



# 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, August 18, 2014, 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:**

- City Council Budget Tour held August 1, 2014
- City Council Budget Workshop held August 4, 2014
- Regular City Council Meeting held August 4, 2014
- City Council Workshop held August 4, 2014
- City Council Budget Workshop held August 5, 2014

2.    **ANNOUNCEMENTS:**

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

4.    **MAYOR AND CITY COUNCIL:**

5.    **CITY CLERK:**

6.    **CITY MANAGER:**

- (a) Monthly Finance Reports – Month of July 2014
- (b) Approve Security Improvements at the Carver Center
- (c) Approve the Replacement of a Rotary Mower for Grounds Maintenance
- (d) Approve the Addition of \$25,000 to Pay for Additional Hours for Ocean Rescue Beach Patrol

Memorandum, Mayor and City Council  
City Council Agenda for August 18, 2014

- (e) Approve the Use of Donations to Pay for Improvements to the Dog Park
- (f) Approve the Replacement of Emergency Generators for City Hall and the Police Department

7. **RESOLUTIONS:**

8. **ORDINANCES:**

(a) **ORDINANCE NO. 2014-8059 – Second Reading**

“AN ORDINANCE AMENDING CHAPTER III, “ELECTIONS”, SECTION 16. “REGULATION OF ELECTIONS”, OF THE CHARTER OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, TO DELEGATE CANVASSING DUTIES IN CITY ELECTIONS TO THE DUVAL COUNTY CANVASSING BOARD FOR THE PURPOSE OF PROVIDING CONSISTENCY WITH STATE ELECTION LAWS; PROVIDING FOR A REFERENDUM QUESTION; PROVIDING FOR AN ELECTION DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES OR SEGMENTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.”

(b) **ORDINANCE NO. 2014-8058 – First Reading – (PUBLIC HEARING)**

“AN ORDINANCE ESTABLISHING A *REDEVELOPMENT DISTRICT: RD ZONING DISTRICT* WITHIN THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS PROVIDED UNDER CHAPTER 34 OF THE CODE OF ORDINANCES OF SAID CITY.”  
(602 North 1<sup>st</sup> Street, *Mango’s bar*)

Respectfully submitted,

/s/George D. Forbes  
CITY MANAGER

GDF: jlb  
08/14/14

*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) 247-6250, ext. 10, no later than 12:00 PM, Friday, August 15, 2014.*

**City of Jacksonville Beach**  
**Minutes of Fiscal Year 2015 Council Budget Tour**  
**Friday, August 1, 2014 – 1:30 PM**

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The Council Budget Tour began at 1:34 p.m. in the Council Chambers.

City Council members in attendance:

Mayor Charlie Latham

Keith Doherty\*  
Steve Hartkemeyer  
Christine Hoffman

Tom Taylor  
Phil Vogelsang\*  
Jeanell Wilson

\*Councilmembers Vogelsang and Doherty did not attend the field (bus) portion of the tour.

## **Fiscal Year 2015 Council Budget Tour**

### **Budget Overview**

City Manager George Forbes presented an overview of the proposed Fiscal Year 2015 budget. (Copy of PowerPoint presentation attached)

### **Finance & Information Systems Projects**

Glenda Wagner reviewed several customer service initiatives. Ms. Wagner announced that Beaches Energy Services received national recognition from the American Public Power Association, receiving the Community Service Award.

Ashlie Gossett presented an overview of current projects. Kent Haines reviewed current IT projects and provided an overview of upcoming projects, including a program to automate the agenda process. Councilmember Phil Vogelsang asked if the program would be able to video record council meetings to put on the website. Mr. Forbes stated it was possible.

### **Firehouse Subs Grant for Purchase of 2 Monitor/Defibrillators**

Fire Marshal Steve Sciotto stated that the fire department was awarded a Firehouse Subs grant to purchase two refurbished Zoll E-Series Monitor/Defibrillators at a cost of approximately \$16,000. The grant ensures all the Advance Life Support units in service will have the tools to help save the life of someone with cardiac problems.

Fire Marshal Sciotto advised that Duval County has requested to transfer ownership of a decontamination trailer and satellite system to the city. The City Manager stated that he would execute the documents accepting ownership. The fire department will use money from donations to purchase new mattresses for the beds the firefighters use.

The remainder of the budget tour was conducted by visiting various sites throughout the city. Councilmembers Vogelsang and Doherty left the workshop at this time and did not attend the bus

tour. Citizens attending the bus tour included Bruce Thomason, Lee Buck, Lloyd Hyatt, Lance Folsom, Georgette Dumont, and Kelsey Schurer (Kelsey is a reporter with the Beaches Leader).

### **2<sup>nd</sup> Street North Parking Lot**

Planning & Development Director Steve Lindorff stated that a new parking lot at 2<sup>nd</sup> Street North will be built on Community Redevelopment Agency owned land and will provide an additional 90 parking spaces, as well as 8 new on street parking spaces. Included in the project is the construction of a storage building for Downtown CAPE equipment.

Councilmember Chris Hoffman asked if additional bike racks and spaces for two low speed vehicles could be included. Mr. Lindorff stated it is possible.

### **Lift Station #7**

Public Works Director Ty Edwards shared a draft copy of a proposed Grease Interceptor Rebate Policy. Mr. Edwards stated the purpose of the program is to promote installation of grease interceptors outside of the building of existing qualified food service facilities. This will minimize adverse impacts on the city's sanitary sewer system. Mr. Forbes stated that this program is only for businesses with existing grease traps that the city is asking to upgrade.

Mr. Edwards reviewed the city's plans for improvements to Lift Station #7. The bid has been awarded for this project. Mr. Edwards stated that it was recently discovered that Beaches Energy Services had a piece of property that was previously used as a substation that was now available near the current site of Lift Station #7. The planned improvements have been put on hold pending determining the feasibility of relocating Lift Station #7 to the vacant site. The site relocation may also allow for the elimination of Lift Stations #8 & #20.

### **Skateboard Park**

Parks & Recreation Director Gary Meadors and Mr. Forbes reviewed the site of a possible skateboard park. Mr. Meadors stated that skateboarders would be able to utilize the park for street style skateboarding, including ramps, edges and rails. Mr. Forbes stated that the site is located in an area already containing recreational activity. No parking would be provided for the site. Councilmember Jeanell Wilson asked what the cost would be. Mr. Forbes said it first needed to be determined if the Council wanted to pursue a skateboard park. If so, design and cost options would be requested. Councilmember Wilson asked about the city's liability. Mr. Forbes said Atlantic Beach and Jacksonville have more advanced parks and he believed the liability would be manageable.

### **Penman Road and 15<sup>th</sup> Avenue North**

Mr. Edwards stated that the city is reviewing the intersection of Penman Road and 15<sup>th</sup> Avenue North to improve safety. This plan involves the city placing curbing along the road and will reduce the width of the driveways at Terry's Country Store, and modifications to other driveways at or near the intersection.

### **Operations & Maintenance Facility Remodel**

Tour attendees visited the lobby of the Operations & Maintenance building. Ty Edwards introduced new Construction Project Manager Dennis Dupries. Mr. Edwards reviewed the planned improvements to the lobby area. The plan involves relocating the Purchasing Division to the first floor and moving the Public Works engineering staff to the second floor. Candidate Lloyd Hyatt asked what the cost would be. Mr. Edwards estimated \$12,000.

### **Radio System Upgrade**

Tour attendees visited the Dispatch Center located in the Police building. Police Chief Patrick Dooley explained the necessity to upgrade the 800 MHz Motorola Radio System. Chief Dooley explained that the radios will be losing support from Motorola. Plans have also been made in the Capital Improvement Plan over the next four years to replace the three consoles in the Dispatch Center. Councilmember Wilson asked if seizure funds could be used. Chief Dooley replied it is possible. Mr. Forbes stated that seizure funds are used for community programs and would not be enough to fund this purchase. He stated he would set aside funds in the year end budget mod for the next four years to purchase the equipment.

### **South Beach Redevelopment Projects**

Mr. Edwards advised that a change order is being executed to add about 11 parallel parking spaces in front of Seabreeze Elementary School. Also, he pointed out the change order included several improvements in the Seabreeze area that are outside of the redevelopment district and will be paid for with existing road maintenance funds. Mr. Edwards reviewed various infrastructure improvements underway or planned in the South Beach Redevelopment area.

### **Water Plant #2 Storage and Utility Building and Boom Arm Mower Replacement**

Tour attendees toured the maintenance and storage facility currently under construction at Water Plant #2. A Boom Arm Mower that is in the budget was also displayed.

### **Improvements in the Ocean Terrace Area**

Mr. Lindorff reviewed planned improvements to South Beach Parkway. He stated the Community Redevelopment Agency has reached a tentative agreement with the property owner at the southwest corner of South Beach Parkway and Jacksonville Drive. Acquisition of the property will facilitate the improvement in traffic safety providing a dedicated right turn lane onto the Sanctuary Parkway onramp to J. Turner Butler Boulevard.

Councilmember Wilson asked if the traffic light was going to stay at its current location. Mr. Lindorff replied yes. Ms. Wilson asked if there would be a right turn only at the exit of the shopping center. Mr. Lindorff advised they are looking into it. Mr. Thomason asked if there would be another traffic study after the improvements are complete. Mr. Lindorff stated there were no plans for another traffic study since the new developments underway were included in the traffic study.

Tour attendees went by the site of Trader Joe's.

Ty Edwards explained where two 72” stormwater lines run under the shopping center, but that there are no manholes for access to clean out the lines. The Redevelopment District will be funding a project to place manholes in the parking lot. The access manholes are included in the design underway for Median Landscape Improvements on South Beach Parkway and Jacksonville Drive.

### **Property Purchases at 16<sup>th</sup> Avenue South and 6<sup>th</sup> Street**

Mr. Edwards explained that this low lying, naturally wet area consists of six private lots. Several years ago, Council approved staff to proceed in purchasing the lots. So far, the city has purchased three lots and now has agreement on the price for the fourth lot.

### **Downtown Redevelopment Projects and A1A Water Main Improvements**

Mr. Edwards reviewed the Downtown Redevelopment Infrastructure Improvements. Councilmember Steve Hartkemeyer asked if the city planned to expand the 12<sup>th</sup> Avenue South Stormwater Basin. Mr. Edwards replied the basin would be improved within the existing footprint. Mr. Hyatt asked if the city would maintain the existing outfalls to the ocean. Mr. Edwards stated the outfalls would be maintained for emergencies. Councilmember Chris Hoffman asked if there was an equivalent drainage system on the north side. Mr. Forbes replied the 8<sup>th</sup> Street drainage channel to Hopkins Creek is the major drainage area for property north of Beach, west of A1A, and east of Penman Road. Mr. Forbes stated that the city is working with the DOT as the 8<sup>th</sup> Street drainage channel is owned by DOT. They are currently spending hundreds of thousands of dollars to do a drainage study at our request.

### **Oceanfront Park Restrooms**

Mr. Lindorff reviewed the plan to replace the port-a-lets with a restroom facility. Ms. Wilson asked if the building had to be on the side adjacent to the condominiums. Mr. Lindorff replied the restroom facility will provide a more appealing visual. Ms. Hoffman asked if a shower could be included. Mr. Lindorff replied that it could.

Mayor Latham asked if it was possible to trim the overgrowth by the walkovers at 16<sup>th</sup> Avenue. Mr. Edwards said he would look at it. He stated that the walkovers are actually on DEP state owned property.

### **Note**

Staff attending bus tour: City Manager George Forbes, Planning & Development Director Steve Lindorff, Public Works Director Ty Edwards, Parks & Recreation Director Gary Meadors, Police Chief Pat Dooley, Human Resources Director Karen Nelson, Budget Officer Trish Roberts, Accounting Supervisor Ashlie Gossett, Payroll/Benefits Administrator Ann Meuse, and Assistant to the City Manager Sheri Gosselin.

The Budget Tour ended at approximately 4:13 p.m.

Minutes of FY 2015 Council Budget Tour  
Friday, August 1, 2014 – 1:30 p.m.

Submitted by: Sheri Gosselin  
Assistant to the City Manager

Approved:

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William C. Latham, Mayor

Date: August 18, 2014

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DRAFT

**City of Jacksonville Beach  
Minutes of City Council  
FY2015 - Budget Workshop  
Monday, August 4, 2014**

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Mayor Latham called the Budget Workshop to order at 4:00 p.m.

City Council members in attendance:

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

Also present were City Manager George Forbes, Finance Officer Harry Royal, Budget Officer Trish Roberts, City Clerk Judy Bullock, Human Resource Director Karen Nelson, Planning and Development Director Steve Lindorff, and Nancy Pyatte, City Clerk's Office.

Everyone present had a copy of the Proposed Budget and Business Plan for 2015.

**Executive & Legislative Department**

The City Manager stated the Executive and Legislative Department consists of four General Fund divisions- City Council, City Attorney, City Clerk, and Non-Departmental. This also includes the City Manager Internal Service Fund, Convention Development Fund, and Capital Projects Funds.

There is an increase of one position in the upcoming budget year – Deputy City Manager. Mr. Forbes stated this position has not been funded for the past 5 years. He further explained that his plans are to hire from within the City's current staff.

Mr. Forbes reviewed the goals and performance measures for the City Manager's Office, as listed in the report. He stated that a lot of his time is spent on Intergovernmental Relations monitoring Federal, State, and Local issues that could affect the City's future. Mr. Forbes is also active with Florida Municipal Power Association and Florida Municipal Electric Association which provides the resources to monitor costs of power and other legislative issues.

**City Clerk's Office**

The City Clerk, Judy Bullock, stated the Clerk's office is staffed with 3 full-time and one part-time employee. The department is responsible for the City's records management and retention, Optiview scanning and document search, attending and transcribing minutes for all City public meetings, administering the Local Business Tax and Special Permits, issuance of City lien certificates, recording legal documents with the Clerk of Court, and coordinating municipal elections.

Ms. Bullock reviewed the services, goals, and performance measures for the City Clerk's Office. The City Clerk revised and improved the lien certificate process starting last December. Council member Wilson commented that the turn-around time is much quicker now.

There was a brief discussion about customer service surveys. The City Clerk reviewed the survey responses received for lien certificates, local business tax, and staff/internal services.

**Executive & Legislative (cont'd.)**

The City Manager reviewed the funding sources and funding uses, by division, as noted in the report.

Mr. Forbes said the City has been reducing its budgets for several years. There is an increase in this division's proposed FY2015 Budget which Mr. Forbes stated is due to reauthorization of a Deputy City Manager position. The City continues to address staff reductions, wages, increasing pension and health insurance costs, unions, ad valorem tax limits for local governments, stormwater regulations, interlocal agreements, natural gas costs and regulations.

There was a brief discussion about the Non-Departmental expenses relating to contract services, liability insurance, unanticipated/emergency uses, and roads and drainage projects.

Next the City Manager stated that several projects have been budgeted from the Better Jacksonville Beach Fund (1/2 cent sales surtax). The 10<sup>th</sup> Street South Industrial Park Area Improvements and the Skateboard Park are two large General Capital Projects being planned.

Discussion ensued about the Skateboard Park. The City Manager stated that the \$250,000 is a starting point to establish a budget. Mr. Forbes explained that the first step will be to confirm the costs for the land/location, then decide the type of design for the skate park, and lastly, prepare a preliminary site plan with proposed costs.

The City Manager reviewed the Financial Summaries and the Budget Issues for 2015. Mr. Forbes said reauthorizing a Deputy City Manager and a Building Codes Inspector, adding 1 part-time Community Redevelopment Specialist, and 1 Engineer, and 1 GIS/Network Administrator are of critical importance to the City in order to meet workload demands.

**Finance Department**

Finance Officer Harry Royal reviewed the report stating the objectives, recent accomplishments, and goals for the upcoming 2015 budget for the Finance Department which includes Accounting, Utility Billing, Information Systems, and Purchasing and Procurement.

Mr. Royal said there is an increase in staff to add a GIS/Network Administrator to the Information Systems division. The City relies on information technology and to properly manage and improve network and GIS operations additional manpower is required. Also the City is planning now for future costs of the migration of SunGard IBM iSeries server to a Windows-based server. SunGard will have completed their testing by 2016.

Mr. Forbes reviewed the performance measures for all the divisions of the Finance Department. After reviewing the Financial Summary Mr. Forbes noted the budget increase is due to funding a new network administrator position and funding future equipment purchases.

The Finance Officer introduced his staff that was present: Accounting – Ashlie Gossett; Utility Billing – Glenda Wagner; Information Systems – Kent Haines

### **Human Resources**

The City Manager reviewed the HR department organization, objectives, and goals as listed in the report. Mr. Forbes stated the Pension Plans Performance Measures are showing an upward trend as reflected in the percentage funded for each of the three plans.

Human Resource Director, Karen Nelson, reviewed the department accomplishments for employment recruiting, employee training, and employee benefits. Ms. Nelson introduced Ann Meuse, the City's Payroll/Benefits Administrator. Ms. Meuse joined the department October 1, 2014 when Human Resources assumed the Pension Administration.

Mr. Forbes continued with the report and reviewed the Financial Summary for Personnel Services, Insurance/Risk Management, and Pension Plans.

Mr. Forbes announced that he is planning to appoint Karen Nelson as Finance Officer when Harry Royal retires next year. Also, Mr. Forbes stated that he will appoint Trish Roberts, Assistant Finance/Budget Officer, for the Deputy City Manager position. Both Trish and Karen will participate and be available in the transition process for their replacements.

### **Planning & Development Department**

The City Manager stated this department consists of three divisions: Planning & Development, Building Inspection, and Code Enforcement. This department also provides administrative support to the Community Redevelopment Agency for the Downtown and South Beach Redevelopment Districts and works with the appointed Planning Commission and Board of Adjustment.

Mr. Forbes reviewed the financial summary noting the decrease for FY2015 and explained that this is due to how the tax increment revenues are budgeted for capital projects. Reserved funds are committed to projects when they are in the final design stage.

Personal Services and Operating expenses reflect an increase with the addition of a part-time Redevelopment Coordinator, activating the unfunded Building Code Inspector position, and adding a new Redevelopment Project Engineer. This is due to the increase in development and construction activity.

### **Planning & Development Division**

Steve Lindorff, Planning & Development Director, reviewed the department's recent accomplishments as listed in the report.

Under division goals, Mr. Lindorff reviewed the standards for development plan distribution to all reviewing departments. Development and construction is on the rise and closely monitored. Mr. Lindorff works with North FL Transportation Planning Organization on Beaches transportation, and continues evaluation of the land development code for managing future growth and development of the City.

Minutes of FY2015 Budget Workshop  
Monday, August 4, 2014

### Building Inspection & Code Enforcement Divisions

The City Manager reviewed the organization and the recent accomplishments for these divisions as listed in the report. The Building Code Inspector job description has been revised to include general code enforcement duties.

The City Manager reviewed the performance measures charts reflecting the number of permits and inspections and total value of these permits. This activity is steadily increasing. Next, Mr. Forbes reviewed the comparison chart showing permit fees and operating expenses. In 2006 the Florida legislature passed a bill that local governments must use funds from permit fees to support the jurisdiction's personnel and operating costs, as reflected in this chart.

Mr. Forbes reviewed the average initial review time for permits, by type, as shown on the chart. Mr. Lindorff reviewed the division goals and performance measures, as detailed in the report.

### Community Redevelopment Program

Mr. Forbes presented the Community Redevelopment Program, as detailed in the report, which consists of two districts: Downtown and South Beach. The FY2013 accomplishments were reviewed for the Downtown District, including the Vision Plan implemented in 2007, as listed in the report.

Program revisions were addressed by the City Manager. Mr. Forbes spoke about the part-time Community Redevelopment Coordinator position, CRA funding 25% of the current City Engineer's salary for work performed on CRA projects, and creation of a new Redevelopment Project Engineer position in the Public Work's Department, Water/Sewer Administration Division, to be funded 75% by CRA, 25% City.

The City Manager stated that Mr. Lindorff, after retirement, is going to be the new part-time Community Redevelopment Coordinator. Mr. Forbes said that he and Trish Roberts are currently pursuing certification as Redevelopment Administrators. This will provide for a smooth transition for the City when the new Planning and Development Director is selected.

Mr. Lindorff covered the CRA accomplishments as listed in the report. There was a brief discussion about how great the downtown area looks and how well the parking program is working with Lanier.

Mr. Forbes reviewed the FY2015 goals for Downtown Redevelopment, including the downtown community policing initiative and developing a vision plan for a hospitable downtown Jacksonville Beach. He then reviewed the accomplishments and goals for South Beach Redevelopment as shown in the report.

Mr. Lindorff reported on the South Beach budget issues and Capital Improvements Plan. He reviewed Phase I construction, then addressed the future Phases 2 through 7, as detailed in the report.

The City Manager stated that the next workshop is for Fire and Police. It is scheduled for 6 p.m., Tuesday, August 5, 2014.

Minutes of FY2015 Budget Workshop  
Monday, August 4, 2014

The workshop adjourned at 5:45 p.m.

Submitted by: Nancy J. Pyatte  
Assistant City Clerk

Approved:

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William C. Latham, Mayor

Date: August 18, 2014

DRAFT

**Minutes of Regular City Council Meeting  
held Monday, August 4, 2014, at 7:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida.**



**CALL TO ORDER:**

Mayor Charles Latham called the meeting to order.

**OPENING CEREMONIES:**

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

**ROLL CALL:**

Mayor: William C. Latham

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

Also present were City Manager George Forbes and City Clerk Judy Bullock.

**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 Meeting held July 21, 2014

**ANNOUNCEMENTS**

Council Member Tom Taylor –

- Mr. Taylor expressed his gratitude for the cards and prayers regarding the death of his father.
- He attended the Police Department's Fishing Rodeo and announced that it was a great success.
- Mr. Taylor added that the management and staff of the Pier had established a very successful relationship with the surfers that had not happened in the past. He explained that lockers have been provided for the surfers personal items and in return, they surf 200 feet from the pier.

Mayor Latham –

- Mayor Latham stated, on July 24, 2014, The Florida Times Union newspaper reported that the U.S. Department of the Interior had authorized oil companies to start exploration efforts on the Atlantic Coast from Delaware to Cape Canaveral. He advised that he had received e-mails requesting additional information, so he contacted Congressman Ander Crenshaw's Chief of

**Minutes of Regular City Council Meeting  
held Monday, August 4, 2014**

Staff. Their office will provide additional information, which will be made available to concerned citizens.

**COURTESY OF THE FLOOR TO VISITORS**

**Speakers:**

- James F. Overby, 21 Burling Way, Jacksonville Beach  
Mr. Overby addressed the Council concerning the current sign ordinance.

**MAYOR AND CITY COUNCIL**

**(a) Presentation of Resolution of Esteem to William “Bill” Hillegass**

Mayor Latham read and presented the award to Mr. Hillegass in appreciation for his service on the Community Redevelopment Agency.

**CITY CLERK**

**CITY MANAGER**

**(a) Authorize the Execution of Closing Documents to Finalize Purchase of Real Property on the East Side of 6<sup>th</sup> Street South, Near 16<sup>th</sup> Avenue South.**

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to authorize the Mayor and City Manager to execute the closing documents to finalize the purchase of the real property described as Lot 21 and a portion of the abandoned right-of-way lying easterly as recorded, Block 5, Sea Side Park Subdivision, Jacksonville Beach, Florida, as explained in the memorandum from the Public Works Director, dated July 4, 2014.

Mr. Forbes explained, in 2012 Council authorized the purchase of six lots in this area to help relieve flooding issues for the existing homes. He advised that the land being purchased is marsh and if the lots were developed, the flooding problems in the area would worsen. This lot will be the fourth one the City has purchased.

Ms. Wilson stated that she is not in favor of the City purchasing properties, and that she would rather spend the funds to remedy the problem. She also expressed her concerns regarding mosquitos and snakes from the property if it is not cleared and fenced.

Mr. Doherty said that he is not in favor of the City purchasing properties and advised that the land already purchased should be cleared for stormwater retention and fenced.

Mayor Latham advised that he supports the project and added, if the City does not purchase the lots, they still should not be developed.

**Minutes of Regular City Council Meeting  
held Monday, August 4, 2014**

Mr. Vogelsang asked what the City has done with the other three properties that have been purchased.

Mr. Forbes responded that nothing has been or should be done. The property is a marsh, and it should remain a marsh.

Public Works Director Ty Edwards advised that there was a lawsuit some years ago regarding flooding issues. He added, if the land is developed, it would force floodwater into the existing homes. Mr. Edwards strongly recommended purchase of the properties.

Mr. Doherty made a motion to table the issue to allow staff to make a plan of action for the properties. The motion died due to lack of a second.

Roll call vote on original motion: Ayes - Hartkemeyer, Hoffman, Taylor, Vogelsang, and Mayor Latham.  
Nays - Doherty and Wilson.  
Motion carried by a 5 to 2 vote.

**(b) Authorize the City to Renew the Agreement with Other Water Utilities to Continue the Assessment of Groundwater Resource Sustainability in Northeast Florida.**

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to authorize the City Manager to execute the Memorandum of Agreement between the City of Jacksonville Beach and other Northeast Florida Water Utilities to Assess Groundwater Resource Sustainability, as described in the memorandum from the Public Works Director, dated July 8, 2014.

Mr. Forbes explained that the Council had approved the City joining with other water utilities via a memorandum of agreement. The agreement allows the utilities to combine resources for technical consultants and legal support services. The current agreement will expire on September 30, 2014. The proposed extension of the agreement is for three years.

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

**(c) Award RFP No. 10-1314 for Tower Sites Utilization to the Highest Ranked Respondent Steel In The Air, Inc.**

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to award RFP No. 10-1314 for Tower Sites Utilization to the highest ranked respondent, *Steel in the Air, Inc.*

Mr. Forbes advised that the City owns and manages sites utilized for commercial telecommunications equipment. An RFP was issued to evaluate the existing tower sites and provide recommendations that will improve the utilization of the sites. The RFP will also

**Minutes of Regular City Council Meeting  
held Monday, August 4, 2014**

include new communication services seeking tower space and industry trends as technology changes.

He added that the City receives approximately \$230,000 in revenue from the tower sites annually.

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

**(d) Approve a Draw from the Federal Equitable Sharing Fund for Police Officer Overtime Expenses for Crime Prevention and Community Relations Programs.**

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to approve a draw of \$17,100 from the Federal Equitable Sharing Fund to expend funds as described in a July 24, 2014, memorandum from Police Chief Dooley entitled, "Draw from Federal Equitable Sharing Fund for "Police Officer Overtime for Crime Prevention and Community Relations Programs."

Speaker:

- John Galarneau, 2002 Grove Street, Jacksonville Beach  
Mr. Galarneau spoke in favor of the use of the funds.

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

**(e) Approve a Draw from Law Enforcement Trust Fund for Crime Prevention Programs, Continued Funding for Part-time Police Volunteer Coordinator, and Police Department Challenge Coins.**

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to approve a draw of \$36,260 from the Law Enforcement Trust Fund to expend, as described in a July 24, 2014, memorandum from the Police Chief entitled, "Draw from Law Enforcement Trust Fund for Crime Prevention Programs, Continued Funding for Part-time Police Volunteer Coordinator, and Police Department Challenge Coins."

Mr. Forbes advised that the monies come from state seizures and not from taxpayers.

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

**RESOLUTIONS**

**Minutes of Regular City Council Meeting  
held Monday, August 4, 2014**

**ORDINANCES**

**(a) ORDINANCE NO. 2014-8059 – First Reading**

Mayor Latham requested that the City Clerk read Ordinance No. 2014-8059, by title only; whereupon Ms. Bullock read the following:

**“AN ORDINANCE AMENDING CHAPTER III, “ELECTIONS”, SECTION 16. “REGULATION OF ELECTIONS”, OF THE CHARTER OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, TO DELEGATE CANVASSING DUTIES IN CITY ELECTIONS TO THE DUVAL COUNTY CANVASSING BOARD FOR THE PURPOSE OF PROVIDING CONSISTENCY WITH STATE ELECTION LAWS; PROVIDING FOR A REFERENDUM QUESTION; PROVIDING FOR AN ELECTION DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES OR SEGMENTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.”**

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to adopt Ordinance No. 2014-8059, delegating the Canvassing Duties for the City of Jacksonville Beach Municipal Elections, to the Duval County Canvassing Board, to be consistent with the State of Florida Election Laws, on its first reading.

Mr. Forbes explained that this ordinance is for a referendum to be included on the November 4, 2014, election ballot. He advised if passed, the City Charter Amendment would make the City conform to State Election Laws.

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

**ADJOURNMENT**

There being no further business coming before the Council, Mayor Latham adjourned the meeting at 7:17 p.m. to a Workshop on the South Beach Parkway traffic safety/congestion reduction project.

Submitted by: Judy L. Bullock  
CITY CLERK

Approval:

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William C. Latham, MAYOR

Date: August 18, 2014

**Minutes of City Council Workshop  
held Monday, August 4, 2014,  
following Regular Council Meeting,  
in City Council Chambers, 11 North 3<sup>rd</sup> Street, Jacksonville Beach**

**“Proposed Project to Improve Traffic Safety and Congestion on South Beach Parkway”**

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Mayor Charles Latham called the joint workshop to order at 7:18 p.m.

The following City Council members were in attendance:

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

Mayor Latham

Also present was City Manager George Forbes, Planning & Development Director Steve Lindorff, and City Clerk Judy Bullock.

Mayor Latham introduced members of the Community Redevelopment Agency that were in attendance, Grady Kearsey, Chair, and member Rick Knight.

**Purpose of Workshop**

The purpose of the workshop was to hear and comment on staff and traffic-engineering consultant updates on the status of the proposed project to improve traffic safety and relieve traffic congestion on South Beach Parkway, between Jacksonville Drive and J. Turner Butler Boulevard and the purchase of the Kelly property.

Planning and Development Director Steve Lindorff reviewed the project to alleviate traffic congestion and improve safety in the segment of South Beach Parkway and the J. Turner Butler Boulevard overpass. Mr. Lindorff explained there were plans for a traffic signal to be relocated from the north side of the Butler Boulevard overpass, north to align with a new roadway from South Beach Parkway in the new Ocean Terrace residential development.

Waitz & Moye, the project civil engineers, retained the services of Kimley-Horn Associates to conduct an evaluation of the proposed project, including expansion of South Beach Regional Shopping Center, the new residential development, and build-out of Paradise Key development.

Mr. Lindorff introduced Michelle Mecca with Kimley-Horn who presented the results of their study.

**Minutes of City Council Workshop  
held on Monday, August 4, 2014**

Ms. Mecca reviewed the traffic study and explained the following alternatives to improve traffic flow in the corridor:

1. Remove the signal at Sanctuary Parkway and relocate it to South Beach Regional
2. Retain the signal at Sanctuary Parkway and add a new signal at South Beach Regional
3. Leave South Beach Regional without a signal and make other corridor improvements
  - a. Continue to allow left turns to/from South Beach Regional
  - b. Install a landscaped median along South Beach Parkway, so that only right turns can exit South Beach Regional

A dedicated South bound right-turn lane at Sanctuary Parkway

North bound and South bound left-turn lanes at Ocean Terrace/South Beach Regional

North bound and South bound left-turn lanes at Jacksonville Drive

Remove southbound right-turn lane at Jacksonville Drive (necessary for the new left-turn lane)

Mayor Latham opened the floor for comments from the audience and the following persons addressed the Council:

- Dick Matthews, 3329 Anhinga Court, Jacksonville Beach
- Mike Chanatry, 4054 Palm Way, Jacksonville Beach
- Julie Malmstrom, 2042 South 2<sup>nd</sup> Street, Jacksonville Beach
- Becky Jager, 1800 The Greens Way, #106, Jacksonville Beach

Following discussion, Council members concurred that “Alternative 3b” would be the best option for the area.

**Kelly Property Purchase (map attached)**

Mr. Lindorff explained, as a result of the traffic engineer’s findings, staff has renewed negotiations to purchase the property located on the corner of South Beach Parkway and Jacksonville Drive. Acquisition of this property will provide the City with the 12-foot strip of land needed to add a dedicated turn lane at that corner. He added, at a later date the Community Redevelopment Agency can sell the remaining property for development of single-family residential use. Mr. Lindorff advised that the property’s purchase price is \$420,000; which is over the appraised value. However, the higher price is justified by the overall public benefit gained, which will allow for reconstruction of this segment of South Beach Parkway.

**Minutes of City Council Workshop  
held on Monday, August 4, 2014**

Mr. Lindorff advised that he was bringing this information to the Council to ascertain if there were any concerns about the Community Redevelopment Agency's purchase of the property.

Ms. Wilson stated that she was in agreement with the purchase of the property and the remaining members of the Council members concurred.

The workshop was adjourned at 8:41 p.m.

Submitted by: Judy L. Bullock  
City Clerk

Approved:

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William C. Latham, Mayor

Date: August 18, 2014

**City of Jacksonville Beach  
Minutes of City Council  
FY2015 - Budget Workshop  
Tuesday, August 5, 2014**

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Mayor Latham called the Budget Workshop to order at 6:01 p.m.

City Council members in attendance:

Mayor Charlie Latham

Christine Hoffman	Phil Vogelsang
Tom Taylor	Jeanell Wilson

Staff in attendance:

City Manager George Forbes, Finance Officer Harry Royal, Budget Officer Trish Roberts, Fire Chief Gary Frazier, Fire Marshal Steve Sciotto, Fire Captain Dan Machurick, Fire Captain Ryan McAvoy, Police Chief Pat Dooley, Police Commander G.P. Smith, Police Commander Steve Corbitt, Human Resources Director Karen Nelson, and Assistant to the City Manager Sheri Gosselin,

**Fire Department**

The City Manager went over the Proposed Budget and Business Plan for the Fire Department. The Fire Department is staffed and equipped to respond to one single serious fire or EMS event or two simultaneous emergency calls. We have mutual aid agreements with City of Jacksonville and St. Johns County. The department is in charge of all disaster emergency training, such as hurricane disaster training, and the city's radio system. Chief Gary Frazier stated that the Auxiliary Firefighter program has been successful and has helped the department save on overtime costs.

Chief Frazier went over the department's accomplishments. He stated there were no fire deaths in the past year. A big reason for that is the smoke detector program. Firefighters installed 149 smoke detectors in homes and replaced 549 batteries. Another popular program is the child safety seat program. We are the only fire department in Northeast Florida offering this service. Mr. Forbes stated that the downside to this program, and being the only area fire department offering this service, is that other cities send people to us. Ms. Wilson asked if the department takes slightly used car seats. Chief Frazier responded that after 5-6 years of use, the car seats should be replaced. Mr. Forbes stated that our car seat technicians are certified. Chief Frazier stated that it takes 40 hours of training to become certified.

Mayor Latham stated that he attended both training exercises put on by the Fire Department for emergency preparedness. He commended the department on doing a good job. Ms. Wilson asked if the Fire Department provided emergency training for terrorism. Chief Frazier stated the Police Department would be more involved in terrorism training. He stated that the FEMA website has many free online training classes for various emergencies.

**Minutes of Council Workshop – Budget FY2015**  
**Monday, August 5, 2014 – 6:00 p.m.**

Mr. Forbes went over the department's goals and performance measures. He stated that our response time is excellent. Mr. Forbes went over funding sources and grants.

Mr. Forbes went over budget issues. He stated there was an increase in overtime due to the number in the Auxiliary program being way down. Councilmember Chris Hoffman asked how many were in the program. Chief Frazier stated that there were eight at one point and we are now down to 2½. There is one member still in training. It takes 22 weeks to complete the training. Chief Frazier went over the Mobile Data System. He explained this program would put tablets in the trucks and provide crews with quick information retrieval and information from the dispatch center. Councilmember Phil Vogelsang asked where we stand in discussions with Jacksonville to take over the Fire Department. Mr. Forbes stated that it is still something that should be looked at, but we need to wait until Jacksonville's pension reform is complete. Mr. Forbes stated until we know the level of service Jacksonville can offer and at what cost, it will not be possible to make a determination on this issue.

Chief Frazier stated that building is booming and so is the traffic and it can, at times, affect call response times. Mr. Vogelsang asked if that was why the number of calls was lower. Chief Frazier responded the main reason was that there were a couple tropical storms in the previous year which increased the number of calls during that time.

Mr. Forbes went over the fire apparatus replacement program, Chief Frazier stated that they have an excellent vehicle maintenance program, which has enabled them to push back the next scheduled apparatus purchase another year to 2016.

Mayor Latham asked Chief Frazier to let his department know he is thankful for their service.

**Police Department**

The City Manager noted that the department added four more positions to the downtown CAPE program. Chief Pat Dooley stated that the department is driven by visitors, which has an impact on the workload. Mr. Forbes went over the costs for each division in the department. Mr. Forbes stated they have trouble getting part-time police officers. Mr. Forbes stated that we maintain the highest level of accreditation by the Commission on Accreditation for Law Enforcement Agencies, the Gold standard. Councilmember Wilson asked if the schools reimburse us for school crossing guards. Mr. Forbes responded they do not. They used to reimburse for in-school officers. Chief Dooley said the school board now has its own police department. Chief Dooley stated that our volunteer program received a statewide award for the number of hours volunteered.

Councilmember Vogelsang asked about the revenue from paid parking. Mr. Forbes responded the revenue is very good. Councilmember Tom Taylor asked if the department was at full staff. Chief Dooley replied 61 officers, with four in training. Chief Dooley hoped to be at full staff by next spring. He added there are two part-time officers and no auxiliary officers. Ms. Hoffman asked about the number of auxiliary officers. Chief Dooley responded that it takes 300 hours of training for 3-4 months, and no pay at the end.

**Minutes of Council Workshop – Budget FY2015**  
**Monday, August 5, 2014 – 6:00 p.m.**

Chief Dooley went over the department's accomplishments. He stated that the department conducts random telephone surveys of at least 10 people for each division. Any negative comments receive a follow up call from the division commander to address what was wrong and try to resolve the issue. The department plans to start using email surveys through Survey Monkey to reach more people.

Mr. Forbes went over the crime statistics and noted although the numbers will fluctuate, we are trending in the right direction.

Mr. Forbes went over the funds and various other funding sources, special revenue funds and grants. He added that the overall budget was down 5%.

Chief Dooley went over budget issues. He has planned in the budget to replace 5-6 police vehicles. Councilmember Wilson asked if the \$150,000 cost included everything. Chief Dooley responded the cost is for the vehicles ready to go. Chief Dooley said there are funds for the reserve program to use as needed.

Mr. Vogelsang asked how vehicle seizures are handled. Chief Dooley responded that seizures are handled through the detective division and put up for auction with funds going into the Law Enforcement Trust Fund.

Chief Dooley stated that for years the city has helped fund an analyst position at JSO using Justice Assistance Grants. He added that the grant funds are slightly less but we still have enough to cover the Task Force overtime.

Mayor Latham expressed his appreciation for the work the department does.

The workshop was adjourned at 6:44 p.m.

Submitted by: Sheri Gosselin  
Assistant to the City Manager

Approved:

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William C. Latham, Mayor

Date: August 18, 2014

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

Phone: 904.247.6236

Fax: 904.247.6143

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

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

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

**DATE:** August 6, 2014

**SUBJECT:** Security Improvements for Carver Center

**ACTION REQUESTED:**

Approve security improvements at the Carver Center.

**BACKGROUND:**

The Carver Center, located at 777 5<sup>th</sup> Avenue South, is a youth center operated by the City of Jacksonville Beach. The facility is staffed by one full-time employee and 2 part-time employees during the hours of 9 AM and 7 PM. To staff this number of hours, there are periods when there may be only one staff person in the building.

In order to improve security at the Carver Center, it is recommended to upgrade the entrance doors, upgrade the doors in the interior activity rooms, and upgrade the interior windows in the staff office. These upgrades will allow the staff to lock the entrance doors from the interior, and to clearly see through entrance door windows before allowing someone to enter. A key pad lock with magnetic entry and control from the office will be added to the side rooms and upgraded windows will permit communication before allowing entry into the staff office.

The estimated cost of these upgrades is \$11,280. The contractor that will be performing this work is Hufham Construction which has a current continuing service contract with the City. Funding will be from the General Fund unanticipated account. If approved, the Parks & Recreation budget will be adjusted at year-end.



**RECOMMENDATION:**

Approve the installation of security improvements at the Carver Center as described in a memorandum from the Parks & Recreation Director dated August 6, 2014.

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2508 South Beach  
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**TO:** George D. Forbes  
City Manager

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

**DATE:** August 7, 2014

**SUBJECT:** Replacement Rotary Mower for Grounds Maintenance.

**ACTION REQUESTED:**

Approve the replacement of a rotary mower for Grounds Maintenance.

**BACKGROUND:**

The City of Jacksonville Beach Grounds Maintenance division is responsible for maintenance of many acres of parks and sports fields. The division primarily uses six rotary mowers equipped with 72" decks to maintain the fields. The mowers are in constant use during the months of March through December. The industry average life of these mowers is 2,000 hours. One of the mowers is 14 years old and has over 3,150 hours of use. Repairs on the mower have become frequent and costly, necessitating the replacement of the mower as soon as possible.

The division is requesting to replace the current mower with a Toro 72" diesel rotary mower with a recycler deck purchased from Wesco Turf Supply through State contract (#760-000-10-1) at a cost of \$19,799. If approved, the Grounds Maintenance Division's budget will be adjusted in the year-end budget adjustment by a transfer from the general fund unanticipated budget.

**RECOMMENDATION:**

Approve the replacement of a rotary mower as described in a memorandum from the Parks & Recreation Director dated August 7, 2014.



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2508 South Beach  
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**TO:** George D. Forbes  
City Manager

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

**DATE:** August 8, 2014

**SUBJECT:** Additional Payroll Hours for Ocean Rescue

**ACTION REQUESTED:**

Approve the addition of \$25,000 to pay for additional hours for Ocean Rescue Beach Patrol.

**BACKGROUND:**

The Ocean Rescue division is responsible for staffing and patrolling 4.1 miles of beach. Each year the Ocean Rescue division hires an estimated 80 part-time guards for the task of staffing the towers along beach during the peak months of May through September. During the other months of the year a smaller staff works spring breaks, special events (air shows & Gator Bowls), holidays, and almost any day when the temperature is mild. The annual budget has historically funded 23,100 hours for this purpose.

In the past five or so years, there has been an increase in the number of beachgoers coming to Jacksonville Beach. The increased crowds have required more hours in order to adequately patrol the beach. It is difficult to predict and match the number of required tower guard chairs and hours to the days and times beachgoers visit our beach, especially in peak spring and summer months. Ocean Rescue tries to manage their payroll by moving and removing towers when beachgoers are not present and when the weather is bad. Staffing will be reduced for the last three pay periods of this fiscal year, following the start of school on August 18. Consideration is also being given to making adjustments in the number of staffed towers that are deployed in order to manage next year's budget.

An increase of \$25,000 will help Ocean Rescue staff the remaining peak summer months in this fiscal year, by providing approximately 1,800 additional hours for



tower guards. If approved, this increase will be funded from the General Fund unanticipated account and the Ocean Rescue budget will be adjusted accordingly in the year-end budget adjustment.

**RECOMMENDATION:**

Approve the addition of \$25,000 to pay for additional hours for Ocean Rescue Beach Patrol as described in a memorandum from the Parks & Recreation Director dated August 8, 2014.

City of  
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2508 South Beach  
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[www.jacksonvillebeach.org](http://www.jacksonvillebeach.org)

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

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

**DATE:** August 8, 2014

**SUBJECT:** Dog Park Improvements

**ACTION REQUESTED:**

Approve the use of donations to pay for improvements to the Dog Park.

**BACKGROUND:**

The City of Jacksonville Beach operates a small and large dog park at Wingate Park. The large dog park was recently renovated and re-opened on March 3<sup>rd</sup>. During the time of the renovations, a local family offered to raise funds to be used to make additional improvements in memory of their son, Josh Heinz.

The additional improvements being recommended are:

<b>Improvement</b>	<b>Estimated Cost</b>
Addition of 8' wide sidewalk in the small dog park that would connect both shade shelters	\$14,300
Irrigation for the west side of the large dog park	\$6,500
Addition of 14' x 10' shade shelter for large dog park	\$3,526
Installation of concrete pad underneath shelter	\$5,600
Addition of 2 benches for large dog park	\$2,600
Addition of 1 bench for small dog park	\$1,300
<b>TOTAL ESTIMATED COST</b>	<b>\$33,826</b>

The balance in the donations account is currently \$38,945. If approved, the budget for the Dog Park Fund will be adjusted at year-end modification.

**RECOMMENDATION:**

Approve use of donations to fund improvements to the Dog Park as described in a memorandum from the Parks & Recreation Director dated August 8, 2014.



City of  
Jacksonville Beach  
O&M Facility  
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[www.jacksonvillebeach.org](http://www.jacksonvillebeach.org)

TO: George D. Forbes, City Manager  
FROM: Diana Pratt, Property Management Superintendent  
DATE: August 11, 2014  
SUBJECT: Approve the Replacement of Emergency Generators for City Hall and the Police Department

**ACTION REQUESTED:**

Approve the replacement of emergency generators for City Hall and the Police Department.

**BACKGROUND:**

The emergency generators at City Hall and the Police Department are experiencing major equipment failures, and the exterior enclosures are extremely deteriorated due to salt air corrosion. We currently have a maintenance agreement with Ring Power and they were contacted for quotes to repair both units. It was determined that each unit would cost approximately \$25,000 each to repair, for a total cost of \$50,000.

The existing generator at City Hall is a 60 kW, only operates at 80% capacity, and was designed to cover emergency lighting and some fixtures. A new generator would operate the entire building. The existing generator for the Police Department operates the entire building but is currently inoperable. We are presently leasing a generator for the Police Department at a cost of \$2,100.00 per month. Both generators are 16+ years old.

Since we are under the National Joint Powers Alliance State Contract, it was decided to price the cost of new generators in lieu of repairing the existing units. We obtained quotes for diesel and natural gas generators and the quotes were:

Police Department	150 kW Diesel Generator	\$50,750.00
	150 KW Natural Gas Generator	\$41,215.00
City Hall	130 kW Diesel Generator	\$46,715.00
	130 kW Natural Gas Generator	\$37,150.00



Due to the cost savings, it would be advisable to install new natural gas generators in the amount of \$78,365.00, along with a 20% contingency for labor costs or incidental materials for both units, in the amount of \$15,673.00, for a grand total of \$94,038.00.

Funding for the new generators will come from General Fund unallocated, which will be used to adjust the Building Maintenance Division's budget in the year-end budget adjustment.

**RECOMMENDATION:**

Approve replacement of two (2) generators for City Hall and the Police Department as described in a memo from the Property Management Superintendent dated August 11, 2014.



July 30, 2014

City of  
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City Hall  
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Jacksonville Beach  
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**MEMORANDUM**

**TO:** The Honorable Mayor and  
Members of the City Council  
**FROM:** Judy L. Bullock, City Clerk *JLB*  
**SUBJECT:** *Ordinance No. 2014-8059 –  
Proposing an Amendment to Chapter III, "Elections", Section 16,  
"Regulation of Elections," of the Jacksonville Beach City  
Charter, to be in Conformity with the General Laws Governing  
State Elections, by Officially Delegating the Duties of  
Canvassing of Ballots to the Duval County Canvassing Board*

**ACTION REQUESTED:**

Adoption of Ordinance No. 2014-8059, which proposes an amendment to Chapter III, "Elections", Section 16, "Regulation of Elections", of the City Charter; and calling for a referendum to be on the ballot at the November 4, 2014, Municipal Election.

**BACKGROUND:**

Dating back to the 1980's, the Duval County Supervisor of Elections and Canvassing Board has had the responsibility of canvassing the ballots cast in our municipal elections. This process was used due to the lack of trained personnel and proper equipment for counting the ballots cast, by the City.

By officially delegating the canvassing responsibilities to the Duval County Canvassing Board, the City will then be consistent with State of Florida Election Laws.

Following the canvassing of ballots, the Duval County Supervisor of Elections will issue an official "Certification of Election" to the City of Jacksonville Beach, for adoption by the City Council.

**RECOMMENDATION:**

Adopt Ordinance No. 2014-8059, delegating the Canvassing Duties for the City of Jacksonville Beach Municipal Elections, to the Duval County Canvassing Board, to be consistent with the State of Florida Election Laws.

/jlb

Attachment:  
Ordinance No. 2014-8059



ADDITIONS ARE UNDERLINED  
DELETIONS ARE ~~STRIKEOUTS~~

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

**ORDINANCE NO. 2014-8059**

**AN ORDINANCE AMENDING CHAPTER III, "ELECTIONS", SECTION 16. "REGULATION OF ELECTIONS", OF THE CHARTER OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, TO DELEGATE CANVASSING DUTIES IN CITY ELECTIONS TO THE DUVAL COUNTY CANVASSING BOARD FOR THE PURPOSE OF PROVIDING CONSISTENCY WITH STATE ELECTION LAWS; PROVIDING FOR A REFERENDUM QUESTION; PROVIDING FOR AN ELECTION DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES OR SEGMENTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Jacksonville Beach desires to codify its long-standing practice of delegating canvassing duties connected with elections, to the Duval County Canvassing Board, and to provide consistency with State Election laws.

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

**SECTION 1.** That Part 1, City Charter, Chapter III, "Elections", of the Charter of the City of Jacksonville Beach, Florida, is amended as follows:

**Section 16. Regulation of Elections.**

The council shall make all needful rules and regulations, not inconsistent with this Charter, for the conduct of elections, for the prevention of frauds in elections, and for the recount of the ballots in case of doubt or fraud. **The canvassing board responsibilities for all city elections is delegated to the Duval County Canvassing Board. After all municipal elections, the Duval County Canvassing Board, following all applicable state laws, shall issue an official Certification of Election to the City of Jacksonville Beach for adoption by the City Council.** ~~and shall canvass the returns and declare the result thereof.~~ The mayor and newly elected council members shall be sworn in and assume the duties of office at the regular council meeting held on the third Monday of November, unless the election results ~~are~~ **have** not been certified **by the Duval County Canvassing Board,** in which case the mayor and council will be sworn in and assume the duties of office at the next regular council meeting following certification.

Except as **herein** otherwise provided **in this Charter** the municipal elections shall be conducted as nearly as practicable in conformity with the general laws governing state elections.

**SECTION 2. Election Date.** The referendum on this ballot question shall be at the next general election held on November 4, 2014.

**SECTION 3. Referendum Question.** The following referendum question shall be placed on the ballot for the election in Section 2, above:

**CHARTER AMENDMENT NO. 1**

**DO YOU APPROVE AMENDING CHAPTER III, "ELECTIONS" SECTION 16, OF THE CITY OF JACKSONVILLE BEACH CITY CHARTER TO DELEGATE CANVASSING DUTIES RELATED TO CITY ELECTIONS TO THE DUVAL COUNTY CANVASSING BOARD SO THAT CITY ELECTIONS MAY BE CONSISTENT WITH STATE OF FLORIDA ELECTION LAWS?**

\_\_\_\_\_ YES

\_\_\_\_\_ NO

**SECTION 4. Effective Date.** If approved by referendum, this proposed Charter Amendment shall become effective immediately.

**SECTION 5. Ordinances in Conflict.** All ordinances or segments of ordinances in conflict with this Ordinance are repealed.

**SECTION 6. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then that holding shall in no way affect the validity of the remaining segments of this Ordinance.

**SECTION 7.** This Ordinance shall take effect immediately upon its passage.

**AUTHENTICATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A. D., 2014.**

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

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



# MEMORANDUM

City of  
Jacksonville Beach  
City Hall  
11 North Third Street  
Jacksonville Beach  
FL 32250  
Phone: 904.247.6231  
Fax: 904.247.6107  
Planning@jaxbchfl.net

**To:** George D. Forbes, City Manager  
**From:** Bill Mann, Senior Planner   
**Re:** Ordinance No. 2014-8058, rezoning the property at 602 North 1st Street from *Central Business District: CBD* to *Redevelopment District: RD*.  
**Date:** July 7, 2014

www.jacksonvillebeach.org

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## **ACTION REQUESTED:**

**Adoption of Ordinance No. 2014-8058**, establishing a *Redevelopment District: RD* Zoning District within the City of Jacksonville Beach, Florida, as provided under Chapter 34 of the Land Development Code of the Jacksonville Beach Code of Ordinances. (Applicant – *Surf Works, LLC., c/o Robert Tilka*)

## **BACKGROUND:**

The applicant, Surf Works, LLC, has filed a *Redevelopment District: RD* rezoning application for the property located at 602 N. 1st Street in the city's *Central Business District: CBD* zoning district (*Mango's bar*). They are proposing a redevelopment project for the property that would contain a two-story, 7,889 sf. 'Concept Bar' (alcoholic beverage establishment) building, together with a separate one- or two-story building with up to 3,000 sf. of leasable commercial space. The developer is also proposing a parking pad in the parking lot immediately adjacent to bar building for a mobile food vendor. A copy of rezoning application PC#15-14, including project narrative, site plan, building floor plans and elevations, and perspective drawings of the project, is included in your agenda package for reference. The two-story drinking establishment building of the project will be configured as follows:

- 3,605 sf. interior (conditioned) space
- 918 sf. ground floor outdoor bar space
- 2,297 sf. second floor outdoor lounge space
- 400 sf. second floor outdoor bar area
- 669 sf. second floor enclosed ancillary space



One reason for the requested rezoning of the subject property is that, pursuant to LDC Section 34-407(b) standards, a 4,274 s.f. indoor bar or restaurant would be limited to a total of 727 sf., or 2,888 sf. less than the 3,615 sf. proposed by the applicant.

One other area of departure from the conventional zoning criteria requested in the rezoning application is from the 500-foot separation requirement between alcoholic beverage establishments. (Ref. LDC Section 34-393) The subject property, which is currently the grandfathered location of *Mango's* bar, is located approximately 190 feet from *Lynch's Irish Pub* and 436 feet from *Bo's Coral Reef Lounge*. If the rezoning is approved, the applicant would restore the 4-COP quota alcoholic beverage license held by *Mango's* for use at the new establishment.

These characteristics are allowed to be addressed and modified from the normal standards as part of the RD zoning process, which was created to allow flexibility from traditional standards in an effort to encourage redevelopment activity in the Downtown Redevelopment Area. In addition, it should be noted that the proposed project does meet the Land Development Code definition of a "shopping center" (a group of retail stores, service establishments or any other business not necessarily owned by one (1) person nor by a single land ownership which is adjacent to and utilizing a common off-street parking area.) for the purposes of calculating the parking requirements. The standard for a shopping center in the underlying CBD zoning district is one space per 500 s.f. of total floor area, including any outdoor seating areas. Based on that ratio, the proposed project would require a total of 22 off-street parking spaces, including one ADA space. The application site plan shows 23 parking spaces on the property, including one ADA space.

The City staff has reviewed the RD zoning application, and a pre-application meeting was held with the applicant. The applicant's proposed development has been specifically reviewed against the LDC standards for RD rezonings (Section 34-347(c) (3) i), and it has been determined that:

- The land area proposed for the applicant's redevelopment project is adequate and appropriate, in part because it currently exists as a drinking establishment.
- The project contains no uses prohibited for RD rezonings.
- The project is generally consistent with the lot layout and design guidelines of our CBD zoning district, which were adopted several years ago specifically to further the principles put forth in the Downtown Vision Plan, a major component of the overall Downtown Redevelopment Plan.

- Maximum building heights will not exceed 35 feet.
- Traffic circulation and parking are arranged to safely tie in to the existing downtown road network.
- The provision of open space, landscaping, stormwater retention, and signage will per LDC standards.
- Adequate public facilities exist to serve the proposed development. In addition, the project will be subject to the recently adopted mobility fee, to address traffic impacts.
- The proposed development is consistent with relevant Comprehensive Plan Future Land Use policies, including Policies LU.1.2.2, LU.1.2.3, LU.1.2.6, Policy LU.1.2.7, LU.1.3.1, and LU.1.5.10.

Pursuant to Section 34-347(c)(3)(d) of the Jacksonville Beach Land Development Code, the Community Redevelopment Agency (CRA) has the responsibility to review and offer comments to the City Council on applications to rezone properties in the Downtown Community Redevelopment Area to the RD: Redevelopment District classification. The CRA met and considered this application on Monday, June 16, 2014, and voted to recommend approval by the City Council without condition.

The Planning Commission subsequently met and conducted a public hearing on the proposed rezoning on June 23, 2014. Following the public hearing and discussion, the Planning Commission voted 3 to 2 to approve the application with the following two conditions:

1. That there be no music or amplified sound devices of any type within the outdoor bar areas. Televisions may be placed outside, but without sound only.
2. The applicant shall augment the westerly edge of the second floor of the Bar Building with six to eight foot height architectural screen wall(s) in locations where the second floor building space does not screen the bar area from properties to the west.

**CONCLUSION:**

Pursuant to LDC Section 34-347(a), "The RD zoning district classification is designed to achieve a diversity of uses in a desirable environment through the application of flexible land development standards and to foster creative design and planning practices in the Jacksonville Beach Downtown Redevelopment Area in order to encourage economic vitality and redevelopment pursuant to the objectives of the Jacksonville Beach Community Redevelopment Plan." If the City Council feels that this RD rezoning application achieves this purpose and

intent, then it should approve the requested rezoning, otherwise it should it disapprove it.

**OPTIONS:**

1. Adopt Ordinance No. 2014-8058, establishing a *Redevelopment District: RD* zoning district to allow the redevelopment of the property at 602 North 1st Street into a mixed use Concept Bar/Commercial use center.
2.
  - a. Amend Ordinance No. 2014 -8058 as recommended by the Jacksonville Beach Planning Commission to eliminate all music and amplified sound devices from outdoor bar areas within the project, except that television screens with no sound would be permitted, and to include a revised 'North and East Building Elevations' drawing, dated June 23, 2014, showing the addition of two architectural sound walls on the second floor of the Bar Building.
  - b. Adopt Ordinance No. 2014-8058, as amended, establishing a *Redevelopment District: RD* zoning district to allow the redevelopment of the property at 602 North 1st Street into a mixed use Concept Bar/Commercial use center.
3.
  - a. Amend Ordinance No. 2014-8058 with additional or other language as determined by City Council following its public hearing on the ordinance.
  - b. Adopt Ordinance No. 2014-8058, as so amended by City Council, establishing a *Redevelopment District: RD* zoning district to allow the redevelopment of the property at 602 North 1st Street into a mixed use Concept Bar/Commercial use center.
4. Disapprove Ordinance No. 2014-8058 based on the application's inconsistency with the Land Development Code stated intent and purpose of *Redevelopment District: RD* zoning classification, as put forth in Section 34-347(a).

**FINDINGS OF FACT CRITERIA**  
**Zoning Amendment**

**FINDINGS OF FACT**

The findings of fact should be a citation of facts about the application that the approval body finds to be true and which lead to its conclusion that the application conforms or fails to conform to one or more applicable approval criteria. A copy of an outline of information regarding findings of fact is attached for your use.

**APPROVAL CRITERIA**

The approval criteria for a zoning amendment application are spelled in Sec. 34-211 of the LDC as follows:

**Sec. 34-211. Action by city council following public hearing.**

- (a) After the review and recommendation of the planning commission, the application shall be scheduled for consideration at either one (1) or two (2) public hearings by the city council, pursuant to section 34-208.
- (b) The city council shall consider the application, all relevant support materials, the staff report and recommendation of the planning and development director, the recommendation of the planning commission, and the testimony given at the public hearing.
- (c) After the close of the public hearing or hearings, whichever is appropriate, the city council shall consider the adoption of an ordinance enacting the proposed amendment based on one (1) or more of the following factors, provided however, that in no event shall an amendment be approved which will result in an adverse community change in which the proposed development is located.
  - (1) Whether the proposed amendment is consistent with the comprehensive plan;
  - (2) Whether the proposed amendment is in conflict with any portion of the LDC;
  - (3) Whether and the extent to which the proposed amendment is consistent with existing and proposed land uses;
  - (4) Whether and the extent to which there are any changed conditions that require an amendment;
  - (5) Whether and the extent to which the proposed amendment would result in demands on public facilities, and whether and the extent to which the proposed amendment would exceed the level of service standards established for public facilities in the comprehensive plan;
  - (6) Whether, and the extent to which, zoning district boundaries are not properly drawn on the official zoning atlas;
  - (7) Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including, but not limited to, water, air,

stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the coastal environment;

- (8) Whether and the extent to which the proposed amendment would adversely affect the property values in the area;
- (9) Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern;
- (10) Whether it is impossible to find other lands in the city for the proposed use in a zoning district that permits such use as of right.

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

**ORDINANCE NO. 2014-8058**

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

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

**WHEREAS**, the owners of certain lands in the City, more particularly described herein, have applied to the City Council for the rezoning of those lands from *Central business district: CBD* to *Redevelopment District: RD*.

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

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

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

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

Lots 7 and 8, Block 62, *Pablo Beach North* according to the Plat thereof as recorded in Plat Book 3, Page 28 of the current records of Duval County, Florida,

Heretofore zoned as *Central business district: CBD*, be and the same is hereby designated as *Redevelopment District: RD*, so that henceforth the same shall be classified and construed to be embraced within the meaning and subject of the general provisions of the *Redevelopment District: RD* zoning category as provided in Article VII, Section 34-347 of the Jacksonville

Beach Land Development Code (Chapter 34 of the Code of Ordinances of the City of Jacksonville Beach, Florida), subject to the following additional limitations:

- A. The rezoning application dated May 19, 2014, including project narrative dated June 19, 2014, attached hereto as Exhibit A, and Preliminary RD Development Plan and Building Elevation sheets dated June 19, 2014 and together attached hereto as Exhibit B, which have been submitted to the City of Jacksonville Beach Planning and Development Department, are hereby adopted and incorporated as part of this amendment to the Jacksonville Beach Land Development Code and Zoning Atlas.
- B. Notwithstanding Land Development Code Section 34-393, the applicant shall be permitted to locate an alcoholic beverage establishment on the subject property, which exists within 500' feet of two existing similar such establishments.
- C. The project shall be generally carried out in accordance with the presentments of Exhibits A and B to this ordinance, including but not limited to the following:
  - 1. Maximum building height –Thirty-five (35) feet.
  - 2. A minimum of twenty-two (22) off-street parking spaces shall be provided, including one (1) designated space for disabled persons.
  - 3. Maximum Area, Bar Building – 7,998 gross square feet. Notwithstanding Land Development Code Section 334-407(b), the maximum area of the Bar Building may include up to 3,615 gross square feet of outdoor bar, patio and lounge area, or forty-six percent (46%) of the total Bar Building area.
  - 4. Maximum Area, Commercial Building – 3,000 gross square feet.
- D. Permitted uses of the subject property shall be as described in Exhibit A to this ordinance, and shall not include any uses specifically prohibited within *Redevelopment District: RD* zoning districts pursuant to Land Development Code Section 34-347(c)(3)c. i.2.ii.
- E. Notwithstanding Land Development Code Section 34-407(e), the applicant shall be permitted to place televisions and music speakers within outdoor bar areas, provided that no amplified sounds from any such devices shall be

audible from off of the subject property at any time. No live amplified music shall be permitted within any outdoor bar area at any time.

**SECTION 3.** In the event that a building permit application for the development proposed in Exhibits A and B to this ordinance has not been accepted by the City within eighteen (18) months following the adoption of this rezoning ordinance, this rezoning ordinance shall be rendered null and void, and the *Central business district: CBD* zoning designation of the subject property shall be reinstated.

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

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

**AUTHENTICATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.**

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William C. Latham, MAYOR

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Judy L. Bullock, CITY CLERK



# REZONING/TEXT AMENDMENT APPLICATION

PC No. 15-14  
AS/400# 14-100086

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: Nadime Karam Kowkabany Telephone: (904) 993-0989  
Mailing Address: 815 Waterman Road Fax: \_\_\_\_\_  
Jacksonville, Florida 32207 E-Mail: \_\_\_\_\_

Applicant Name: Surf Works, LLC c/o Robert Tilka Telephone: (904) 465-5280  
Mailing Address: 3589 Trident Court Fax: \_\_\_\_\_  
Jacksonville Beach, Florida 32250 E-Mail: rctilka@gmail.com

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

Agent Name: Steven Diebenow Telephone: (904) 301-1269  
Mailing Address: One Independent Drive, Suite 1200 Fax: \_\_\_\_\_  
Jacksonville, Florida 32202 E-Mail: sd@dmplaw.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: 602 & 0 N. 1st Street; 174174-0000, 174174-0050  
Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): Lots 7 & 8, Block 62, PABLO BEACH NORTH, Plat Bk 3, Page 28, Duval  
Current Zoning Classification: CBD Future Land Use Map Designation: CBD

### TEXT AMENDMENT DATA

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

**RECEIVED**  
MAY 19 2014

REQUESTED INFORMATION	Attached?	
	Yes	No
1. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked;	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. An 8½" x 11" vicinity map identifying the property proposed for amendment;	<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;	<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.	<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 checked="" type="checkbox"/>

Applicant Signature: \_\_\_\_\_ Date: 5/19/14

May 19, 2014

**Authorization Letter**

Surf Works, LLC. is hereby granted written authorization to proceed with the rezoning of said property at 602 North 1<sup>st</sup> Street, Jacksonville Beach, Florida.

Name: Nadine Karam Kowkabany

Nadine K. Kowkabany  
Signature

5-19-14  
Date

*SURF WORKS LLC  
115 9<sup>th</sup> Avenue South, Suite 801  
Jacksonville Beach, Florida 32250*

**RD REZONING – PROJECT NARRATIVE**

June 19, 2014

**I. INTRODUCTION**

Surf Works LLC (the “Applicant”) proposes to rezone approximately 0.49 acres of property from Commercial Business District (“CBD”) to Redevelopment District (“RD”) zoning. The property is located at 602 and 0 North 1<sup>st</sup> Street in an urban infill setting (the “Property”), as depicted on Attachments 1, 2 and 3, and is the site of “Mango’s Beach Bar and Grille.” As more particularly described below, Applicant requests RD zoning to accommodate the redevelopment of the existing building into a mixed-use facility, including office/retail space and the first Surfer Magazine developed bar concept (the “Development”) in the continental United States. The Development will be a destination for surf enthusiasts and surfers from around the globe.

The Surfer Magazine was founded by John Severson in 1959 as a program to accompany his yearly surf films. Severson's photography, art and sense of humor set the pace for the future of Surfer Magazine, which quickly grew to be a reflection of the sport and culture, as well as a sounding board for surfers and environmental activists. Since 1959, Surfer Magazine has used its publication as a means of bringing readers a slice of the entire surfing world. According to most, Surfer Magazine is the bible of the sport. Attachment 4 attached offers a more detailed description of the history of Surfer Magazine.

**II. PROPERTY DATA**

A. Real Estate Parcel No.:	174174-0000; 174174-0050
B. Current Zoning District:	CBD
C. Requested Zoning District:	RD
D. Gross Sqft of Existing Building	~3,880 sqft (including canopies)
E. Gross Sqft of Proposed Bar Space	~7,889 sqft (including exterior patios)
F. Gross Sqft of Proposed Office/Retail Space	~3,000 sqft maximum

**III. SUMMARY DESCRIPTION OF DEVELOPMENT**

The Property is located in an urban pedestrian scale environment, one (1) block from the Atlantic Ocean. The surrounding zoning districts include: CBD to the north, south, east and west.

As illustrated on Attachment 5, the Development will consist of an approximately 7,889 square foot two-story bar building (3,605 square foot interior and 918 square foot exterior patio at ground level and 2,297 square foot exterior rooftop lounge, a 400 square foot exterior bar with 669 square feet of ancillary interior space on the second level) (the “Bar”) and a one-story or two-

story building with up to 3,000 square feet of office/retail space, as depicted on the Preliminary RD Development Plan. The ground floor of the Bar will feature two (2) outdoor patios partially enclosed by knee walls. The second level of the Bar will include a rooftop lounge. Applicant will provide a minimum of twenty-two (22) parking spaces on-site. A rotation of mobile food trucks will occupy space adjacent to an exterior patio located on North 1<sup>st</sup> Street.

The primary goal of the architectural character and visual statement of the Development is to capture the essence of both the North Florida and South/Central American surf culture in the medias of space, form, textures and detail. The building will include a range of interior and exterior spaces on both floors that utilize varying degrees of cover, shade and openness. The materials are proposed to be a mix of organic, natural textures and hues in contrast with light clean white and pastel surfaces. Accents of steel and aluminum will provide details at the railings and signage. Lush tropical landscaping will provide a softening of the structure and define the exterior spaces. Attachment 6 provides a graphic illustration of the elevations of the proposed Development.

Notwithstanding the requirements of Section 34-393 of the Land Development Code ("LDC"), Applicant is proposing to locate a bar within 190' of Lynch's Irish Pub and within approximately 436' of Bo's Lounge. In addition, notwithstanding the requirements of Section 34-407(b) of the LDC, Applicant is proposing to construct a bar with an exterior/interior ratio of approximately 45%. Finally, notwithstanding the requirements of Section 34-407(e) of the LDC, Applicant is proposing to install televisions and music speakers for patrons in the outside bar seating areas; however, no live amplified music will be permitted in the outside bar seating area.

Upon successful rezoning, Applicant will commence with a ground lease for the Property with Property owner, Nadime Karam Kowkabany. The retail/office space will be subleased for an undetermined use. Applicant will operate the Bar with a 4-COP liquor license.

Applicant intends to commence construction in 2014. It is anticipated construction will be completed by mid-2015.

#### **IV. COMPLIANCE WITH RD DISTRICT STANDARDS**

The RD zoning district classification is designed to achieve a diversity of uses in a desirable environment through the application of flexible land development standards and to foster creative design and planning practices in the Jacksonville Beach Downtown Redevelopment Area in order to encourage economic vitality and redevelopment. The proposed Development complies with the land area, permitted use, area and setback, traffic circulation control and parking, loading, signage, landscape, environmental, utility easement and public facilities standards for the RD zoning district.

The Development will be constructed in accordance with the following regulations:

Permitted Uses	<p>(1) Restaurant, bar, lounge, nightclub, tavern or other drinking place.</p> <p>(2) Financial institutions, insurance and real estate offices.</p> <p>(3) Personal service establishments as follows: Photographic studios; beauty and barber shops, show repair shops and shoe-shine parlors; tax preparation services; and miscellaneous personal services.</p> <p>(4) Business service establishments as follows: Advertising; business and consumer credit reporting and collections; mailing reproduction, commercial art and photography and stenographic services; personnel supply, excluding labor and manpower pools and similar temporary help services; computer programming, data processing and other computer services; and miscellaneous business services.</p> <p>(5) Dance studios and schools.</p> <p>(6) Business and professional offices as follows: Landscape architect; building contractors and subcontractors (no storage of vehicles, equipment or materials); doctors, dentists and miscellaneous health offices and clinics; legal services; and engineering, architecture, accounting, research management and related services.</p>
Building Envelope	<p>(1) Front Setback – 0 feet minimum; 10 feet maximum</p> <p>(2) Side Setback – 0 feet minimum; no maximum</p> <p>(3) Rear Setback – 10 feet minimum; no maximum</p>
Height	Principal Building – 14 feet minimum; 35 feet maximum
Signage	In accordance with Land Development Code Article VIII, Section 4.
Parking	Amount – 22 parking spaces
Building Design	In accordance with Land Development Code Sec. 34-345(e)(7)
Landscaping	In accordance with Land Development Code Sec. 34-345(e)(6)

**V. CONSISTENCY WITH JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT PLAN**

The Development is consistent with the general purpose and intent of the Jacksonville Beach Community Redevelopment Plan, and specifically contributes to the following objectives:

- A. Encourage the development of a mix of activities in the core area;
- B. Promote standards of high quality in the new development and rehabilitation consistent with the desired image of Jacksonville Beach;
- C. Increase the tax base in the Community Redevelopment Area to assist in financing public actions to support redevelopment;
- D. Encourage the re-creation of a compact mixed-use core area, oriented to recreation, entertainment, specialty retail, tourism and housing;
- E. Promote greater pedestrian circulation in the core area particularly along 1<sup>st</sup> Street and the boardwalk; and
- F. Maintain the existing street patterns with improvements as necessary to accommodate new development.

**LIST OF ATTACHMENTS**

Attachment 1- Property Survey

Attachment 2- Aerial Photo Vicinity Map

Attachment 3 - Existing Elevation Photo

Attachment 4 - Surfer Magazine history

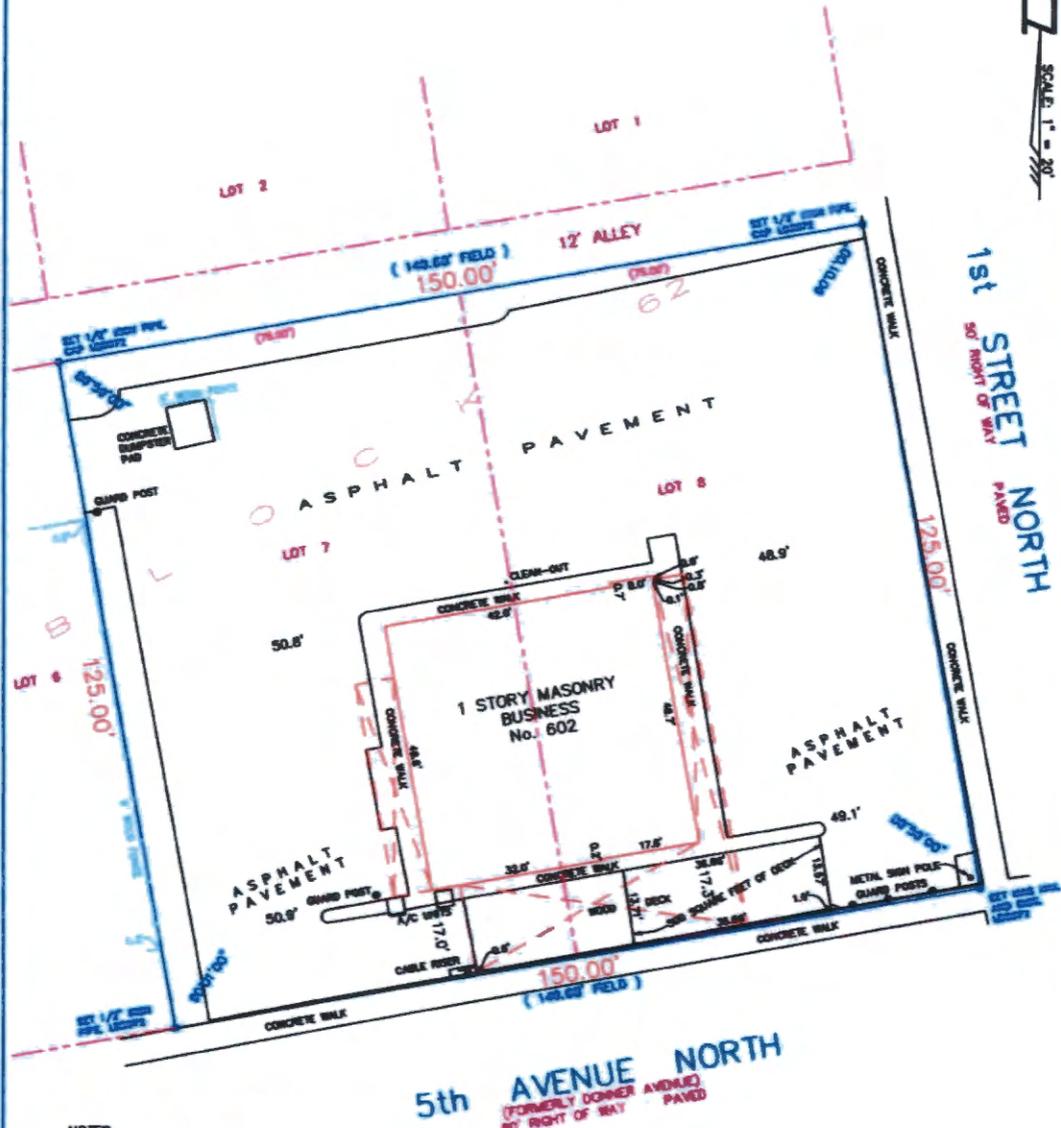
Attachment 5 - Preliminary Floor Plans, subject to modification

Attachment 6 – Illustrative Building elevations

### MAP SHOWING SURVEY OF

LOTS 7 AND 8, BLOCK 62, PABLO BEACH NORTH AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SCALE 1" = 20'



- NOTES
1. THIS IS A BOUNDARY SURVEY.
  2. ANGLES AS PER FIELD SURVEY.
  3. NORTH PROTRACTED FROM PLAT.
  4. NO BUILDING RESTRICTION LINES PER PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF GREG SAIG.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

DONN W. BOATWRIGHT, P.S.M.  
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295  
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

BOUNDARY WITH IMPROVEMENTS—DECEMBER 30, 2013

CHECKED BY: \_\_\_\_\_  
DRAWN BY: CL  
FILE: 2013-1219

**BOATWRIGHT LAND SURVEYORS, INC.**  
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: NOVEMBER 20, 2007  
SHEET 1 OF 1

VICINITY MAP



(C) 2005 City of Jacksonville, FL



Google earth

feet 10  
meters 3



## Surfer Magazine History | SURFLINE.COM

## Surfing A to Z

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z



## Surfer Magazine

Sometimes referred to as the "bible of the sport," *Surfer* magazine began life as a modest accompaniment to John Severson's third surf film, *Surf Fever*. Titled *The Surfer*, 10,000 copies of the 32-page first Annual Surf Photo Book were printed in 1960. The title magazine was packed with still photos and screen-grabs from Severson's 16mm footage, depicting surfers and waves of all stripes in a frenzy of state, crazy humor and death-defying bit-wave antics.

When the garage-born publication proved an immediate success, Severson -- a painter, art teacher and cinematographer -- was determined to try his hand at serious publishing. He launched *The Surfer Quarterly* (out of the same garage) in 1961, but with rapidly building demand in an expanding niche, he took the young magazine to six times a year in 1962 as *Surfer Bi-Monthly*. In 1976, *Surfer* magazine went monthly and has published 12 issues a year (plus calendars) ever since.

*Surfer* had competition over the years, but Severson won pole position. Although *Surfer* has been generally recognized as the authority in its field, *Surfing* magazine has an equivalent circulation, and *The Surfer's Journal* has acquired a unique historic authority in its decade of publishing.

But it was arguably *Surfer's* success that spawned the lifestyle and industry now known worldwide as surf culture. The magazine created a medium for advertising, which allowed surf-related businesses to talk to a specific audience. It also allowed editors to give shape to the amorphous and expanding network of surfers.

While polyurethane foam, fiberglass and other developments allowed the manufacturing of lightweight and inexpensive surfboards and *Gidget* fanned the fires of the sport's growing popularity, *Surfer* was a medium for commerce and information in the new subculture. Severson had opened a forum where money could be made and heroes created. The *Surfer Poll* -- a popularity contest to determine the best male and female surfers of the year -- began in 1964 and became the sport's most prestigious awards ceremony.

Severson's *Surfer* was also the platform that launched the environmental movement in surfing. Assorted articles dealing with harbors, pollution and access issues in the mid- and late-'60s led to a regular editorial section -- *Our Mother Ocean* -- in the '70s, which in turn stoked the fires of the founders of the Surfrider Foundation in the '80s.

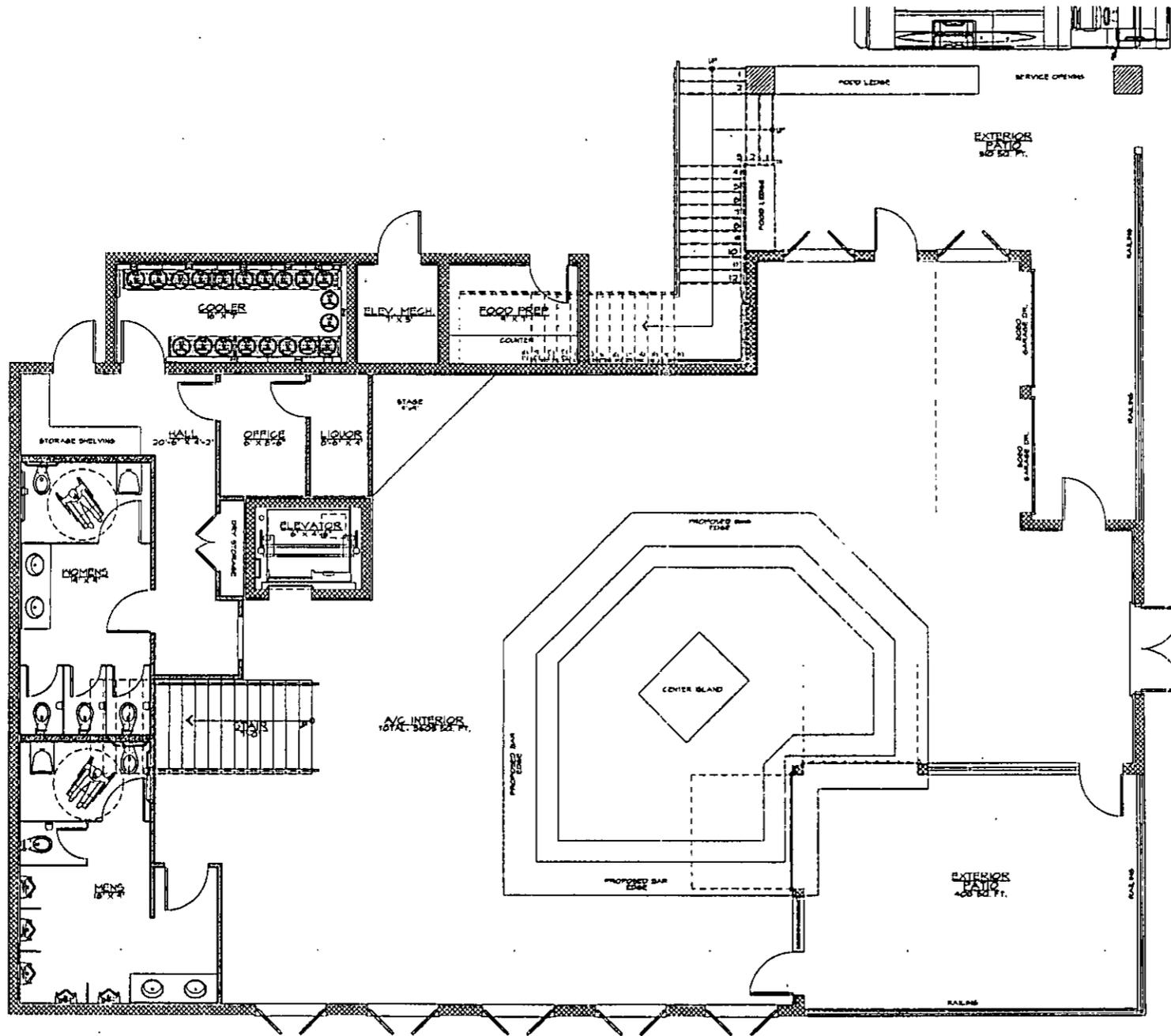
John Severson sold *Surfer* to For Better Living, Inc. -- a leisure industries conglomerate -- in 1972, turning the reigns over to Steve Pezman, an especially articulate former surfboard shaper. As publisher and editor, Pezman nursed the magazine through the '70s doldrums and into the boom times of the '80s, when surf culture suddenly became hip across the country and around the world.

Over the years, the *Surfer* Publishing Group ventured into other magazine publishing endeavors, some more successful than others. These included *Powder*, *Bike*, *Skateboarder*, *Snowboarder* and *Beach Culture* magazines, as well as a number of books, including *The Book of Waves* (1989) and *Surfriders: In Search of the Perfect Wave* (1997). *Surfer* also has been involved with creating a number of surfing-related shows for television.

In the late '70s and '80s, Pezman gave over the editorial chores to a succession of talented editors, including Kurt Lederman, Mike Perry, Jim Kempton, Paul Holmes, Matt Warshaw, Steve Hawk and Evan Slater. Under Pezman's publishing tenure, *Surfer* enjoyed several transformations, notably a controversial graphics reworking that came with a new art director, David Carson, in the October 1991 issue. In the following issue, Pezman announced his retirement from *Surfer*. He and his wife, Debbiee, now publish *The Surfer's Journal*.

Now past its first half-century, *Surfer* has undergone recent staff and ownership changes but still remains, by most accounts, the bible of the sport. -- Drew Kempton

PC#15-14



· 1ST FLOOR PLAN ·  
1/8" = 1'-0"

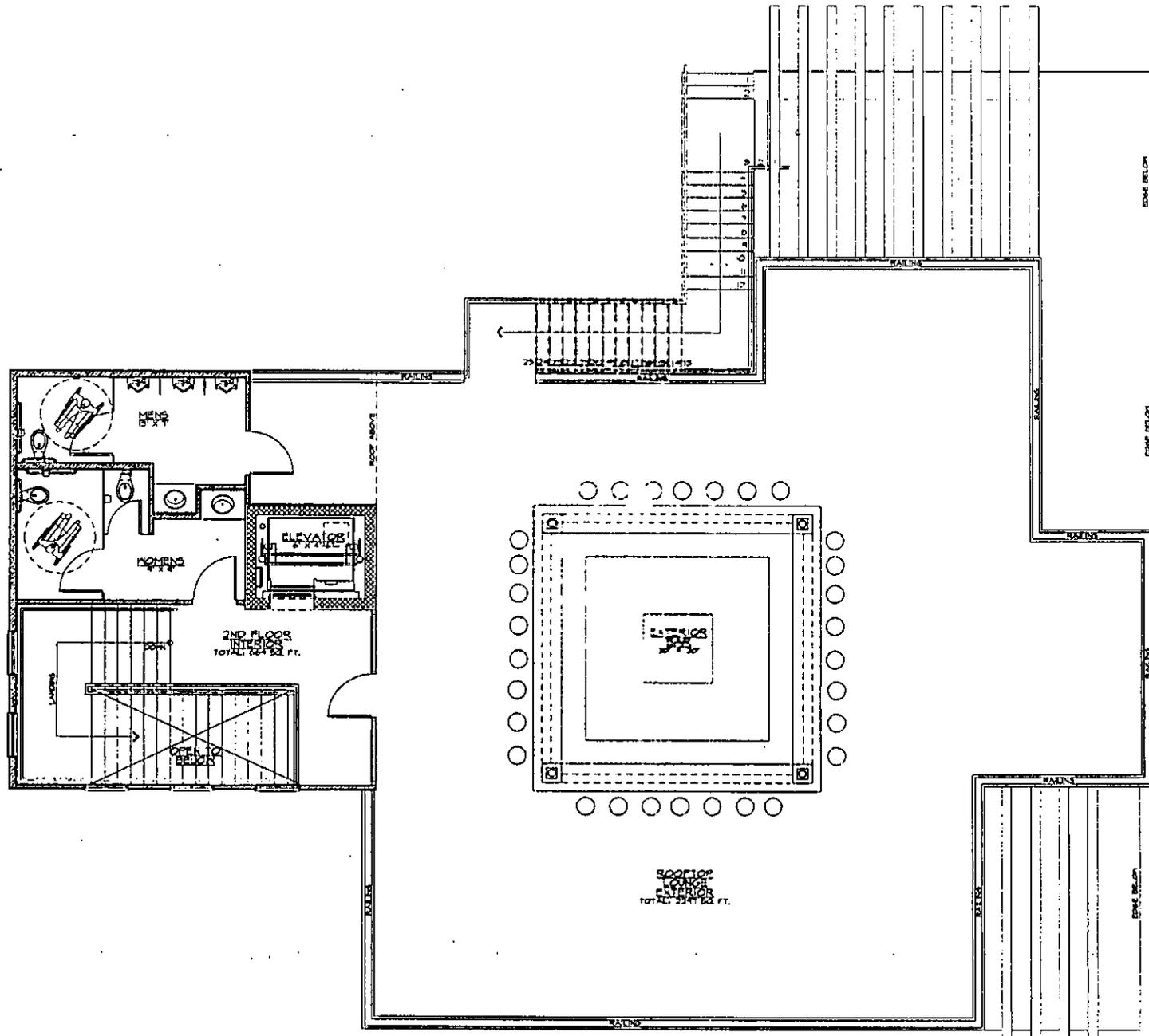


**CRONK D UCH**  
ARCHITECTURE  
9822 TAFTSTRY PARK CIR #205  
JACKSONVILLE, FL 32256 3452  
FL.AR.#14227

**surfer** [THE BAR]



A1.1



· 2ND FLOOR PLAN ·  
 1/8" = 1'-0"



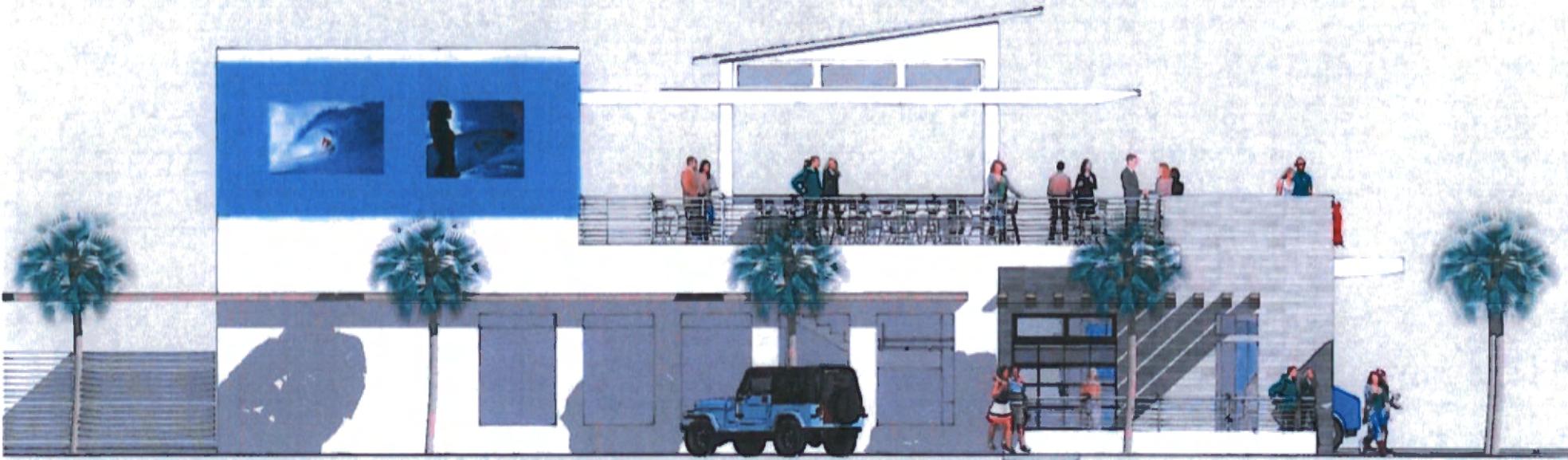
**CRONK DUCH**  
 ARCHITECTURE  
 9822 TAPESTRY PARK CIR #205  
 JACKSONVILLE, FL 32216  
 FL AR#14227

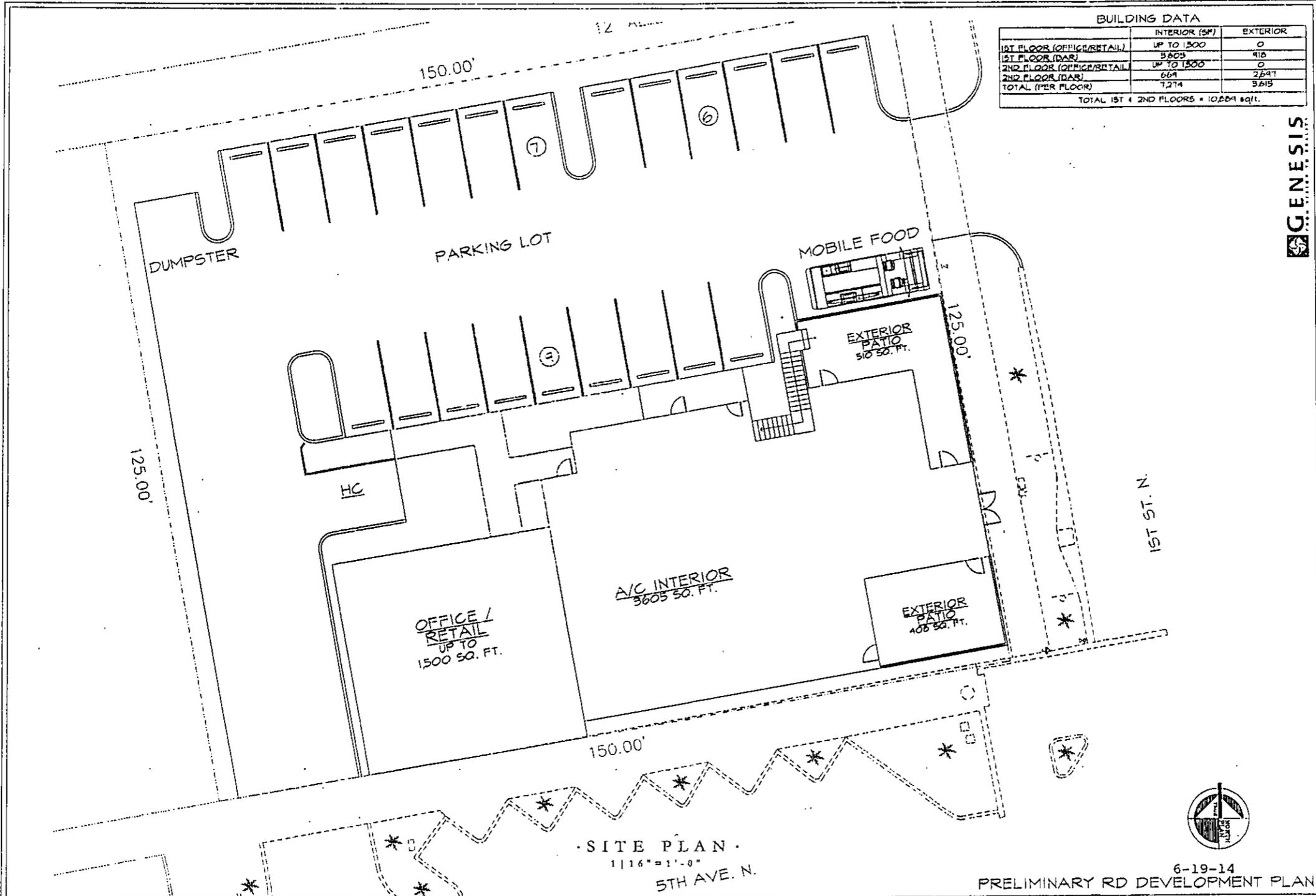
**surfer** [THE BAR]

A1.2









BUILDING DATA

	INTERIOR (SQ. FT.)	EXTERIOR
1ST FLOOR (OFFICE/RETAIL)	UP TO 1500	0
1ST FLOOR (BAR)	5605	918
2ND FLOOR (OFFICE/RETAIL)	UP TO 1500	0
2ND FLOOR (BAR)	664	2697
TOTAL (PER FLOOR)	7274	3615

TOTAL 1ST & 2ND FLOORS = 10889 SQ. FT.



GENESIS ARCHITECTURE

CRONK D UCH ARCHITECTURE  
 9833 TAUNSTRY PARK CIR #205  
 JACKSONVILLE, FL 904 626 3452  
 FL AR #14227

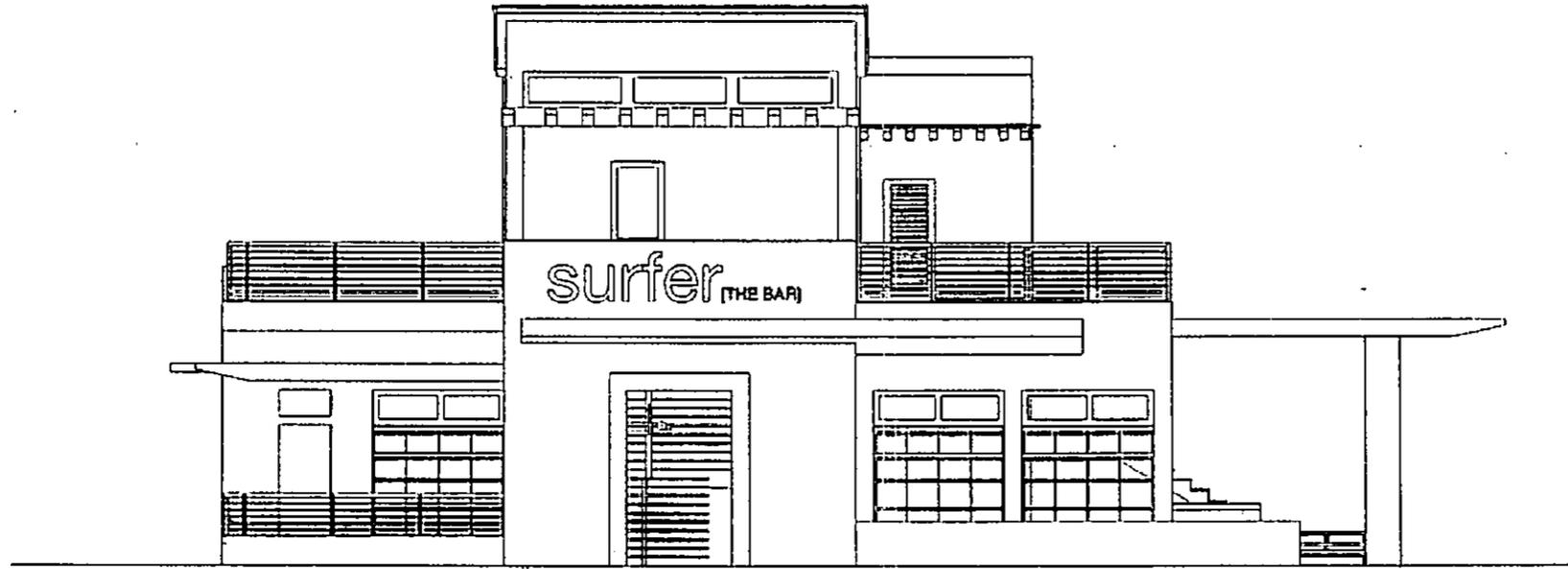
surfer [THE BAR]

SITE PLAN  
 1/16" = 1'-0"  
 5TH AVE. N.

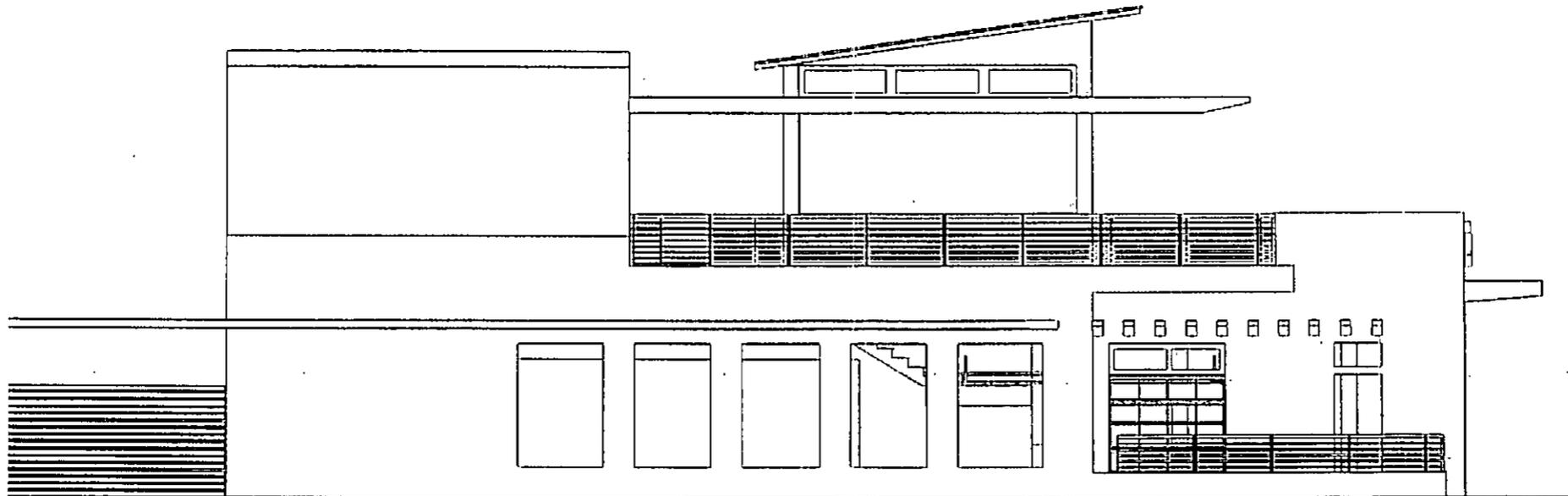


6-19-14  
 PRELIMINARY RD DEVELOPMENT PLAN

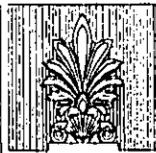
AS1.1



· EAST ELEVATION ·  
N.T.S.



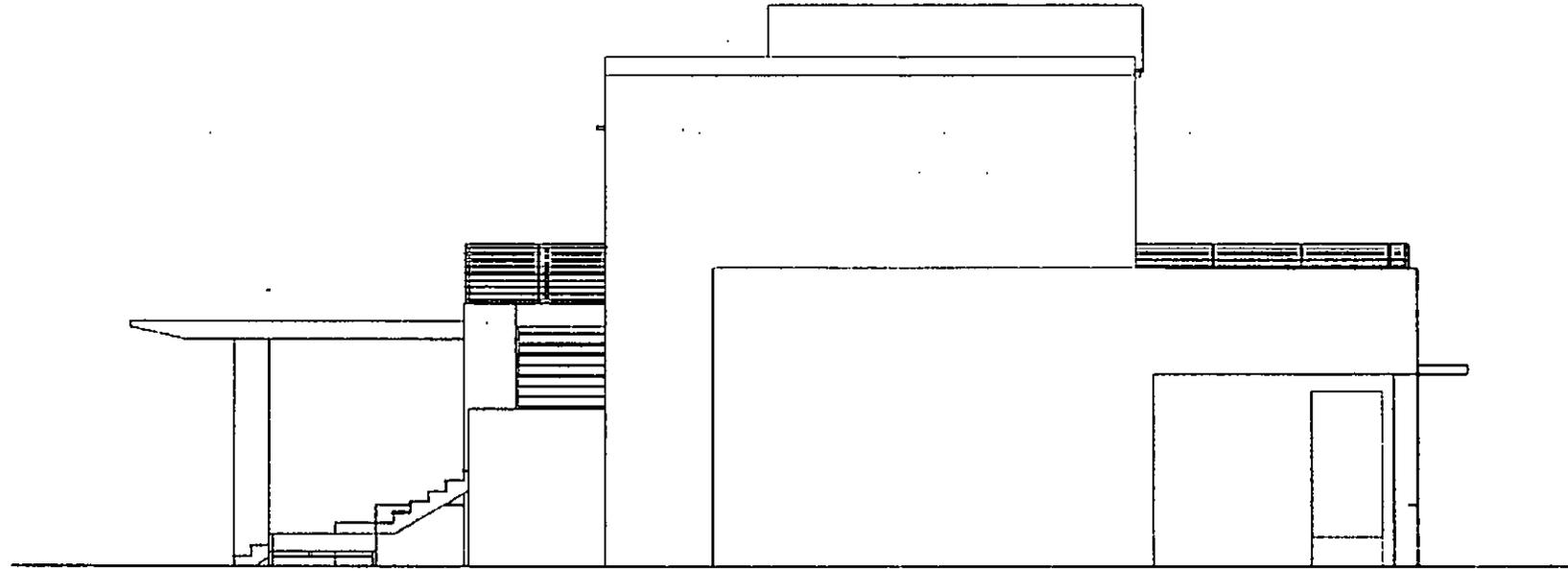
· SOUTH ELEVATION ·  
N.T.S.



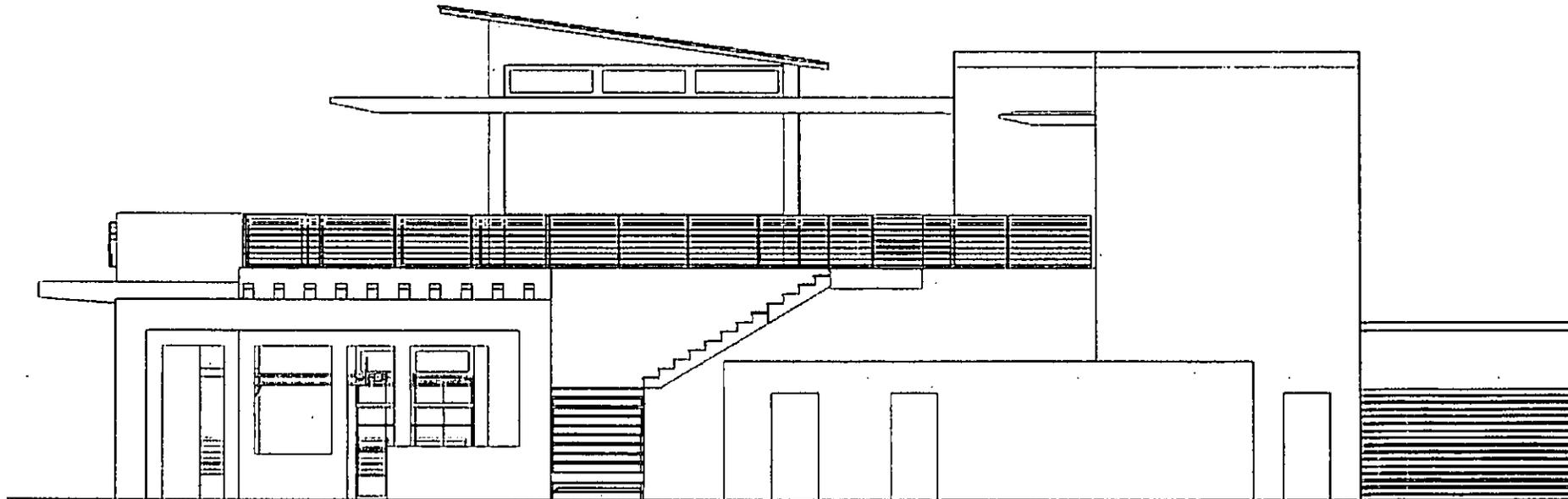
CRONK D UCH  
ARCHITECTURE  
9822 TAPSTRY PARK CIR #205  
JACKSONVILLE, FL 32256 3452  
FL AR#14227

**surfer** [THE BAR]

6-19-14  
A2.1



· WEST ELEVATION ·  
N.T.S.



· NORTH ELEVATION ·  
N.T.S.



CRONK AND UCH  
ARCHITECTURE  
9822 TAFFETY PARK CIR #205  
JACKSONVILLE, FL 32256-3452  
FL AR#14227

**surfer** [THE BAR]

6-19-14  
A2.2

## George Forbes

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**From:** Steve Diebenow <SDiebenow@dmphlaw.com>  
**Sent:** Friday, August 08, 2014 9:52 AM  
**To:** Charlie Latham  
**Cc:** City Manager's Office; Gsaig@aol.com  
**Subject:** Surfer - revised site plan and proposed draft conditions  
**Attachments:** Surfer, The Bar - Redesign Package.pdf

Mayor,

I hope you are doing well. Following up on our conversation regarding Surfer, please find the attached revised site plan, elevations and proposed draft conditions below.

As you can see the design has been significantly revised. Almost 1,000 square feet has been removed, primarily from the upstairs outdoor area.

The attached slides depict:

- 1) The original 1st floor plan
- 2) The original 2<sup>nd</sup> floor plan
- 3) The new 1<sup>st</sup> floor plan (showing tables and chairs)
- 4) The new 1<sup>st</sup> floor plan (demonstrating occupancy calculations)
- 5) The new 2<sup>nd</sup> floor plan (showing tables and chairs)
- 6) The new 2<sup>nd</sup> floor plan (demonstrating occupancy calculations) – note that the northern 1/3 of the upstairs outdoor area has been removed.
- 7) The balance of the slides are elevations renderings of the redesigned Surfer.

Below are revised conditions we propose for your consideration, along with a few notes to put each in context:

- 1) Total square footage (indoor and outdoor) shall be limited as shown on the site plan.
  - a) The new site plan is a ~942 SF reduction (from 7,889 SF to 6,947 SF) in total size from the original site plan.
  - b) The new site plan is a ~1,064 SF reduction (from 3,615 SF to 2,551 SF) in the amount of exterior space from the original site plan.
  - c) The new site plan provides 3-4 more parking spaces than required by code.
- 2) Total occupancy shall be limited to 375 persons.
  - a) Approximately 860 persons permitted under the original site plan per code, primarily because no tables and chairs were shown.
  - b) Approximately 510 persons permitted under revised plan per code, including tables and chairs.
  - c) Reduction in total occupancy reduces parking demand.
- 3) Food will be served from the food truck at all times during operations.
- 4) Food truck will always comply with the adopted local ordinance, even if it is repealed.
- 5) The retail space will be built simultaneously with Surfer.

Based on our last conversation we discussed getting back together to review these changes and determine whether you have any additional changes that you would like for us to consider.

We have about 10 days before the hearing and hope that we can meet with you sometime early next week.

NEW BUILDING DATA

SURFER THE BAR SPACE	INTERIOR (SF)	EXTERIOR
1ST FLOOR (BAR)	3,727	796
2ND FLOOR (BAR)	669	1,755
TOTAL (NEW SURFER THE BAR)	4,396	2,551
<b>OFFICE SPACE</b>		
1ST FLOOR (OFFICE/RETAIL)	UP TO 1,500	0
2ND FLOOR (OFFICE/RETAIL)	UP TO 1,500	0
TOTAL (OFFICE/RETAIL SPACE)	UP TO 3,000	0
TOTAL 1ST & 2ND FLOORS	9,947 sqft.	

OLD BUILDING DATA

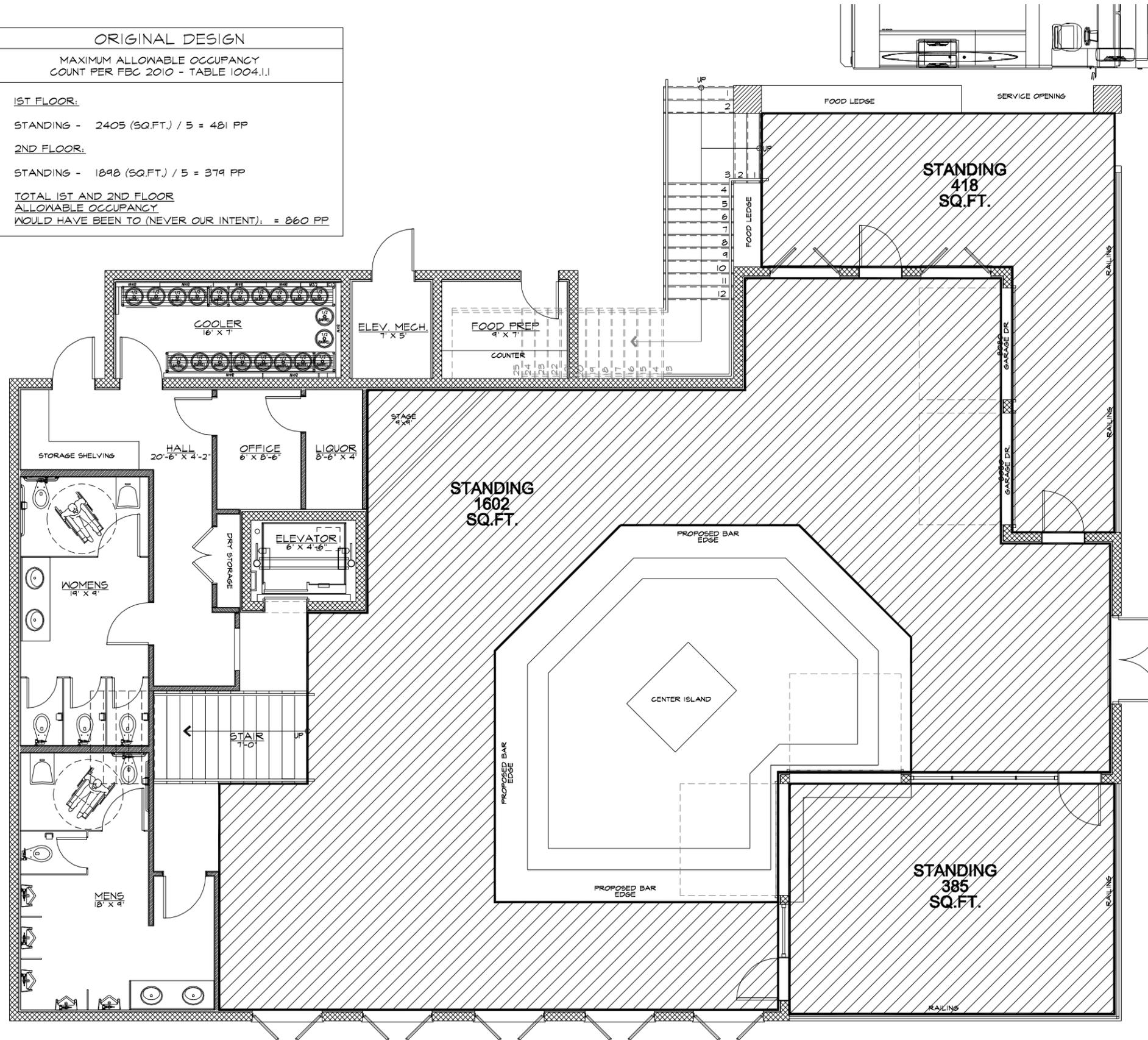
SURFER THE BAR SPACE	INTERIOR (SF)	EXTERIOR
1ST FLOOR (BAR)	3,605	918
2ND FLOOR (BAR)	669	2,697
TOTAL (OLD SURFER THE BAR)	4,274	3,615
<b>OFFICE SPACE</b>		
1ST FLOOR (OFFICE/RETAIL)	UP TO 1,500	0
2ND FLOOR (OFFICE/RETAIL)	UP TO 1,500	0
TOTAL (OFFICE/RETAIL SPACE)	UP TO 3,000	0
TOTAL 1ST & 2ND FLOORS	10,889 sqft.	

ORIGINAL DESIGN  
 MAXIMUM ALLOWABLE OCCUPANCY  
 COUNT PER FEC 2010 - TABLE 1004.1.1

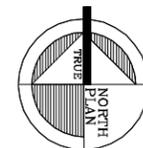
1ST FLOOR:  
 STANDING - 2405 (SQ.FT.) / 5 = 481 PP

2ND FLOOR:  
 STANDING - 1898 (SQ.FT.) / 5 = 379 PP

TOTAL 1ST AND 2ND FLOOR  
 ALLOWABLE OCCUPANCY  
 WOULD HAVE BEEN TO (NEVER OUR INTENT): = 860 PP



• 1ST FLOOR PLAN •  
 ORIGINAL DESIGN  
 1 | 8" = 1'-0"



CRONK D UCH  
 ARCHITECTURE  
 9822 TAFTSTY PARK CIR #205  
 JACKSONVILLE, FL 904 626 3452  
 FL AR#14227

surfer [THE BAR]

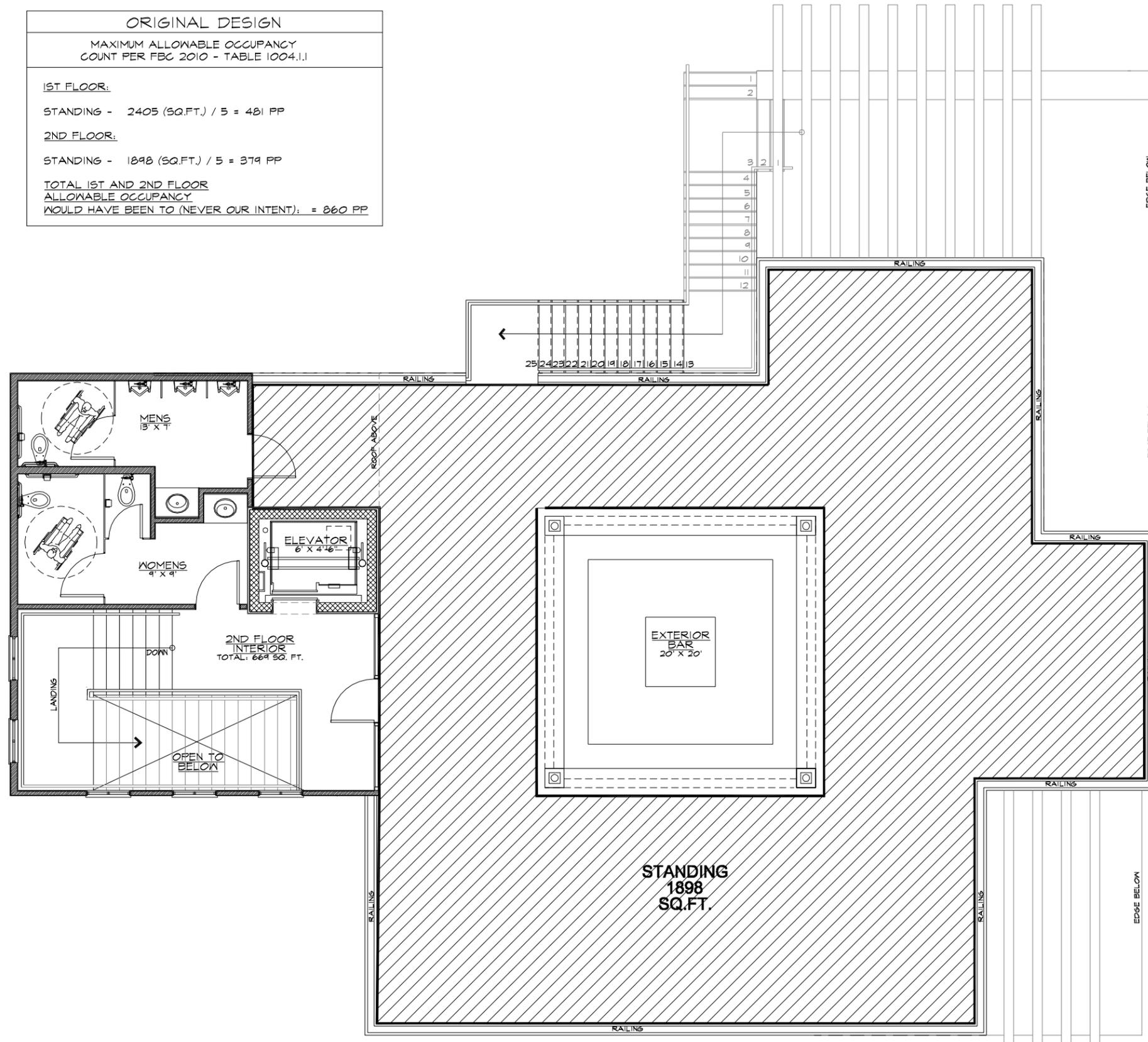
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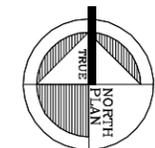
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<b>2ND FLOOR:</b>	
STANDING	- 1898 (SQ.FT.) / 5 = 379 PP
TOTAL 1ST AND 2ND FLOOR ALLOWABLE OCCUPANCY WOULD HAVE BEEN TO (NEVER OUR INTENT): = 860 PP	



**• 2ND FLOOR PLAN •**  
ORIGINAL DESIGN  
1 | 8" = 1' - 0"



**CRONK D UCH**  
ARCHITECTURE  
9822 TAFTSTY PARK CIR #205  
JACKSONVILLE, FL 904 626 3452  
FL AR#14227

**surfer** [THE BAR]

**A0.2**

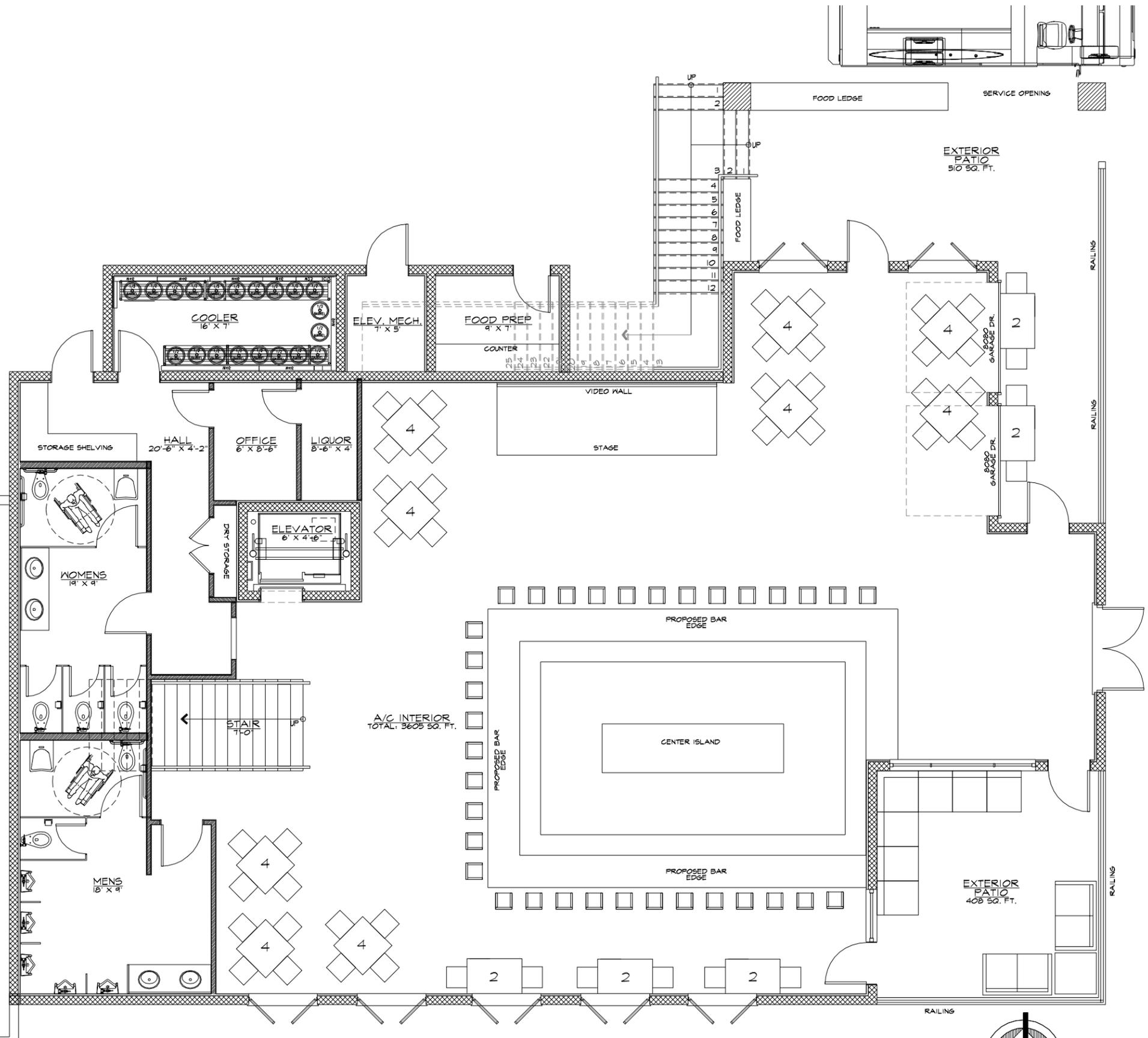
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TOTAL (OFFICE/RETAIL SPACE)	UP TO 3,000	0
TOTAL 1ST & 2ND FLOORS	9,947 sqft.	

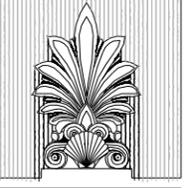
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TOTAL 1ST & 2ND FLOORS	10,889 sqft.	

OFFICE /  
RETAIL  
UP TO  
1,500 SQ. FT.



• 1ST FLOOR PLAN •  
1 | 8" = 1' - 0"



**CRONK D UCH**  
ARCHITECTURE  
9822 TAFTSTY PARK CIR #205  
JACKSONVILLE, FL 904 626 3452  
FL AR#14227

**surfer** [THE BAR]

A1.0

MAXIMUM ALLOWABLE OCCUPANCY  
COUNT PER IBC 2010 - TABLE 1004.1.1

1ST FLOOR:

STANDING - 1,153 (SQ.FT.) / 5 = 231 PP  
SEATING - 1,011 (SQ.FT.) / 15 = 67 PP  
TOTAL = 298 PP

2ND FLOOR:

STANDING - 610 (SQ.FT.) / 5 = 122 PP  
SEATING - 802 / 15 = 53 PP  
TOTAL = 175 PP

TOTAL 1ST AND 2ND FLOOR  
ALLOWABLE OCCUPANCY = 473 PP **\*\* (510 PP)**

**\*\*1004.2. INCREASED OCCUPANT LOAD**

OWNER PROVIDED OCCUPANCY

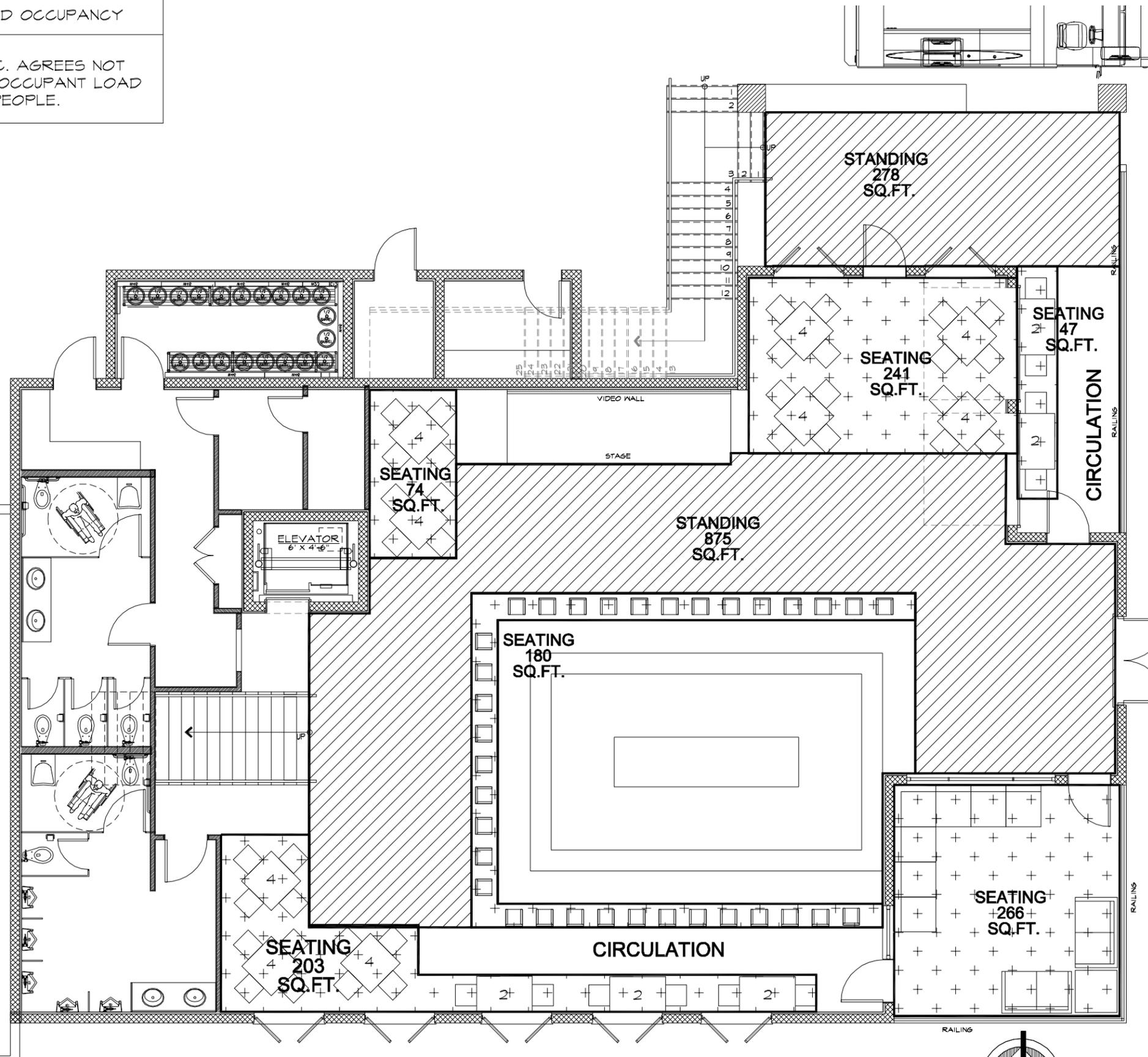
SURF WORKS LLC. AGREES NOT  
EXCEED A TOTAL OCCUPANT LOAD  
OF 375 PEOPLE.

**\*\* 1004.2 Increased occupant load.** The occupant load permitted in any building, or portion thereof, is permitted to be increased from that number established for the occupancies in Table 1004.1.1, provided that all other requirements of the code are also met based on such modified number and the occupant load does not exceed one occupant per 7 square feet (0.65 m<sup>2</sup>) of occupiable floor space. Where required by the building official, an approved aisle, seating or fixed equipment diagram substantiating any increase in occupant load shall be submitted. Where required by the building official, such diagram shall be posted.

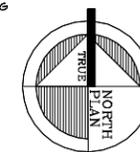
OFFICE /  
RETAIL  
UP TO  
1,500 SQ. FT.

FURNITURE LEGEND

SEATING COUNT		TYPE
FIRST FLOOR	SECOND FLOOR	
4 x 4 = 36	4 x 4 = 36	
11	4	
2 x 5 = 10	2 x 5 = 10	
34	21	
41	71	TOTAL SEAT = 162 SEATS (1st AND 2nd FLOORS)



• 1ST FLOOR PLAN •  
OCCUPANCY COUNT  
1/8" = 1'-0"



**CRONK DUCH**  
ARCHITECTURE  
9822 TAFFETY PARK CIR #205  
JACKSONVILLE, FL 904 626 3452  
FL AR#14227

**surfer** [THE BAR]

A1.1

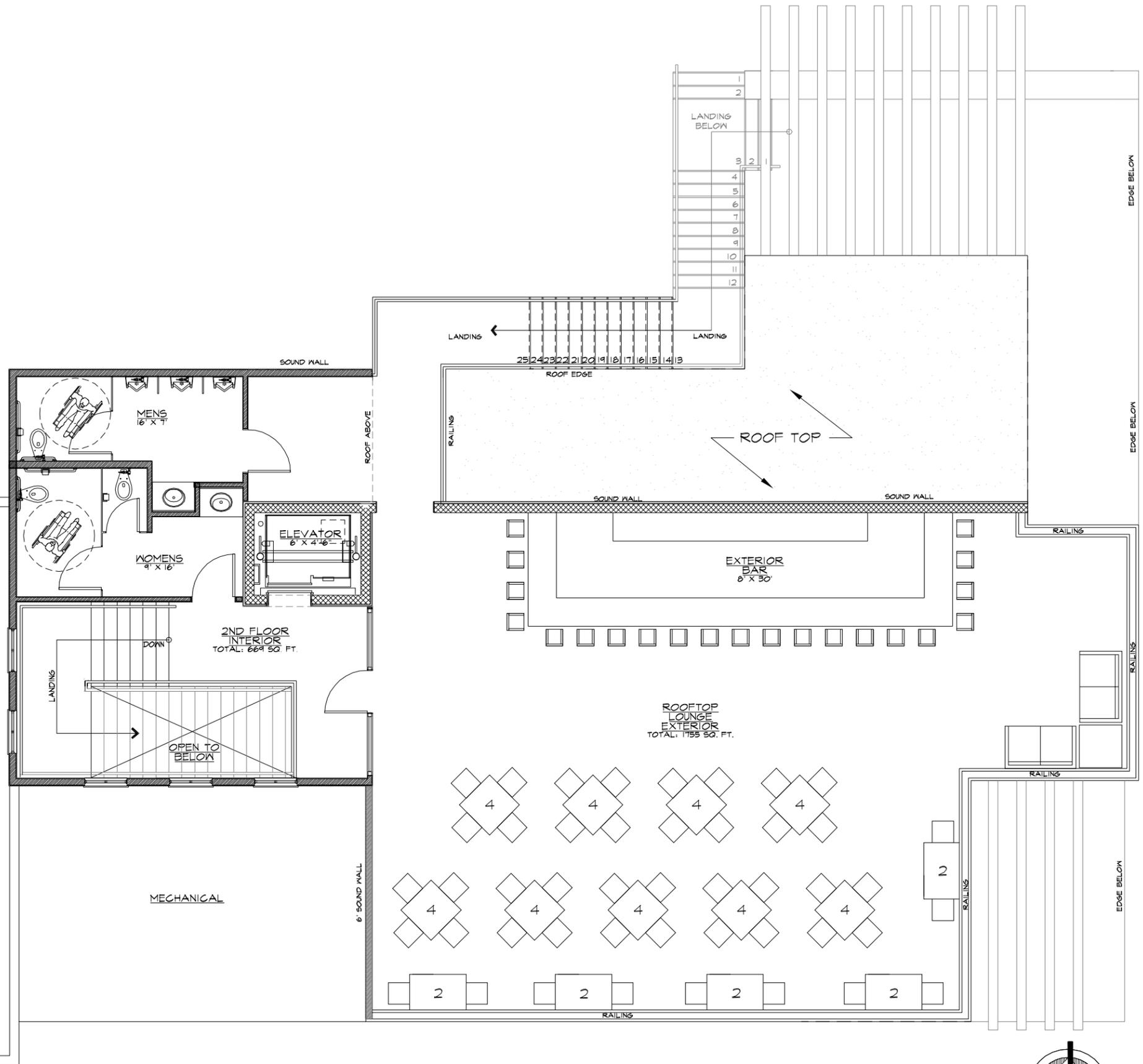
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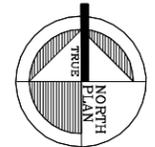
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TOTAL (OFFICE/RETAIL SPACE)	UP TO 3,000	0
TOTAL 1ST & 2ND FLOORS	10,869 sqft.	

OFFICE /  
RETAIL  
UP TO  
1,500 SQ. FT.



• 2ND FLOOR PLAN •

1 | 8" = 1' - 0"



**CRONK D UCH**  
ARCHITECTURE  
9822 TAPESTRY PARK CIR #205  
JACKSONVILLE, FL 904 626 3452  
FL AR#14227

**surfer** [THE BAR]

A2.0

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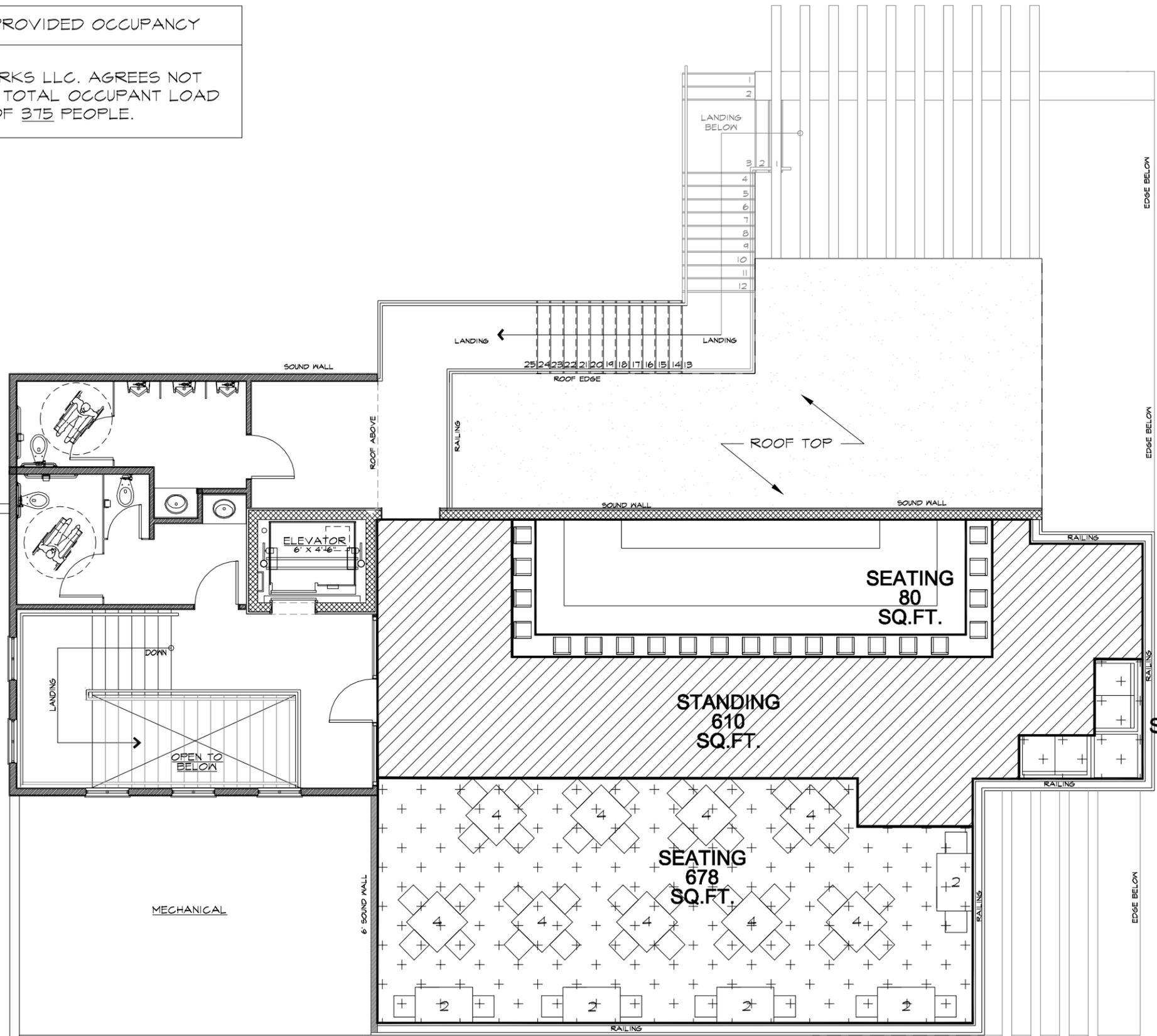
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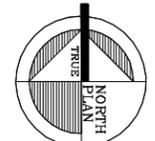
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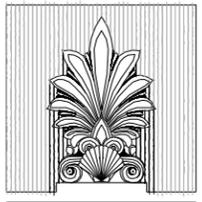


• 2ND FLOOR PLAN •  
OCCUPANCY COUNT  
1/8" = 1'-0"



**CRONK DUCH**  
ARCHITECTURE  
9822 TAFTSTY PARK CIR #205  
JACKSONVILLE, FL 904 626 3452  
FL AR#14227

**surfer** [THE BAR]



**CRONK D UCH**  
 ARCHITECTURE  
 9822 TAPESTRY PARK CIR #205  
 JACKSONVILLE, FL 904 626 3452  
 FL AR#14227



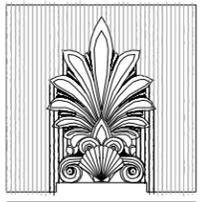
**surfer** [THE BAR]

• SOUTHEAST PERSPECTIVE •  
 N.T.S.

A3.0



• N O R T H E A S T P E R S P E C T I V E •  
N . T . S .



**C R O N K D U C H**  
A R C H I T E C T U R E  
9822 TAPSTRY PARK CIR #205  
JACKSONVILLE, FL 904 626 3452  
FL AR#14227

**surfer** [THE BAR]

A3.1



**C R O N K D U C H**  
A R C H I T E C T U R E  
9822 TAFTSTY PARK CIR #205  
JACKSONVILLE, FL 904 626 3452  
FL AR#14227



• S O U T H W E S T P E R S P E C T I V E •  
N . T . S .

**surfer** [THE BAR]