land lease agreement between the City of Jacksonville Beach and Rose and Ken, Inc., in conformance with a memo written by the City Manager dated April 1, 2013, and titled "Submerged Land Lease for Beach Marine (Rose and Ken, Inc.)".

INT.

1743



**SUBMERGED LAND LEASE AGREEMENT  
BETWEEN THE CITY OF JACKSONVILLE BEACH AND ROSE AND KEN, INC.**

**THIS LEASE**, executed the \_\_\_ day of \_\_\_\_\_, 2013, by and between the **City of Jacksonville Beach**, a municipal corporation of the State of Florida hereinafter called the "City", and **Rose and Ken, Inc.**, a Florida Corporation, hereinafter called the "lessee".

**WITNESS**, that the City does hereby lease and demise to the lessee the following described property to-wit:

A part of Unsurveyed Section 32, Township 2 South, Range 29 East, Duval County, Florida more particularly described as follows: For a Point of Reference commence at the South-west corner of lands as described in Official Records Volume 1060, page 276, of the current public records of Duval County, Florida; thence run S. 89 27'20" W. along the Northerly right-of-way line of Beach Boulevard as now established as a 400 foot right-of-way, a distance of 634.8 feet; thence run N. 0 32'40" W., a distance of 100 feet; thence N. 89 27'20" E., a distance of 634.8 feet; thence run S. 0 32'40" W., a distance of 100 feet to the Point of Beginning.

**TO HAVE AND TO HOLD** the above described premises with the appurtenances thereunder belonging to the lessee for a term of ten (10) years beginning on the first day of October, 2013, and ending on the last day of September, 2023, the lessee continuously keeping and performing the following covenants and conditions.

**THE LESSEE HEREBY COVENANTS:**

1. That the lessee will pay to the City rent in the sum of Seven Thousand One Hundred Sixteen Dollars and Twelve Cents (\$7,116.12) per year for the said described lease in monthly installments, in advance, on the first day of each month for the lease term. The rent is figured by using the State of Florida Land Management Department fees for submerged Land Leases. Should the State of Florida fees increase, the lease shall increase accordingly.

2. That the City shall not be liable to any person whomsoever on account of injury to person or property because of the use or occupancy of the demised premises by the lessee. The lessee shall indemnify and hold harmless the City of account of any said injury or damage and to that end shall maintain adequate personal liability and property damage insurance, co-insuring the City against the aforesaid hazards as shown on Exhibit A.

3. The lessee shall, subject to the approval of the City, have the right to place improvements, structures, docks, wharves, floats, rafts or ramps upon the demised property and shall keep any such improvements so made by it in good condition of repair during the term of the lease. The City shall not unreasonably withhold its consent to the making of such improvements.

4. The said premises shall be used solely for public purposes of launching, docking, storing, servicing, and repairing watercraft of every description. As used in this agreement, "public purposes" shall mean providing services to the general public and transient boaters. This lease specifically prohibits this land to be used for private condominium development.

5. The lessee shall not assign all or any part of the demised premises without the prior written consent of the City. Acceptance of a sub-lease shall be at the sole discretion of the City.

6. The City shall have the right, at its sole discretion, upon the giving of 365 days notice in writing, to terminate this lease.

Upon the termination of the lease, any permanent improvements made by the lessee remaining on said property and not readily removable shall be and become the property of the City.

**THE CITY HEREBY COVENANTS:**

That so long as the lessee shall continuously keep and perform each and all of the covenants, conditions, stipulations and agreements hereinbefore set forth on the part of the lessee to be kept and performed, the lessee may quietly have, hold, use, occupy, possess and enjoy all and singular to above described premises.

**IN WITNESS WHEREOF** the City and lessee have caused these presents to be executed, each by its proper officials thereunto duly authorize the day and year first above written.

Signed, sealed and delivered  
In the presence of:

\_\_\_\_\_

\_\_\_\_\_

As to Lessee

**"LESSEE"**  
ROSE AND KEN, INC.

By: \_\_\_\_\_  
It's President

Attest: \_\_\_\_\_  
Its Secretary

**"CITY"**  
CITY OF JACKSONVILLE BEACH,  
A municipal Corporation

By: \_\_\_\_\_  
It's Mayor

By: \_\_\_\_\_  
It's City Manager

Attest: \_\_\_\_\_  
It's City Clerk

## Exhibit A

General Liability	\$1,000,000	bodily injury and property damage per occurrence
	\$2,000,000	bodily injury and property damage aggregate
Protection and Indemnity	\$1,000,000	per occurrence
Pollution Liability	\$ 1,000,000	per occurrence
Workers' Compensation in Florida statutory coverage and Employer's Liability (including appropriate Federal Acts)	\$100,000-each accident \$100,000-each employee \$500,000-policy limit for disease	

Insurance shall be written by an insurer holding a current certificate of authority pursuant to Chapter 624 of the Florida Statutes. Prior to utilizing the leased property, certificates of insurance, approved by the City, evidencing the maintenance of said insurance shall be furnished to the CITY's Project Manager. The certificates shall provide that no material alteration or cancellation, including expiration and non-renewal, shall be effective until fifteen (15) days after receipt of written notice by the City. **All coverages, except the Workers Compensation Policy, shall name the City as "additional insured".**

Receipt of certificates or other documents of insurance or policies or copies of policies by the City, or by any of its representatives, which indicate less coverage than required will not constitute a waiver of the successful proposer(s)' obligation to fulfill the insurance requirements herein.

### CERTIFICATES OF INSURANCE

Required insurance shall be documented in Certificates of Insurance which provide that the City shall be notified at least 30 days in advance of cancellation, nonrenewal or adverse change.

New Certificates of Insurance are to be provided to the City at least 15 days prior to coverage renewals.

If requested by the City, the Other Party shall furnish complete copies of the Other Party's insurance policies, forms and endorsements and an indication of the amount of claims payments or reserves chargeable to the aggregate amount of liability coverage.

City of  
Jacksonville Beach  
2508 South Beach  
Parkway  
Jacksonville Beach  
FL 32250

Phone: 904.247.6236

Fax: 904.247.6143

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

**FROM:** Gary Meadors  
Recreation & Parks Director

**DATE:** April 8, 2013

**SUBJECT:** Resolution #1910-2013 Establishing Rates & Fees for Huguenot  
Tennis Center

**ACTION REQUESTED:**

Adopt Resolution #1910-2013 establishing rates and fees for Huguenot Tennis Center.

**BACKGROUND:**

The City of Jacksonville Beach operates the Huguenot Tennis Center which consists of seven tennis courts, of which six are lighted for night play. The facility also includes a practice wall, clubhouse and restrooms.

We have reviewed the operation at Huguenot Tennis Center and recommend several new policies that will help close the gap between revenues and expenses. The proposed resolution will adjust the schedule of fees at the Tennis Center and change the contract of the tennis professional as described below:

1. Raise the membership fees by 3%. This fee change will generate approximately \$1,000 in additional revenue per year.
2. Teams and league players will be charged a roster fee for each team. The roster fee would charge players depending on number of teams they participate on. The roster fee would be \$200 for teams that field 5 doubles positions; \$150 for teams that field 4 doubles positions or 3 Doubles and 2 singles positions and \$100 for teams that field 3 doubles positions. This would allow teams to charge players according to the size of the roster. Team captains would be responsible for paying the fee. The Tennis Center staff would be prohibited from posting team schedule until fee was received. Based on the current number of teams (21) playing at the Tennis Center, the roster fee is expected to generate approximately \$ 4,000 in additional revenue per year.



3. A new contract for the tennis professional will include a charge of \$500 per month paid to the City of Jacksonville Beach for the professional's rental of the pro shop and commission on tennis lessons, and tennis courts fees. This charge will generate \$6,000 per year.

Fees	Current Rates	Increase	Tax	Total
Utility Single Membership	\$206.00	\$6.18	\$14.85	\$227.03
Single Membership	\$226.60	\$6.80	\$16.34	\$249.74
Senior Utility Membership	\$115.51	\$3.47	\$8.33	\$127.31
Senior Membership Non-Utility	\$125.13	\$3.75	\$9.02	\$137.90
Court Fee BES	\$3.27	\$0.47	\$0.26	\$4.00
Court Fee	\$4.21	\$0.46	\$0.33	\$5.00
Roster Fee (teams fielding 5 doubles positions)	-	-	-	\$200.00
Roster Fee (teams fielding 4 doubles positions or 3 doubles and 2 singles)	-	-	-	\$150.00
Roster Fee (teams fielding 3 doubles)	-	-	-	\$100.00
Court Fee BES Junior	\$0.93	\$0.00	\$0.07	\$1.00
Court Fee Junior	\$1.87	\$0.00	\$0.13	\$2.00

The FY2012 revenue from the Tennis Center was \$ 34,592; expenses were \$103,528. Budgeted revenue for the current year is \$28,714. With the additional revenue described above, the total revenue would be \$ 39,714. Budgeted expenses for 2013 are 97,430. If approved, these changes to the rates and fees will help to further reduce the cost of the Tennis Center to the General Fund by \$57,716.

**RECOMMENDATION:**

Adopt Resolution #1910-2013 establishing rates & fees for Huguenot Tennis Center as described in the memorandum from the Recreation & Parks Director dated April 8, 2013.

Introduced By: \_\_\_\_\_

Adopted: \_\_\_\_\_

**RESOLUTION NO. 1910-2013  
RESOLUTION OF THE CITY OF JACKSONVILLE BEACH, FLORIDA,**

**ESTABLISHING FEES, DEFINITIONS AND GUIDELINES FOR THE TENNIS COURTS**

**WHEREAS, it is desired to amend the fees for Tennis operation;**

**NOW, THEREFORE, BE IT RESOLVED, the following definitions and schedule of fees be adopted for the Huguenot Tennis Center.**

**A. SCHEDULE OF FEES**

Tennis	Current Rates	Increase	Tax	Total
Utility Single Membership	\$206.00	\$6.18	\$14.85	\$227.03
Single Membership	\$226.60	\$6.80	\$16.34	\$249.74
Senior Utility Membership	\$115.51	\$3.47	\$8.33	\$127.31
Senior Membership Non-Utility	\$125.13	\$3.75	\$9.02	\$137.90
Court Fee BES	\$3.27	\$0.47	\$0.26	\$4.00
Court Fee	\$4.21	\$0.46	\$0.33	\$5.00
Roster Fee (teams fielding 5 doubles positions)				\$200.00
Roster Fee (teams fielding 4 doubles or 3 doubles and 2 singles)				\$150.00
Roster Fee (teams fielding 3 doubles)				\$100.00
Court Fee BES Junior	\$0.93	\$0.00	\$0.07	\$1.00
Court Fee Junior	\$1.87	\$0.00	\$0.13	\$2.00

**B. DEFINITIONS:**

- MEMBERSHIP OR MEMBER:** A person who prepays their court fees either on a yearly basis or a quarterly basis.
- ANNUAL PASS:** Prepayment of membership fees in advance. Passes will be valid for one year from date of purchase. Certain restrictions may apply to the different categories offered.
- UTILITY CUSTOMER:** A person purchasing utilities from Beaches Energy Service.
- NON-RESIDENT:** A person living outside the corporate limits of the City of Jacksonville Beach.

5. **JUNIOR:** A person age 17 or under.

6. **SENIOR CITIZEN:** A person, age 65 or over.

7. **SINGLE MEMBERSHIP:** Defined as one person only.

8. **WAIVER OF FEES:**

1. The foregoing daily court fees may be waived for all USTA professionals upon presentation of proper identification. Visiting professionals will be permitted to bring up to three guests with the court fees waived.

2. The foregoing daily court fees will be waived for students who are designated as members of Junior/Senior high school tennis team during a practice or competitive match. This will be applicable during their interscholastic season on a space available basis only.

3. The foregoing daily court fees may be waived by the City Manager for youth clinics, and other types clinics or camps.

9. **RATE ADJUSTMENTS:** The rates in this Resolution will be effective on June 1, 2013.

The City Manager may adjust rates in the Resolution annually in an amount not to exceed the National Consumer Price Index. (CPI).

C. **GUIDELINES AND POLICIES:**

That the City Manager shall establish the guidelines and policies for the use of the tennis courts at Huguenot.

**BE IT FURTHER RESOLVED, that this Resolution will become effective immediately upon adoption.**

**AUTHENTICATED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.**

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

\_\_\_\_\_  
**Judy L. Bullock, CITY CLERK**

City of  
Jacksonville Beach  
City Hall  
11 North Third Street  
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FL 32250  
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## **MEMORANDUM**

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

**From:** Bill Mann, Senior Planner 

**Re:** Ordinance No. 2013-8026, rezoning the former George Moore Chevrolet dealership properties from *Commercial general: C-2* to *Planned Unit Development: PUD*.

**Date:** April 3, 2013

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### **ACTION REQUESTED:**

**Adoption of Ordinance No. 2013-8026, establishing a *Planned Unit Development: PUD* Zoning District within the City of Jacksonville Beach, Florida, as provided under Chapter 34 - Land Development Code of the Jacksonville Beach Code of Ordinances. (Applicant – Tribridge Residential, LLC)**

### **BACKGROUND:**

The applicant is under contract to purchase the five properties of the former *George Moore Chevrolet* dealership on the north side of Beach Boulevard at 7th and 8th Streets North, with the intention of developing a 176-unit rental apartment complex. Normally, multifamily residential uses require only conditional use approval for location in the city's *C-2* district. However, even though the exact square footage of the apartment buildings is not provided, it will exceed 50,000 s.f., so the applicant was instructed that *PUD* rezoning would be required in order to develop the residential use.

The proposed development encompasses a total of five separate parcels. Parcel A on the Preliminary PUD Site Plan is the largest parcel, at roughly 1.9 acres. It consists of the entire block bounded by Beach Boulevard, 1st Avenue North, and 7th and 8th Streets North. It would contain a three-story apartment structure with apartment units, parking garage, and an interior courtyard with swimming pool.



Parcel Parcels B, C, and E, at 0.9, 0.7, and 0.9 acres respectively, would each contain a three-story apartment building and surface parking. Parcel D, the smallest parcel at just under 0.2 acres, would contain the development's leasing office and amenity/recreation center.

The Land Development Code off-street parking requirement for the proposed development, at two spaces per unit, is 352 spaces. Data on the PUD site plan indicates the provision of a total of 358 off-street parking spaces provided, consisting of 108 surface spaces and 250 spaces in the parking garage on Parcel A. The applicant is also proposing to provide an additional 26 on-street parking spaces on 1st Avenue, adjacent to Parcels A, B, and D. If these on-street spaces are installed, they will exist as public parking spaces. The provision of these spaces is subject to Public Works approval and permitting, outside of this rezoning application, and does not affect the applicant's compliance with the overall off-street parking requirement.

Staff has reviewed the rezoning application materials and preliminary site plan against relevant Land Development Code and Comprehensive Plan requirements. The overall density of the proposed development is 176 units over 4.41 acres, or 39.9 units per acre. Multifamily residential use, up to 20 units per acre, is currently allowed by conditional use approval in the C-2 zoning district. Our recently adopted 2030 Comprehensive Plan actually encourages the development of higher density residential uses proximate to our major transportation corridors, and provides for a density increase up to 40 units per/acre for locations that lie within one block of established mass transit routes. All of the parcels of the proposed development lie within one block of the established bus routes of the Jacksonville Transportation Authority on Beach Boulevard. The overall density of 39.9 units per acre for the proposed development is consistent with that Comprehensive Plan provision.

Maximum building height for all structures within the proposed development is 35'. The applicant has provided an initial concept elevation for the south face of the largest apartment building, located on Parcel A. The building design will be consistent between the five parcels, to visually tie the overall development together, and will include pitched roofs, and both varying wall textures and architectural relief. Recreation and open space for the development will be provided through a combination of an Amenity/Leasing Center, the interior courtyard and pool on Parcel A, and the open lawn areas on Parcels E and C. Together, these areas exceed the minimum 20% requirement for PUDs.

The applicant was issued a Concurrency Reservation Certificate for the project on February 13, 2013, indicating that adequate public facilities, including roadway capacity, exist to serve the proposed 176 apartment units. It is proposed that the project be built in a single phase in 2013 and 2014.

The general setting of the area surrounding the proposed development is that of mixed residential, institutional and commercial uses. Across 9th Street to the west of Parcel E is a medical office. Adjacent to the north of Parcel E, across 1st Avenue, are residential uses and a fraternal organization meeting hall, with residential uses across the alley to the north of Parcel B. Facilities of *St. Paul's Catholic Church* lie north of Parcel C. To the south across Beach Boulevard are a variety of commercial uses including a gas station, a restaurant, a bowling alley and a vacant retail building. The proposed addition of multifamily residential use at this location would not be incompatible with this mix of uses. As stated previously, this location is served by mass transit. It is also within walking and biking distance to a grocery store, the beach, and the Wingate Park recreational facilities.

Given the current state of, and the former use of, the subject five parcels as an automotive dealership, the proposed development should actually enhance the value of its surrounding properties, and could serve to help expand the customer base of surrounding businesses.

The Jacksonville Beach Planning Commission conducted a required public hearing on March 25, 2013 to consider this application. The Planning Commission voted unanimously to recommend the approval of this rezoning by the City Council.

**RECOMMENDATION:**

Adopt Ordinance No. 2013-8026, establishing a Planned Unit Development: PUD Zoning District, to allow a 176-unit multifamily residential apartment community on the former *George Moore Chevrolet* dealership properties.



**SITE DATA: Five Buildings as follows**

<b>PARCEL A</b>	<b>79 units w/parking structure</b>	<b>TOTAL UNITS = 176</b>
<b>PARCEL B</b>	<b>40 units</b>	<b>PARKING = 365 spaces</b>
<b>PARCEL C</b>	<b>24 units</b>	<b>75% Lot Coverage</b>
<b>PARCEL D</b>	<b>Clubhouse</b>	<b>35' Maximum Bldg. Height</b>
<b>PARCEL E</b>	<b>33 Units</b>	<b>Rezone from C-2 to PUD</b>

Introduced by: \_\_\_\_\_  
1st Reading: April 15, 2013  
2nd Reading: \_\_\_\_\_

**ORDINANCE NO. 2013-8026**

**AN ORDINANCE ESTABLISHING A *PLANNED UNIT DEVELOPMENT: PUD* ZONING DISTRICT WITHIN THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS PROVIDED UNDER CHAPTER 34 - LAND DEVELOPMENT CODE, OF THE JACKSONVILLE BEACH CODE OF ORDINANCES.**

**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 more particularly described herein have applied to the City Council for rezoning of those lands from *Commercial general: C-2* to *Planned Unit Development: PUD*;

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

**SECTION 1.** 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:

**LEGAL DESCRIPTION**

Lots 12, 13, 14 and 15, Block 17; All of Block 18 together with a 12.00 foot alley closed by the City of Jacksonville Beach Ordinance No. 6142; Lots 1, 2, 3, 4, 5, 6, 7, and the East 25.00 feet of Lot 8, Block 19, Mundy Drive Terrace, according to the plat thereof recorded in Plat Book 15, Page 96 of the current public records of Duval County, Florida; together with Lots 7, 8, 9, 10, 11, and 12, Block 28, Atlantic Park, according to the plat thereof recorded in Plat Book 9, Page 15 of said current public records of Duval County, Florida.

Heretofore zoned as *Commercial general: C-2*, be and the same is hereby designated as *Planned Unit Development: PUD*, so that henceforth the same shall be classified and construed to be embraced within the meaning and subject of the general provisions of the Planned Unit Development: PUD zoning district as provided in Article VII 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 February 8, 2013, including PUD Written Description dated March 19, 2013, and Preliminary PUD Site Plan dated February 4, 2013, collectively attached hereto as Exhibit A, which have been submitted to the City of Jacksonville Beach Planning and Development Department are hereby adopted and incorporated as parts 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 PUD Rezoning application, PUD written description and preliminary PUD development plan, and in accordance with the following:

1. Permitted uses within the PUD shall be limited to those uses listed in Exhibit A, including a maximum of 176 multiple-family dwelling units, parking structure, leasing office, amenity/recreation center, and exercise/fitness facilities. Accessory uses and structures are also permitted within the PUD, subject to Land Development Code Article VIII, Division 2, Section 34-392(c) *Residential Accessory Uses* standards.
2. Parking – a minimum of two off-street (2) parking spaces per dwelling unit shall be provided, in accordance with Land Development Code Article VIII, Division 1 standards.
3. Maximum building height – Thirty-five (35) feet.
4. Open Space– A minimum twenty (20) percent open space shall be provided.
5. Signage – Except as provided in Exhibit A, signage within the PUD development shall conform to Land Development Code Article VIII, Division 4 standards.
6. Landscaping and tree protection– Landscaping within the PUD development shall conform to Land Development Code Article VIII, Division 3 standards, except that a maximum of fifteen (15) parking spaces may be provided in an uninterrupted row without a landscape break in Parcel C, and a maximum of twelve (12) parking spaces may be provided in an uninterrupted row without a landscape break in Parcel E.

**SECTION 2.** Except as provided herein, all other portions of the Jacksonville Beach Land Development Code and Zoning Atlas remain in effect and applicable to this Planned Unit Development: PUD district.

**SECTION 3.** 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 4.** This ordinance shall take effect upon its adoption.

**AUTHENTICATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013**

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William C. Latham, MAYOR

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Judy Bullock, CITY CLERK

## **EXHIBIT A**

### **Ordinance No. 2013 8026**

#### **Exhibit A Contents:**

- Application Rezoning/Text Amendment Form - 1 page
- Exhibit "A" Agent Authorization/Consent - 1 page
- Exhibit "B" PUD Written Description - 5 pages
- Exhibit "B-1" Preliminary PUD Development Plan - 1 page
- Exhibit "B-2" Conceptual Building Elevations - 1 page
- Exhibit "C" Legal Description - 1 page
- Exhibit "C-1" Property Survey (Existing Conditions) - 1 page
- Exhibit "C-2" Property Ownership Information - 9 pages



# REZONING/TEXT AMENDMENT APPLICATION

PC No. 5-13  
AS/400# 13-100036

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: George Moore Chevrolet, Inc.  
Mailing Address: See Exhibit "A"

Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Applicant Name: Tribridge Residential, LLC  
Mailing Address: 1575 Northside Dr., Bldg. 100, Ste. 200, Atlanta, GA 30318

Telephone: (404) 367-6549  
Fax: (678) 420-5349  
E-Mail: katherinem@tribridgeresidential.com

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

Agent Name: T.R. Hainline, Jr.  
Mailing Address: Rogers Towers, P.A.  
1301 Riverplace Blvd., Suite 1500, Jacksonville, FL 32207

Telephone: (904) 346-5531  
Fax: (904) 396-0663  
E-Mail: thainline@rtlaw.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: See Exhibit "B" 711 Beach Blvd

Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): See Exhibit "C" for Legal Description; see Exhibit "C-1" for survey; see Exhibit "C-2" for deeds, etc.

Current Zoning Classification: C-2 Future Land Use Map Designation: Commercial

### TEXT AMENDMENT DATA

Current Chapter, Article, Section, Paragraph Number: N/A

	REQUESTED INFORMATION		Attached?	
	Yes	No	Yes	No
1. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked; see Exhibit "D"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An 8½" x 11" vicinity map identifying the property proposed for amendment; see Exhibit "E"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked; see Exhibit "F"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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. see Exhibit "B"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Applicant Signature: [Signature] Date: 2/8/13

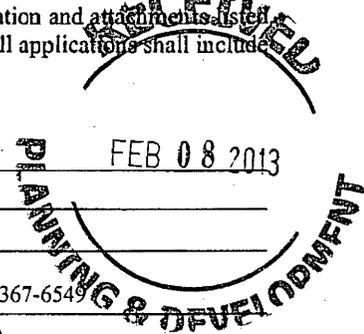


EXHIBIT "A"

Agent Authorization/Consent

Date: FEBRUARY 7, 2013

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

Re: Agent Authorization for the following site location:

Beach Boulevard at 7th/8th/9th Street

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. The owner hereby authorizes and empowers Rogers Towers, P.A., to act as agent to file application(s) for a PUD rezoning for the above referenced property and in connection with such authorization to file such applications, documents and other matters necessary for such requested change. Additionally, the owner consents to be subject to the conditions and standards of the development order for the development plan for the requested PUD zoning district.

GEORGE MOORE CHEVROLET, INC.

By: [Signature]
Its: PRESIDENT

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 7th day of February, by George H. Moore, who is personally known to me or has produced as identification.

[Signature]
(Notary Signature)



## **EXHIBIT "B"**

### **PUD Written Description**

**Dated: March 19, 2013**

## **BEACH BOULEVARD AT 7<sup>TH</sup>/8<sup>TH</sup>/9<sup>TH</sup> STREET PUD**

### **I. PROJECT DESCRIPTION**

This Planned Unit Development (PUD) proposes a redevelopment of the former automobile dealership use on the north side of Beach Boulevard at 7<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup> Streets North. The property consists of five (5) parcels: Parcel A, 82,427.15 sq. ft./1.89 acres located on the north side of Beach Boulevard between 7<sup>th</sup> and 8<sup>th</sup> Streets North at 711 Beach Boulevard (RE # 175466-0000 and 175470-0000); Parcel B, 37,506.61 sq. ft./0.86 acres located on the north side of 1<sup>st</sup> Avenue North (RE# 173812-0000); Parcel C, 27,517.53 sq. ft./0.63 acres located on the east side of 7<sup>th</sup> Street North at 629 Beach Boulevard (RE # 175465-0000); Parcel D, 7,363.60 sq. ft./0.17 acres located on the west side of 8<sup>th</sup> Street at 807 Beach Boulevard (RE # 175475-0000); and Parcel E, 37,493.46 sq. ft./0.86 acres located on the south side of 1<sup>st</sup> Avenue North (RE ## 175475-0000, 175474-0000, and 175473-0000)(collectively, the "Property"). The Property is within the Commercial land use category in the Comprehensive Plan and is zoned Commercial-2 (C-2). The Property was formerly used as an automobile dealership but has been vacant for several years. The use proposed on the Property is a multifamily residential development, including a parking garage, leasing office, clubhouse, recreation, and amenities. The development will include up to 176 residential units in up to five buildings (not including the parking garage).

Attached as Exhibit B-1 is a Preliminary Site Plan dated February 4, 2013, for the proposed redevelopment of the Property ("Site Plan").

Also attached as Exhibit B-2 are conceptual building elevations submitted to illustrate the architectural themes proposed by the applicant.

### **II. USES AND RESTRICTIONS**

#### **A. Multifamily Residential Permitted Uses (and, where specified, Uses Permissible by Exception)**

##### **1. Permitted Uses**

a. Multiple-family dwellings. Minimum units sizes are as follows:

i. One bedroom unit: 500 sq. ft.

ii. Two bedroom unit: 900 sq. ft.

iii. Three bedroom unit: 1,100 sq. ft.

b. Parking structure.

- c. Leasing office, amenity/recreation center, which may include a pool, clubhouse, fitness/exercise facility, and similar uses.
- d. Essential Services, including water, sewer, gas, telephone, radio, television and electric.

**2. Permitted Accessory Uses**

Utility sheds and workshops; gazebos, cabanas, and other similar structures; non-commercial television and radio antennas not exceeding a height of fifteen (15) feet above roof line; barbecue pits; vegetable gardens, non commercial greenhouses, and similar uses; any other use customarily accessory to multifamily use.

**3. Minimum Lot Requirements (Width and Area):**

As shown on the Site Plan.

**4. Maximum Lot Coverage (by all buildings and structures):**

Seventy-five percent (75%). Maximum lot coverage shall be applied cumulatively as to all Parcels, taking into consideration the entire PUD.

**5. Minimum Yard Requirements**

a. Parcel A

- i. Front—Twenty (20) feet.
- ii. Corner Side—Ten (10) feet.
- iii. Rear—Twenty (20) feet.

b. Parcel B

- i. Front—Twelve (12) feet.
- ii. Corner Side—Ten (10) feet.
- iii. Rear—Twelve (12) feet..

c. Parcel C

- i. Front—Ten (10) feet.
- ii. Side—Ten (10) feet.
- iii. Corner Side—Ten (10) feet.
- iv. Rear—Twenty (20) feet.

- d. Parcel D
  - i. Front— Ten (10) feet.
  - ii. Side—Ten (10) feet.
  - iii. Corner Side—Ten (10) feet.
  - iv. Rear—Twenty (20) feet.

- e. Parcel E
  - i. Front—Twenty (20) feet.
  - ii. Corner Side—Ten (10) feet.
  - iii. Rear—Twenty (20) feet.

6. **Maximum Height of Structures:** Thirty-five (35) feet.

7. **Gross Density**

Gross residential density shall not exceed forty (40) units per acre.

**B. Common Recreation and Usable Open Space:** Active recreation/amenities (including active recreational facilities such as an amenity/recreation center, pool, clubhouse, fitness/exercise facility, and similar uses) shall be provided as shown on the Site Plan. Such common recreation and usable open space comprises a minimum of twenty percent (20%) of the gross land area in the PUD, measured cumulatively as to all Parcels, and will comply with the standards in Section 34-348(j)(3)(h), Jacksonville Beach Ordinance Code.

**C. Access**

Access will be from Beach Boulevard, 1<sup>st</sup> Avenue North, 8<sup>th</sup> Street North, and 7<sup>th</sup> Street North. The final design of the access will be subject to the review and approval of the Planning and Development Department.

By separate applications, the applicant may seek the closure and abandonment by the City of certain alleys within the PUD.

**D. Adequate Public Facilities**

The applicant has received a concurrency certificate for the proposed development (CRC 13-100019), and is in compliance Chapter 34, Article X, Jacksonville Beach Code of Ordinances.

**E. Supplemental Standards**

Unless otherwise provided herein, the Supplemental Standards provided in Chapter 34, Article VIII, Division 2, Jacksonville Beach Code of Ordinances, shall apply.

## **F. Signage**

The purpose of these sign criteria standards is to establish a uniform and coordinated signage program that provides for directional communication for all development Parcels. All project identity and directional signs shall be architecturally compatible with each other and with the buildings represented. Signs may be located within front or side yards.

### **1. Identity Monument Signs**

Identity monument signs are permitted as follows: One internally or indirectly illuminated identity sign with two sides (or two single faced signs) will be permitted on Parcel A for the PUD and multifamily uses therein. This sign will be oriented to Beach Boulevard and will not exceed eight (8) feet in height and thirty-two (32) square feet in area (each side).

Additionally, an internally or indirectly illuminated identity sign with two sides (or two single faced signs) will be permitted on Parcels B, C, and E for the multifamily use on the respective Parcel. These signs will be oriented to a street on which the Parcel has frontage and will not exceed six (6) feet in height and twenty-four (24) square feet in area (each side). An internally or indirectly illuminated identity sign with two sides (or two single faced signs) will be permitted on Parcel D or E (at the access point to Parcel D) for the leasing office use on Parcel D. This sign will be oriented to Beach Boulevard and/or 8<sup>th</sup> Street and will not exceed six (6) feet in height and twenty-four (24) square feet in area (each side).

### **2. Other Signs**

Directional signs, internally or indirectly illuminated, indicating buildings, common areas, recreation areas, parking, driveways, and access points will be permitted on all Parcels. These signs may include the multifamily use logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such signs shall be a maximum of three (3) square feet per side and a maximum of three (3) feet in height.

Other signs as permitted pursuant to Chapter 34, Article VIII, Division 3, Jacksonville Beach Code of Ordinances, will be permitted in this PUD.

Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the Parcels, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on

the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Unless otherwise provided in this Section F, the provisions in Chapter 34, Article VIII, Division 3, Jacksonville Beach Code of Ordinances, shall apply.

**G. Landscaping**

Site clearing and landscape standards as provided in Chapter 34, Article VIII, Division 3, Jacksonville Beach Code of Ordinances, shall apply, with the following additional provision: landscape standards shall be applied within the PUD without regard to Parcel boundaries.

**H. Parking**

Parking will be provided at a ratio of two (2) spaces per residential unit, as shown on the Site Plan and Parking Tabulation key therein. For the proposed 176 residential units, 352 parking spaces are required. The applicant proposes a parking garage providing 250 parking spaces and 106 surface parking spaces. Additionally, the applicant proposes (and plans to seek the necessary approvals for) 26 on-street parking spaces.

Parking for disabled persons will be provided as required in Chapter 34, Article VIII, Division 1, Jacksonville Beach Code of Ordinances.

Parking standards shall be applied taking into consideration the entire redevelopment. For Parcels A, B, C, D, and E, required parking may be provided "on site" on another Parcel and may be shared with another Parcel, so long as Parcels A, B, C, D, and E in their entirety provide the required parking described above.

Unless otherwise provided in this Section H, the provisions in Chapter 34, Article VIII, Division 1, Jacksonville Beach Code of Ordinances, shall apply.

**I. Environmental Standards**

Stormwater shall be treated as described on Site Plan and will comply with the Environmental Standards provided in Chapter 34, Article VIII, Division 5, Jacksonville Beach Code of Ordinances.

**J. Development Schedule**

Currently, the applicant proposes to construct the proposed improvements in 2013-2014.

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

PRELIMINARY PUD SITE PLAN	THERRIDE RESIDENTIAL	Project No: 11313-0007 Date: 04/04/2013 Designer: RICHARD C. WICKER, P.E. Checker: RICHARD C. WICKER, P.E. Title: PUD SITE PLAN Date: FEBRUARY 4, 2013 Scale: 1" = 40' Sheet: 1 of 1
------------------------------	----------------------	---

11313-0007 Beach Boulevard MFD(11313-0007) SITE.DWG  
 Printed By: loren  
 Picked: Apr 04, 2013, 12:46pm

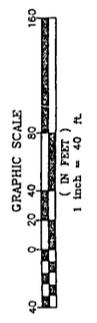
**CONNELLY & WICKER Inc.**  
 Planning • Engineering • Landscape Architecture  
 10060 Summer Lake Drive, Suite 500 Jacksonville, Florida 32246  
 (904) 306-1234 www.cwinc.com L.A. Number: LC2600311  
 L.A. Number: 3650

UNIT TYPE	# UNITS	800 sq. ft. PARKING	REQUIRED PARKING	EXISTING PARKING	PROPOSED PARKING
IMPERVIOUS	668				
PAVEMENT & SWK	34,179 S.F.				
BUILDINGS	88,122 S.F.				
TOTAL	17,251 S.F. (2.92 Ac.)		2,100	354	384
TOTAL SITE AREA: 4.41 Ac.					
ZONING: C-2/PUD					

**CALL BEFORE YOU DIG**  
800-432-4770

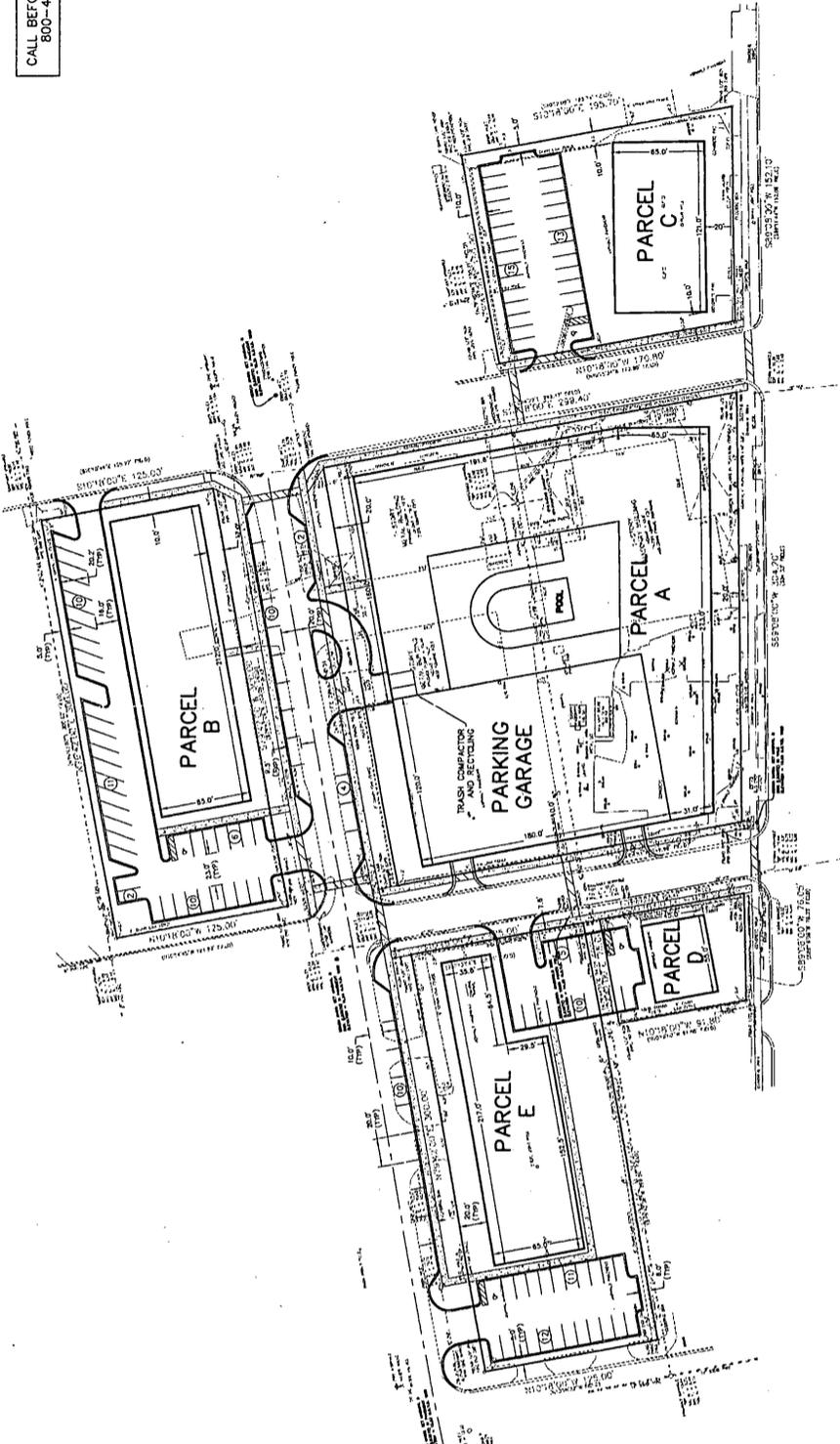
**PARKING TABULATION**

UNIT TYPE	# UNITS	800 sq. ft. PARKING	REQUIRED PARKING	EXISTING PARKING	PROPOSED PARKING
IMPERVIOUS	668				
PAVEMENT & SWK	34,179 S.F.				
BUILDINGS	88,122 S.F.				
TOTAL	17,251 S.F. (2.92 Ac.)		2,100	354	384
TOTAL SITE AREA: 4.41 Ac.					
ZONING: C-2/PUD					



**STORMWATER MANAGEMENT**

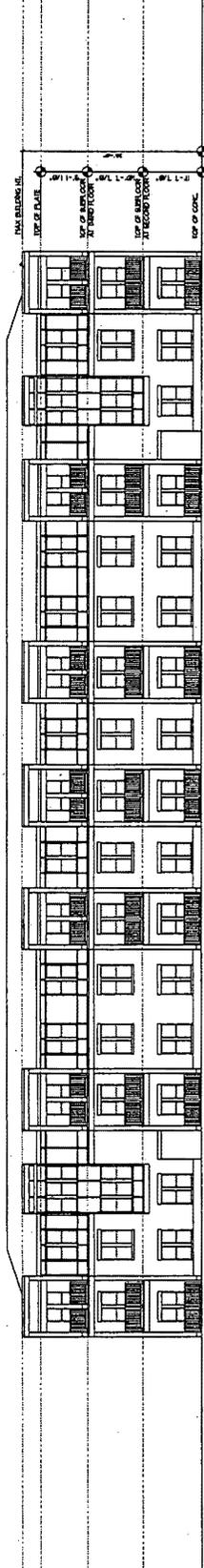
THE STORMWATER WILL BE COLLECTED ON-SITE VIA A NETWORK OF INLETS AND STORMWATER PIPES. THIS NETWORK WILL THEN ROUTE THE VARIOUS LOADINGS ON-SITE FOR TREATMENT OF THE STORMWATER. EACH INLET WILL BE DESIGNED TO BE SELF-CLEANING AND WILL BE LOCATED TO THE NEAREST EXISTING INLET WITH SUFFICIENT HEAD FOR GRAVITY FLOW WITHIN THE ADJACENT RIGHT-OF-WAY OF OTHER BEACH STREET NORTH, ON NINTH STREET NORTH. THE EXISTING DRAINAGE PATTERNS WILL BE FOLLOWED TO THE SAME DRAINAGE PATTERNS AS BEST AS POSSIBLE TO DISBURSE THE PRE-DEVELOPED FLOWS TO THE NEAREST EXISTING INLET WITH SUFFICIENT HEAD FOR GRAVITY FLOW. ANY CONNECTION MADE TO THE INLETS WITHIN THE BEACH RIGHT-OF-WAY WILL MEET THE NECESSARY FOOT COUNTERS.



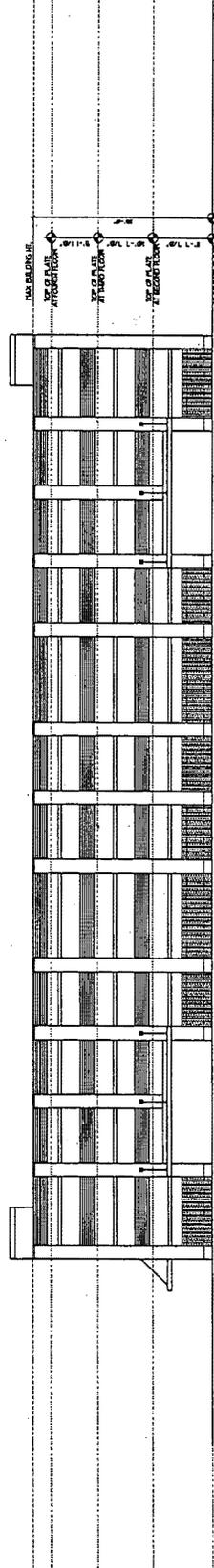
# EXHIBIT "B-2"



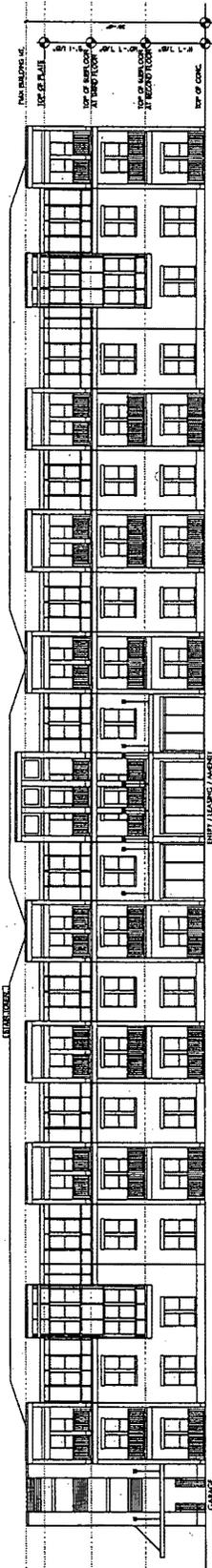
Inbridge Residential



3 Parcel B, South Elevation / Fth Avenue North  
Scale: 3/32" = 1'-0"



2 Parcel A, Garage, West Elevation / Eighth Street North  
Scale: 3/32" = 1'-0"



1 Parcel A, South Elevation / Beach Blvd  
Scale: 3/32" = 1'-0"

Beach Blvd Development

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February 4, 2013

1726

## **Exhibit "C"**

### **Legal Description**

Lots 12, 13, 14 and 15, Block 17; all of Block 18 together with a 12.00 foot alley closed by City of Jacksonville Beach Ordinance No. 6142; Lots 1, 2, 3, 4, 5, 6, 7 and the east 25.00 feet of Lot 8, Block 19, Mundy Drive Terrace, according to the plat thereof recorded in Plat Book 15, Page 96; together with Lots 7, 8, 9, 10, 11 and 12, Block 28, Atlantic Park, according to the plat thereof recorded in Plat Book 9, Page 15, all of the Current Public Records of Duval County, Florida.



RECORD AND RETURN TO:  
This instrument prepared by:

Robert V. Duss, Esquire  
Taylor, Stewart, Houston & Duss, P.A.  
1050 Riverside Avenue  
Jacksonville, Florida 32204

Doc# 2004365987  
Book: 12151  
Pages: 1434 - 1435  
Filed & Recorded  
11/18/2004 01:50:06 PM  
JIM FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
RECORDING \$ 9.00  
TRUST FUND \$ 1.50  
DEED DOC STAMP \$ 3,150.00  
REC ADDITIONAL \$ 8.00

WARRANTY DEED

THIS DEED, made this 15 day of NOVEMBER, 2004, by VINCENT F. DeSALVO, JR. And MARY S. DeSALVO, husband and wife, (hereinafter called "GRANTOR"), to GEORGE MOORE CHEVROLET, INC., a Florida corporation (hereinafter called "GRANTEE"), whose post office address is 711 Beach Blvd., Jacksonville Beach, FL 32250.

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns).

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, all that certain land situate in the County of Duval, State of Florida, described as follows:

18.50  
3150

Lots 1, 2, 7 and the East 25 feet of Lot 8, Block 19, MUNDY DRIVE TERRACE, according to plat thereof as recorded in Plat Book 15, page 96, of the current public records of Duval County, Florida.

REAL ESTATE TAX NO. 175475-0000

SUBJECT TO:

1. Ad valorem taxes for the year 2004 and all subsequent years.
2. Covenants, Restrictions and Easements of record.

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

AND GRANTOR hereby covenants with said GRANTEE that they hereby fully warrant the title to said land being conveyed hereunder and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set their hands and seals the day and year first above written.

Signed and Sealed in Our Presence:

Robert V. Duss  
Print: Robert V. Duss

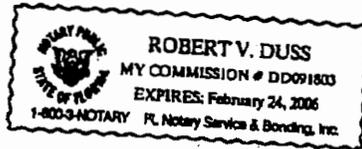
Vincent F. DeSalvo, Jr.  
VINCENT F. DeSALVO, JR.

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13 day of ~~NOVEMBER~~ NOVEMBER 2004,  
by **VINCENT F. DeSALVO, JR. And MARY S. DeSALVO, husband and wife.**

*Robert V. Duss*  
(Print) ROBERT V. DUSS  
Notary Public, State of Florida  
My Commission Expires:

They: (please check appropriate statement)  
 are personally known to me  
 have produced identification (specify type)  
\_\_\_\_\_



THIS INSTRUMENT PREPARED BY:  
 John S. Duss, IV  
 Ford, Jeter, Bowlus, Duss, Morgan, Kenney & Safer,  
 P.A.  
 10110 Sun Jose Blvd.  
 Jacksonville, Florida 32257

RECORD AND RETURN TO:  
 Ford, Jeter, Bowlus, Duss, Morgan, Kenney & Safer,  
 P.A.  
 10110 Sun Jose Blvd.  
 Jacksonville, Florida 32257

DE PARCEL ID #: 175470-0000  
 BUYER'S TIN: 59-2617998

Book 10590 Page 1459

Doc# 2002209779  
 Book: 10590  
 Pages: 1459 - 1460  
 Filed & Recorded  
 07/26/2002 03:16:41 PM  
 JIA FULLER  
 CLERK CIRCUIT COURT  
 DUVAL COUNTY  
 TRUST FUND \$ 1.50  
 DEED DOC STAMP \$ 1,845.90  
 RECORDING \$ 9.00

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, with power of sale under will, is made this 23<sup>rd</sup> day of July, 2002, by Jack D. Austin, as Personal Representative of The Estate of Mary Ella Phillips, c/k/a Mary E. Austin, Deceased hereinafter called Grantor, and whose address is 9633 Beauclerc Terrace, Jacksonville, Florida 32257 to George Moore Chevrolet, Inc., a Florida corporation, hereinafter called Grantee and whose address is 711 Beach Blvd., Jacksonville Beach, Florida 32250.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

#### WITNESSETH:

THAT the Grantor, pursuant to the power of sale contained in the duly probated Last Will and Testament of the above named decedent, and in consideration of the sum of Ten and NO/100 Dollars and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee the following described land situate, lying and being in Duval County, Florida, to wit:

Lots 11, 12 and 13, Block 18, MUNDY DRIVE TERRACE, according to plat thereof recorded in Plat Book 15, page 96, of the current public records of Duval County, Florida, together with that portion of the Southerly 1/2 of closed alleyway lying Westerly of the Northerly prolongation of the Easterly lot line of said Lot 11.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

SUBJECT TO taxes accruing subsequent to December 31, 2001.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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

AND Grantor hereby covenants to and with said Grantee that Grantor is the duly appointed, qualified and acting Personal Representative as aforesaid, and in all things preliminary to and in and about the sale and conveyance of the property described herein, the orders of the above named court, and the laws of the State of Florida have been followed and complied with in all respects, and that the undersigned Grantor has the full power and authority to execute this deed for the uses and purposes herein expressed; and that said land is free of all encumbrances.

Book 10590 Page 1460

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature [Signature]  
JOHN S. DUSS, IV

Witness Printed Signature

Witness Signature [Signature]  
ELIOT J SAFER  
Witness Printed Signature

[Signature]  
Jack D. Austin, as Personal Representative of the Estate of Mary Ella Phillips f/k/a Mary E. Austin, Deceased

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of July, 2002, by Jack D. Austin, as Personal Representative of The Estate of Mary Ella Phillips f/k/a Mary E. Austin, Deceased. He is personally known to me or produced \_\_\_\_\_ as identification.

Notary Public, State and County Aforesaid

Notary Signature [Signature]

(Title or Rank)

Notary Printed Signature

(Serial No., if any)



Eliot J. Sater  
MY COMMISSION # 00607096 EXPIRES  
April 28, 2005  
BORNHOLD TRUSTEY FARM INSURANCE, INC.

Bk: 9301  
Pg: 859 - 860  
Doc# 99129413  
Filed & Recorded  
05/25/99  
10:02:19 A.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 10.50  
DEED \$1,050.00

Prepared by:  
Buschman, Ahern, Persons & Bankston  
2215 South Third Street, Suite 101  
Jacksonville Beach, Florida 32250  
File #99-249

Record & Return to:  
George Moore  
711 Beach Blvd.  
Jacksonville Beach, FL 32250

Book 9301 Pg 859

WARRANTY DEED

THIS WARRANTY DEED is made and executed this 11th day of May, 1999, by BEACHES INTERNAL MEDICINE, LLC, a Florida limited liability company, whose address is 905 Beach Blvd., Jacksonville Beach, Florida, 32250, the "Grantor", to GEORGE MOORE CHEVROLET, INC., a Florida corporation, whose address is 711 Beach Blvd., Jacksonville Beach, Florida 32250, the "Grantee". Wherever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and their heirs, legal representatives, successors and assigns.

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all of that certain land situated in Duval County, Florida, described as:

Lots 3, 4, 5, and 6, Block 19, MUNDY DRIVE TERRACE, according to the plat thereof recorded in Plat Book 15, page 96, of the current public records of Duval County, Florida.

Parcel#: 175474-0000  
175473-0000

This conveyance is subject to covenants, restrictions and easements of record, reference to which shall not operate to reimpose same and real estate taxes and assessments for the year 1998 and subsequent years.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold the same in fee simple forever.

The Grantor hereby covenants with the Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said lands and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as to those matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused these presents to

10.50

(2)

10.50.00



3pg  
100 15.00  
ds 9450.00

Prepared by and Return to:

Thomas C. Rauch, Esq.  
Kemp, Klein, Umphrey & Endeiman, P.C.  
201 West Big Beaver Road, Suite 600  
Troy, Michigan 48099-4300

Bk: 8677  
Pg: 1901 - 1903  
Doc# 97161807  
Filed & Recorded  
07/21/97  
04:15:15 P.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 15.00  
DEED \$9,450.00

Book 8677 PB 1901

WARRANTY DEED

THIS WARRANTY DEED, made this 2<sup>nd</sup> day of July, 1997, by SCM REALTY III, INC., a Florida corporation, whose address is 5757 Lake Worth Road, P.O. Box 9500, Lake Worth, Florida 33466-9500, hereinafter call the "Grantor," to GEORGE MOORE CHEVROLET, INC., a Florida corporation, whose address is 711 Beach Boulevard, Jacksonville Beach, Florida, and whose Federal Identification Number is 59-2617998, hereinafter called the "Grantee":

*(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)*

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), the receipt and sufficiency of which are hereby acknowledged, does grant, a lien, remise, release, convey and confirm unto Grantee, its heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, and being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO real estate taxes subsequent to December 31, 1996.

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

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

AND the Grantor hereby convenience with Grantee and binds itself, its successors and assigns unto Grantee, its successors and assigns, that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same unto grantee, its successors and assigns, against the lawful claims of all persons whomsoever, except as to those matters set forth above.

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EXHIBIT "A"

LEGAL DESCRIPTION

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Lots 12, 13, 14 and 15, Block 17, MUNDY DRIVE TERRACE; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 18, MUNDY DRIVE TERRACE, as recorded in Plat Book 15, Page 96 of the current public records of Duval County, Florida; and also Lots 7, 8, 9, 10, 11, and 12, Block 28, ATLANTIC PARK, as recorded in Plat Book 9, Page 15 of the current public records of Duval County, Florida; together with the east half of the alley and the north 1/2 of the west 1/2 of the alley lying within Block 1 of the aforementioned MUNDY DRIVE TERRACE.

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IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto authorized, the day and year first above written.

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Signed, sealed and delivered corporation in the presence of:

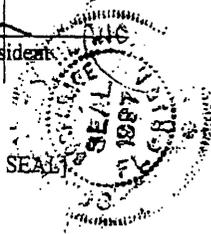
SCM REALTY III, INC., a Florida

Gloria J. Pelletier  
Print name: Gloria J. PELLETIER

By: [Signature]  
Stephen C. Moore, President

[Signature]  
Print name: KENNETH W. HUNTS

[CORPORATE SEAL]



STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of July, 1997, by Stephen C. Moore, President of SCM Realty III, Inc., a Florida corporation, on behalf of the Corporation, who is personally known to me.

[Signature]  
Print name: DIANE C. CROZIER  
Notary Public, State and County aforesaid

Commission No.:

My commission expires:

