



**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, September 15, 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:**

- Regular City Council Meeting held September 2, 2014
- Special City Council Meeting held September 3, 2014

2. **ANNOUNCEMENTS:**

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

4. **MAYOR AND CITY COUNCIL:**

5. **CITY CLERK:**

6. **CITY MANAGER:**

- (a) Monthly Financial Reports – Month of August 2014
- (b) Approve the Dedication to the City and Acceptance for Maintenance of the Public Infrastructure Improvements (Potable Water, Sanitary Sewer, Stormwater, and Roadway and Underground Electrical Improvements) Constructed by the Developer, *ATL Coastal Properties, LLC*

- (c) Approve Contracts with Florida Blue, MetLife, SunLife, Advantica and Allstate for Employee Health, Dental, Life, Vision and Supplemental Insurance
- (d) Approve the Purchase of an Upgrade to the ArcGIS Software to be Performed by ESC Engineering, Inc.

7. **RESOLUTIONS:**

(a) **RESOLUTION NO. 1937-2014**

A RESOLUTION AMENDING THE OPERATING BUDGET OF THE CITY OF JACKSONVILLE BEACH, FLORIDA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013 AND ENDING SEPTEMBER 30, 2014.

8. **ORDINANCES:**

(a) **ORDINANCE NO. 2014-8060 – Second Reading**

AN ORDINANCE TO AMEND AN ORDINANCE ENACTING AND ESTABLISHING A COMPREHENSIVE LAND DEVELOPMENT REGULATION AND OFFICIAL ZONING MAP FOR THE INCORPORATED AREA OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS AUTHORIZED BY CHAPTER 163.3202, FLORIDA STATUTES, BY AMENDING PARAGRAPH (B) PERMITTED USES AND PARAGRAPH (D) CONDITIONAL USES OF SECTION 34-336 RESIDENTIAL, SINGLE-FAMILY; RS-1, SECTION 34-337 RESIDENTIAL, SINGLE-FAMILY: RS-2, SECTION 34-338 RESIDENTIAL, SINGLE-FAMILY: RS-3, SECTION 34-339 RESIDENTIAL, MULTIPLE-FAMILY RM-1, SECTION 34-340 RESIDENTIAL, MULTIPLE-FAMILY: RM-2 OF DIVISION 2, ZONING DISTRICTS, PERMITTED USES, ACCESSORY USES, CONDITIONAL USES, DIMENSIONAL STANDARDS, OFF-STREET PARKING AND LOADING STANDARDS, SIGN STANDARDS AND ENVIRONMENTAL STANDARDS OF ARTICLE VII. ZONING DISTRICTS TO DELETE PUBLIC AND PRIVATE PARKS, PLAYGROUNDS AND RECREATIONAL FACILITIES FROM THE LIST OF PERMITTED USES AND TO ADD PUBLIC AND PRIVATE PARKS, PLAYGROUNDS AND RECREATIONAL FACILITIES TO THE LIST OF CONDITIONAL USES IN RESIDENTIAL, SINGLE-FAMILY: RS-1, RESIDENTIAL, SINGLE-FAMILY: RS-2, AND RESIDENTIAL, SINGLE-FAMILY: RS-3 ZONING DISTRICTS AND TO DELETE PUBLIC PARKS, PLAYGROUNDS AND RECREATIONAL FACILITIES FROM THE LIST OF PERMITTED USES AND TO ADD PUBLIC PARKS, PLAYGROUNDS AND RECREATIONAL FACILITIES TO THE LIST OF CONDITIONAL USES IN RESIDENTIAL, MULTIPLE FAMILY: RM-1 AND RESIDENTIAL, MULTIPLE FAMILY: RM-2 ZONING DISTRICTS: TO REPEAL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

(b) **ORDINANCE NO. 2014-8058 – First Reading (CONTINUANCE OF 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. (This property is located at 602 N. 1st Street, and is presently occupied by Mango's)

ADJOURNMENT

Respectfully submitted,

/s/George D. Forbes
CITY MANAGER

GDF:njp
09/11/14

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) 247-6299, ext. 10, no later than 12:00 PM, Friday, September 12, 2014.

**Minutes of Regular City Council Meeting
held Tuesday, September 2, 2014, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida.**



CALL TO ORDER:

Mayor Charles Latham called the meeting to order.

OPENING CEREMONIES:

Following a moment of silence in remembrance of City Employee John Birch, the invocation was by Council Member Taylor; which was 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 (*absent*) Jeanell Wilson

Also present were City Manager George Forbes, City Attorney Susan Erdelyi, 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:

- City Council Budget Workshop held August 11, 2014
- City Council Budget Workshop held August 12, 2014
- Regular City Council Meeting held August 18, 2014

ANNOUNCEMENTS

Council Member Chris Hoffman –

- On Wednesday, September 10, 2014, the Beaches Museum will hold a 50th Anniversary Exhibit for Hurricane Dora.

Mayor Latham –

- A phone call was received from a resident of Ocean Cay regarding traffic engineering for the new Ocean Terrace subdivision. Mayor Latham stated that caller did not provide any contact information so he decided to respond publicly:

Many of the initial plans have changed, due to the data provided by the traffic engineering study. Because of the recommended changes, an announced public meeting was held on

Minutes of Regular City Council Meeting held Tuesday, September 2, 2014

August 4, 2014, with the Traffic Engineer present to review the traffic study results and recommended changes. Some of the changes were contrary to what the Mayor and Councilmembers had mentioned publicly, prior to the engineering study. Following review of the study, the floor was opened for public comment and four persons addressed the Council concerning the newly proposed recommendation.

For anyone who is interested, the traffic engineering study and recommendations are on the City's website, under the August 4, 2014 Workshop Agenda and the minutes from the meeting are available to the public under the August 4, 2014, Workshop Minutes. Mayor Latham encouraged anyone that might have concerns or questions to contact him, their district council member, or the Planning & Development Department.

- A media event was held on Thursday, August 21, 2104, by Kurtis Loftis and the Deck the Chairs team, to announce some of the changes to this year's event. Last year there were twenty chairs and twenty sponsors, this year the goal is forty chairs, with forty sponsors. He added that the plans are very exciting, and it is hoped that Jacksonville Beach will become a *Christmas Destination* for Northeast Florida and Southeast Georgia.
- Mayor Latham advised that he had distributed a green bracelet to council members to show support of Kate Amato, a nine-year-old Jacksonville Beach resident that is suffering from Stage 4 Cancer. He added that there is a website for *Team Kate*, with a link for anyone who would like to make a donation to help with medical costs.
- Mayor Latham provided an update on the Dial-A-Ride service and its need of donations to continue to provide the service. He thanked everyone who had helped with the fundraiser and advised that \$3,300 dollars had been raised with an additional \$1,200 in pledges. Mayor Latham explained that this is a group of citizens working to find a long-term solution to continue to provide the service.

COURTESY OF THE FLOOR TO VISITORS

- Tony Hall, 1224 Seabreeze Avenue, Jacksonville Beach
Mr. Hall addressed the Council regarding the possibility of a skate park, improvement with the homeless problem, and the negative impact the one-day festivals have on downtown businesses due to the closure of First Street at Latham Plaza.

MAYOR AND CITY COUNCIL

- (a) Recognition of Finance Officer Harry Royal for the City of Jacksonville Beach being Awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada for its Comprehensive Annual Financial Report.**

Mayor Latham presented the award to Finance Officer Harry Royal and acknowledged the following members of his staff, Ashlie Gossett and Trish Roberts.

CITY CLERK

CITY MANAGER

(a) Award Bid Number 1314-09 for Tree Trimming and Vegetation Management

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to approve Bid Number 1314-09 for Tree Trimming and Vegetation Management work to *Lewis Tree Service, Inc.* for one-year with the City Manager having the authority to renew the contract for three additional one-year periods.

Mr. Forbes explained that this service is very important to keep trees trimmed that grow very close to the electric lines.

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

(b) Authorize Replacement Purchase of One Regenerative Air Street Sweeper (Schwarze A7 Tornado) from the Florida Sheriffs Association Contract

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to approve the purchase from *Southern Sewer Equipment Sales* of one replacement **Regenerative Air Street Sweeper, a 2015 Schwarze A7 Tornado**, as explained in a memorandum from the Public Works Director, dated August 23, 2014.

Mr. Forbes stated that the sweeper works like a vacuum and that it should be traded out every five years.

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

(c) Award RFP Number 11-1314, “Debris Monitoring Services” to the Highest Ranked Respondent, ARX Disaster Management, Inc.

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to award Request for Proposal Number 11-1314, “Debris Monitoring Services,” to the highest ranked respondent, *ARX Disaster Recovery, Inc.*, as explained in the memorandum from the Public Works Director, dated August 18, 2014.

It was noted that this service would only be used in the event of a major storm. The service is fully compliant with FEMA [Federal Emergency Management Administration] requirements for cost reimbursement to the City.

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

**Minutes of Regular City Council Meeting
held Tuesday, September 2, 2014**

RESOLUTIONS:

(a) RESOLUTION NO. 1938-2014

Mayor Latham requested that the City Clerk read Resolution No. 1938-2014, by title only; whereupon Ms. Bullock read the following:

“A RESOLUTION CREATING THE CITY OF JACKSONVILLE BEACH REBATE PROGRAM FOR INSTALLATION OF AUTHORIZED, PROPERLY SIZED, GREASE INTERCEPTORS OUTSIDE OF EXISTING FOOD SERVICE FACILITIES.”

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to adopt Resolution No. 1938-2014, creating the City of Jacksonville Beach Rebate Program for installation of properly sized, grease interceptors outside of existing food service establishments.

Mr. Forbes and Public Works Director Ty Edwards explained that this rebate program would be in the best interest of the City due to infiltration of grease, oil, and fats, which cause extensive damage to the City’s sewer system. The program is for existing businesses that need to come into compliance with the City’s requirements.

During a brief discussion, it was noted that there are approximately 30 businesses that need to install a new properly sized grease interceptor outside of the food facility.

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

(b) RESOLUTION NO. 1939-2014

Mayor Latham requested that the City Clerk read Resolution No. 1939-2014, by title only; whereupon Ms. Bullock read the following:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, DESIGNATING CERTAIN LANDS IN A RS-1: RESIDENTIAL SINGLE FAMILY ZONING DISTRICT FOR FUTURE RECREATION USE.”

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to adopt Resolution No. 1939-2014, designating property for future recreational use.

Mr. Forbes reviewed the history of the property exchange between the School Board and the City of Jacksonville Beach. In 1961, the City had agreed to deed approximately 1.5 acres of land located at Jacksonville Beach Elementary School in exchange for a 10,000 square foot parcel at the southwest corner of 10th Street North, for installation of an electric substation.

**Minutes of Regular City Council Meeting
held Tuesday, September 2, 2014**

Both parties were under the impression that the deal had been finalized and the deeds properly recorded.

When the City began to look at the former substation land for possible recreational use, it was found that the deeds were never recorded. Through discussions with the School Board, a tentative agreement has been reached to finalize the earlier deal and to include an additional 10-foot strip of land along the east and south sides of the original parcel used for a substation.

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

ORDINANCES

(a) **ORDINANCE NO. 2014-8060 – First Reading (Public Hearing)**

Mayor Latham requested that the City Clerk read Ordinance No. 2014-8060, by title only; whereupon Ms. Bullock read the following:

“AN ORDINANCE TO AMEND AN ORDINANCE ENACTING AND ESTABLISHING A COMPREHENSIVE LAND DEVELOPMENT REGULATION AND OFFICIAL ZONING MAP FOR THE INCORPORATED AREA OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS AUTHORIZED BY CHAPTER 163.3202, FLORIDA STATUTES, BY AMENDING PARAGRAPH (B) *PERMITTED USES* AND PARAGRAPH (D) *CONDITIONAL USES* OF SECTION 34-336 *RESIDENTIAL, SINGLE-FAMILY: RS-1*, SECTION 34-337 *RESIDENTIAL, SINGLE-FAMILY: RS-2*, SECTION 34-338 *RESIDENTIAL, SINGLE-FAMILY: RS-3*, SECTION 34-339 *RESIDENTIAL, MULTIPLE-FAMILY: RM-1*, SECTION 34-340 *RESIDENTIAL, MULTIPLE-FAMILY: RM-2* OF DIVISION 2, *ZONING DISTRICTS, PERMITTED USES, ACCESSORY USES, CONDITIONAL USES, DIMENSIONAL STANDARDS, OFF-STREET PARKING AND LOADING STANDARDS, SUPPLEMENTAL STANDARDS, LANDSCAPING STANDARDS, SIGN STANDARDS, AND ENVIRONMENTAL STANDARDS* OF ARTICLE VII. *ZONING DISTRICTS* TO DELETE PUBLIC AND PRIVATE PARKS, PLAYGROUNDS AND RECREATIONAL FACILITIES FROM THE LIST OF PERMITTED USES AND TO ADD PUBLIC AND PRIVATE PARKS, PLAYGROUNDS AND RECREATIONAL FACILITIES TO THE LIST OF CONDITIONAL USES IN *RESIDENTIAL, SINGLE-FAMILY: RS-1, RESIDENTIAL, SINGLE-FAMILY: RS-2, AND RESIDENTIAL, SINGLE-FAMILY: RS-3* ZONING DISTRICTS AND TO DELETE PUBLIC PARKS, PLAYGROUNDS AND RECREATIONAL FACILITIES FROM THE LIST OF PERMITTED USES AND TO ADD PUBLIC PARKS,

**Minutes of Regular City Council Meeting
held Tuesday, September 2, 2014**

PLAYGROUNDS AND RECREATIONAL FACILITIES TO THE LIST OF CONDITIONAL USES IN *RESIDENTIAL, MULTIPLE-FAMILY: RM-1* AND *RESIDENTIAL, MULTIPLE-FAMILY: RM-2* ZONING DISTRICTS; TO REPEAL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.”

Public Hearing

Mayor Latham opened a Public Hearing on Ordinance No. 2014-8060, there being no one who wished to address the Council, Mayor Latham closed the Public Hearing.

Mr. Forbes advised that this ordinance would require parks in residential zones to make application to the Planning Commission for approval as a conditional use.

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to adopt Ordinance No. 2014-8060, amending the Land Development Code by changing public and private parks, playgrounds, and recreational facilities from permitted uses to conditional uses in the City’s five residential zoning districts, on its first reading.

City Attorney Susan Erdelyi explained that the U.S. Congress had passed the “Religious Land Use and Institutionalized Persons Act” in 2000. The “Act” requires religious organizations, and parks and recreational facilities to be treated on equal terms. It is recommended that the Land Development regulations be amended to equalize the treatment of religious organizations, and public and private parks, playgrounds, and recreational facilities groups to ensure compliance with the “Act”.

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

ADJOURNMENT

There being no further business coming before the Council, Mayor Latham adjourned the meeting at 7:47 p.m.

Submitted by: Judy L. Bullock
CITY CLERK

Approval:

William C. Latham, MAYOR

Date: September 15, 2014

**Minutes of Special City Council Meeting
held Wednesday, September 3, 2014, at 6:00 P.M.
In the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida.**



CALL TO ORDER:

Mayor Charles Latham called the meeting to order.

ROLL CALL:

Mayor: Charlie Latham

Council Members: Keith Doherty Steve Hartkemeyer Christine Hoffman (*Absent*)
Tom Taylor Phil Vogelsang (*Absent*) Jeanell Wilson

Also present was City Manager George Forbes, and City Clerk Judy Bullock.

PURPOSE OF MEETING

Mayor Latham advised that the purpose of the meeting was to adopt a Proposed Millage Rate for Fiscal Year 2015 and a Tentative Operating Budget for Fiscal Year 2015.

Mayor Latham read the following statement:

The first item to be discussed is the Proposed Millage Rate.

- The budget for the City of Jacksonville Beach was prepared using a millage rate of \$3.9947 mills. The rolled back rate is \$3.8994 mills. The proposed millage rate of \$3.9947 mills is 2.4% more than the rolled back rate.

The second item to be discussed is the Tentative Operating Budget.

- The tentative operating budget for Fiscal Year 2014-2015 is \$153,947,972.

Public Hearing

At this time, Mayor Latham opened a Public Hearing on the Proposed Millage Rate and Tentative Operating Budget.

Seeing no one who wished to address the Council, Mayor Latham closed the Public Hearing.

PROPOSED MILLAGE RATE – FY 2015

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to adopt the Proposed Millage Rate for Operating Purposes of \$3.9947 mills.

**Minutes of Special City Council Meeting
held Wednesday, September 3, 2014**

Discussion

Mr. Forbes advised that the City is proposing a lower millage rate 2.4% less than last year's rate of \$4.0947 mills and that the budgeted property tax revenue of \$7,705,293 is \$278,961 less than the amount received in 2008.

Mr. Taylor extended his appreciation to the City Manager and staff for the excellent job they do of keeping the City in excellent financial condition. He added that our sister cities could learn from Jacksonville Beach.

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

TENTATIVE OPERATING BUDGET – FY 2014-2015

Motion: It was moved by Mr. Taylor, seconded by Mr. Hartkemeyer, to adopt the Tentative Operating Budget for Fiscal Year 2014-2015 of \$ 153,947,972.

Mr. Forbes explained that the tentative operating budget is 14% lower than the current year's budget.

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

Mayor Latham extended his appreciation to the city employees and elected officials for a great year. Under the leadership of City Manager George Forbes and Finance Officer Harry Royal, the City is once again in sound financial condition. This year's budget is 14% less than the previous year. The union contracts and pension system are sound. The millage rate will be lowered this year and our electric rates have decreased. The City will be debt free in less than six years and the future is very bright for the city and its citizens.

ADJOURNMENT

There being no further business coming before the Council, Mayor Latham adjourned the meeting at 6:07 p.m.

Submitted by: Judy L. Bullock
City Clerk

Approval:

William C. Latham, Mayor

Date: September 15, 2013



City of
 Jacksonville Beach
 Operations &
 Maintenance Facility
 Department of Public
 Works
 1460-A Shetter Avenue
 Jacksonville Beach
 FL 32250
 Phone: 904.247.6219
 Fax: 904.247.6117

www.jacksonvillebeach.org

DATE: September 4, 2014
TO: George Forbes, City Manager
FROM: Ty Edwards, Public Works
SUBJECT: Dedication to the City and Acceptance for Maintenance of Public Infrastructure Improvements for the Preserve at Waterway Island

ACTION REQUESTED:

Approve the dedication to the City and acceptance for maintenance of the public infrastructure improvements (potable water, sanitary sewer, stormwater, and roadway and underground electrical improvements) constructed by the developer, *ATL Coastal Properties, LLC*.

BACKGROUND:

The developer installed public infrastructure as shown below to support the Preserve at Waterway Island. This development is located south of Seagate Avenue and west of Lois Lane.

Public Infrastructure Dedicated to the City for Maintenance			
Description	Value	Location	Responsible¹
Potable Water Distribution System (6" diameter PVC pipe, 3 valves, 2 hydrants, 12 services, etc.)	\$23,693.00	in road right-of-way	Public Works
Sanitary Sewer Collection System (8" diameter PVC pipe, 3 manholes & 12 sewer services, etc.)	\$29,676.00	in road right-of-way	Public Works
Stormwater Collection System (18" diameter PVC piping, 3 curb inlets & 2 manholes, etc.)	\$20,159.00	In curbed street (in road right-of-way)	Public Works
Roadway Improvements / Site work (asphalt pavement, earth work, curb & gutter, etc.)	\$59,204.50	in road right-of-way	Public Works
Underground Electric System (conduits / sleeves, concrete pads, etc.)	\$27,350.00	in road right-of-way & BES easement	Beaches Energy Services
TOTAL: \$160,082.50			

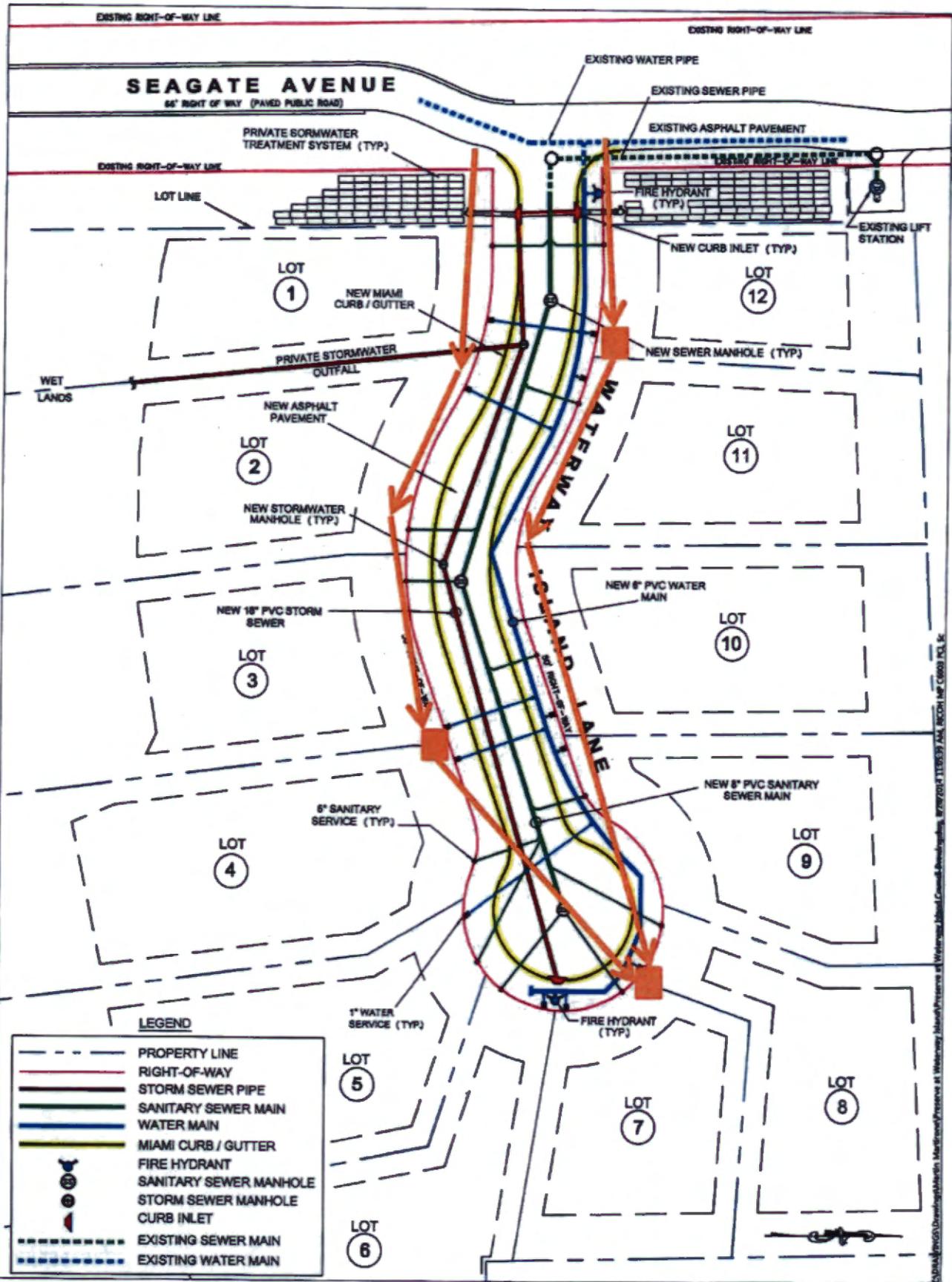
¹ Department responsible after dedication to the City and acceptance for maintenance; also inspected and accepted the work.



The water mains were tested, received Department of Environmental Protection clearance, and have been placed into operation. The engineer certified the work based on testing results and as-built drawings and certified the work's value. The contractor has provided a one-year warranty bond.

RECOMMENDATION:

Approve the dedication to the City and acceptance for maintenance of the public infrastructure improvements for the Preserve at Waterway Island as described in the memorandum from the Public Works Director dated September 4, 2014.



2/20/2014 11:55:57 AM, SECTION 16, 0603, PCL 84

July 3, 2014

Public Works Department
City of Jacksonville Beach
11 North 3rd Street
Jacksonville Beach, FL 32250

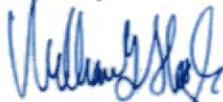
Attn: Martin Martirone, P.E.

Re: **Dedication to the City of Jacksonville Beach of Public Infrastructure
Improvements for Maintenance for the Preserve at Waterway Island, Jacksonville
Beach, Florida**

Dear Mr. Martirone:

We, ATL Coastal Properties, LLC, dedicate to the City of Jacksonville Beach and hereby request that the City of Jacksonville Beach accept this public infrastructure for maintenance. The infrastructure for Preserve at Waterway Island includes the potable water system; sanitary sewer system; storm sewer system within the boundaries of the curbed street of Waterway Island Lane, and the road improvements within the Waterway Island Lane Right-of-Way. The roadway improvements include the stabilized road subgrade, the roadway base, the asphalt surface and the curb & gutter. The Stormtech System, the storm sewer outfall, stormwater pump station and stormwater force main are excluded as they will be maintained by the Home Owners Association. Please see the attached Schedule of Values dated July 3, 2014 for more information on what is included.

Sincerely,



ATL Coastal Properties, LLC
By: Sunset Point Management, LLC, it's Manager
By: William G. Slagle, it's Manager

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6263

Fax: 904.247.6169

www.jacksonvillebeach.org

MEMORANDUM

TO: George D. Forbes, City Manager
FROM: Karen Nelson, Human Resources Director
SUBJECT: Employee Benefit Renewals for Calendar Year 2015
DATE: September 4, 2014

ACTION REQUESTED

Approve contracts, effective January 1, 2015 with:

- Florida Blue for medical insurance
- MetLife for dental insurance
- SunLife for life insurance
- Advantica for voluntary vision insurance
- Allstate for GAP Care, accidental & critical illness and individual voluntary benefits

BACKGROUND

Currently, City employees and retirees are covered by multiple carriers for medical, dental, vision, life, and voluntary benefits. All of these benefits will renew on January 1, 2015. Due to favorable claims experience at Florida Blue, the City received a minimal increase for the 2015 plan year with no plan changes.

Medical

Florida Blue will continue to offer the same HMO and PPO medical plan options for employees, retirees and their dependents. The 2015 renewal increase from Florida Blue is 1.66%, for a projected annual cost to the City of \$2,002,443, an increase of \$33,995. See *Attachment A* for current and proposed rates.



Memorandum to George D. Forbes

September 4, 2014

Page 2 of 2

Dental

MetLife will continue to offer three dental plan options: DHMO, low PPO option and high PPO option with no changes. The rates are guaranteed until January 1, 2016, for a projected annual cost to the City of \$46,649.76.

Life and Disability

SunLife life and disability benefits are in rate guarantee until January 1, 2016. The projected cost to the City for the Basic Life and AD&D is \$17,766.00. All other benefits are offered on a voluntary basis to employees.

Voluntary

Advantica will continue to offer vision benefits on a voluntary basis to employees. The current rates are guaranteed until January 1, 2016. Allstate will continue to offer a GAP plan, group accident, group critical illness and cancer coverage with no change to the current rates. There is no cost to the City for any voluntary benefits.

RECOMMENDATION

Approve contracts with Florida Blue, MetLife, SunLife, Advantica and Allstate for employee health, dental, life, vision and supplemental insurance.

EXHIBIT A

**HEALTH INSURANCE RENEWAL RATES WITH COMMISSIONS
CALENDAR YEAR 2015**

CITY MONTHLY RATES				
COVERAGE TIER	CURRENT		RENEWAL	
	HRA Plan	Copay Plan	HMO	PPO
Employee	\$493.87	\$493.87	\$501.76	\$501.76
Employee + Spouse	\$714.00	\$714.00	\$727.57	\$727.57
Employee + Child(ren)	\$714.00	\$714.00	\$727.57	\$727.57
Employee and Family	\$970.00	\$970.00	\$988.43	\$988.43
Annual City Cost	\$1,968,447.60		\$2,002,442.86	
Annual Increase		\$33,995.26	1.73%	

EMPLOYEE MONTHLY RATES				
COVERAGE TIER	CURRENT		RENEWAL	
	HRA Plan	Copay Plan	HMO	PPO
Employee	\$0.00	\$127.26	\$0.00	\$129.29
Employee + Spouse	\$275.34	\$522.04	\$277.57	\$528.19
Employee + Child(ren)	\$225.80	\$460.53	\$227.24	\$465.70
Employee and Family	\$614.27	\$1,004.38	\$621.16	\$1,146.75
Annual Employee Cost	\$432,221.52		\$436,571.70	
Annual Increase		\$4,350.18	1.01%	

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247 6274

Fax: 904.270 1 642

www.jacksonvillebeach.org

MEMORANDUM

TO: Harry Royal, Finance Officer
George D. Forbes, City Manager

FROM: Kent Haines, IS Supervisor

SUBJECT: Geographical Information System (GIS) Upgrade

DATE: September 6, 2014

ACTION REQUESTED:

Approve the purchase of an upgrade to the ArcGIS software to be performed by ESC Engineering, Inc.

BACKGROUND:

A geographic information system (GIS) is a computer system designed to capture, store, manipulate, analyze, manage, and present all types of geographic data. ESC Engineering, Inc., under our existing continuing services contract conducted a "health check" to assess the level of GIS usage and determine the next steps for improving system capabilities and expanding usage of the system.

Upgrading to the most current version of the GIS software was one of the primary recommendations made. The upgrade permits City maps to be made available through mobile devices. This feature is not available in our current version of the software.

A secondary recommendation from the health check was for the City to choose two to three applications to target as first implementations in order to begin to expand the use of the GIS system. Depending on the nature of the application and the level of access a user has, information can be viewed and/or changed through mobile devices. The applications are designed and available, but would need to be populated with information relevant to the City of Jacksonville Beach. A short list of the many available applications includes:

- Parks and Recreation Finder
- Land Use Public Notification
- Backflow Inspection
- ArcGIS Online for Emergency Management
- Zoning Maps
- Valve Exercising

The process of upgrading the GIS software, as described in the attached scope of services, is expected to take 4-6 weeks at a cost \$34,000. This



upgrade also includes three mobile device applications, and a fiber optic cable management module. Work will be performed by ESC Engineering, Inc. under our existing continuing services contract.

If approved, funds for this project will come from the General Fund unallocated, and is included in the year end budget mod.

RECOMMENDATION:

Approve the upgrade of the City's GIS software as described in a memorandum from the Information Systems Supervisor dated September 6, 2014.

HR/kh
attachment

August 14, 2014

RE: 100G

Mr. Donald Terrell
Senior Network/GIS Administrator
City of Jacksonville Beach

Subject: Quote for ArcGIS/ArcFM Upgrade, with Esri Fiber and Local Gov. App Services

Dear Donald:

Here is an overview of the tasks and cost estimates for the ArcGIS and ArcFM Upgrades to the 10.2.1 platform. As well, we are including estimates for migrating your Fiber data to the standard 10.2.1 Esri data-model. Services include fiber utility data migration, as well as upgrade of ArcGIS/ArcFM SDE, Server, Database Replication services. After the migration, we expect that all your current databases and software as well as the new fiber database will be current to the 10.2.1 software release and functioning with ArcFM 10.2.1 software and standard tools.

Scope of Services

Upgrade the existing ArcGIS/ArcFM Server Software and Databases to 10.2.1:

1. Upgrade the following – SDE, Server, Database Replication and Silverlight Web Applications. All client desktop machines will be upgraded by City of Jacksonville Beach Personnel.
2. Test upgraded database with the standard ArcFM tools and review with Donald Terrell.
3. Implement Esri Fiber based on standard install and tools, configure database settings and test setup with the standard data-model.
4. Migrate existing data for Fiber into the standard Esri Fiber database and install on SDE, test tools and ensure standard tools are operational.
5. Stand up approximately 3 Local Government maps and apps and one executive dashboard.

Task Specifics

1. Install ESRI Fiber and Migrate Fiber Data
Configure Fiber Connection Palate
Create Domains and Assign Class Model Names for Fiber
Test and Configure Esri Tools, Standard Autoupdaters, Editing Capabilities
Show Standard Tools to Donald, One-Time Technology Exposure Session
Load Configured Database to SDE
2. Local Government Maps and Apps
Install and test three local government maps and apps of Jax Beach's choosing as long as it is within budget for this phase of work
Test maps and apps internally through remote connection and within the Jax Beach firewall
Install and test one executive dashboard of Jax Beach's choosing as long as it is within budget for this phase of work.

Mr. Donald Terrell
Page Two
August 14, 2014

Assumptions

The City of Jacksonville Beach has all software on-site and ready to install. The city will be responsible for communication and contracting directly with Esri or ArcFM on licensing software products.

To perform the work, ESC will require remote access to all servers that we will perform work on. Work will be performed off-site through remote connections, this proposal does not include any on-site work.

If any custom ArcFM tools or objects are found during the upgrade, ESC will upgrade these at extra cost, outside the scope of this proposal.

This proposal does not include cost for training or support other than services quoted. Once the databases are installed and standard tools are verified as working, the services will be considered complete for this phase of work.

All Jacksonville Beach servers and databases need to be in the correct format for software versions and maintained by Jacksonville Beach. ESC will not be responsible for backups and data archiving during this project.

Jacksonville Beach GIS editors will not be allowed to have versions of the data or perform edits to data while the upgrade is taking place. ESC will keep disruptions to a minimum.

All work done by ESC will be from their office in Fort Collins, Colorado. Additional expenses will be incurred if an ESC employee needs to travel to Jacksonville Beach.

The quote shown below is for work done performed by task. Jacksonville Beach will be charged monthly for percentage of each task completed. If the project passes the estimated hours, then additional arrangements will be made.

Item	Estimated Cost
ArcGIS/ArcFM Upgrade Task Including Silverlight	\$8,500
Migration of Fiber	\$9,000
Implementing Fiber Manager	\$4,500
Installing Databases and Testing	\$4,000
Install and Test Local Gov. Maps and Apps	\$8,000
Total	\$34,000

If you have any questions, please feel free to contact me.

Regards,
ESC engineering, Inc.

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GIS Health Check - Summary Report

Introduction:

The GIS Health Survey was conducted to determine the level and depth of GIS usage in the City of Jacksonville Beach, with the goal of improving and expanding the current GIS. The objective was to assess where GIS was lacking and determine what specific items and steps are needed to achieve the end goal of data dissemination and user buy-in. This was then coupled with on-site interviews to address specific needs of the possible GIS users. Together this information rounded out the Health Check with recommendation made in the following sections of the Health Check report.

Objectives:

- How many users/managers use GIS?
- In what form is GIS used?
- How is GIS being applied?
- What is preventing more users/managers from using GIS?
- Will GIS be beneficial in new applications within the city's organization?

Data Collection Process:

- A web-based survey was sent out to both Users and Managers.
- Similar questions were asked with the target audience in mind, **pertinent to their function within the organization.**
- There were eight (8) users and twenty-two (22) managers who **responded.**
- Analysis was conducted using statistical averaging and **experience.**

Findings:

The results of the survey revealed an overall picture of the health of the GIS at the City of Jacksonville.

The current GIS is in place and being used, but at less than its **full potential.** The GIS users and managers who have frequent exposure to the GIS are requesting more resources (training, software, exposure).

The biggest challenges to the current GIS health are resources, training, dedicated time and ability to access the GIS.

Final Thoughts and Recommendations:

The City of Jacksonville Beach is a prime candidate to launch the ESRI Local Government data model and we recommend that the City moves in that direction. The data model will benefit the City of Jacksonville Beach with reducing overhead costs; saving time and effort; yielding more accurate GIS data; stimulating productivity; generating new revenue streams; promoting safety; and fostering better decisions and decision making processes. The existing ArcFM Water data model provides excellent tracing tools and functionality and allows the City of Jacksonville Beach to have a premier, working, efficient, industry-specific data model to meet its needs. Both the ArcFM Water model and the ESRI Local Government model will complement each other and enable the City to have a leading GIS.

We recommend having someone designated as the GIS coordinator, placing that person as the focal point of the GIS and ensuring they have the tools and ability to run the GIS as an enterprise system across all departments at the city. We also propose an upgrade of the systems to version ArcFM and ESRI 10.2.1 releases. We advise creating a formal GIS plan to mature the existing data into the ArcFM

database and the Local Government model. We also suggest choosing two (2) or three (3) workflows from ESRI's Local Government pre-built and free maps and apps to target as first implementations.

These conclusions were reached through the interview process with the following stakeholders in the city:

Fire – it is recommended that an integration point between the Firehouse software and the possible addition to CAD-Link in the future be considered, with the GIS being the master map background for fire operations. With the addition of 4G Android tablets in the field, there is a need to have maps and data layers matching across multiple platforms and operating systems. These maps could utilize the ESRI Local Government model for fire pre-planning, disaster response and hydrant operations.

Finance – it is recommended that backlog information be caught up and made to match the asset information in the GIS, the determination of which system is most current and correct will need to be made and an integration point for data maintenance created between the two (2) for long term reporting. Once these systems are synced the city could benefit from the ArcFM Designer platform to help account for construction units in the field and overall plant asset recording. There are improvements in workflow that can be established to cut down duplicate data entry between GIS and CAD, with software extensions available from ESRI to streamline the existing workflows, as well as an integration that could be established between the AS400 system and GIS to auto-attribute features in both systems. The Local Government model from ESRI could also benefit this department in streamlining service request from the client side as well as help the meter readers automate their data collection for meter information, obstacles in the field, street light outages, other finance and utility related operations. Data centralization and server-centric data storage is a key to a successful deployment of any of the ESRI Local Government maps or apps for this group.

Planning – It is recommended that ArcGIS on-line coupled with the ESRI Local Government model be used to display the base map for users in a similar way that they currently use the CAMA data from the county. The use of a GIS viewing platform with training on simple toolsets could greatly improve the use and workflow of the use of parcel and GIS layers. Integration to the AS400 database as well as the CAMA data for land record and address updates is also needed to help streamline data updates and analysis; this would also clean up data anomalies with manual inputs for address names and street naming nomenclature. Local government maps and apps could supply tools to streamline code enforcement and building inspection, as well as reducing manual data entry that other departments within the city can leverage for their operations. We recommend simplification of the desktop environment for the one (1) editor in planning, with simple toolsets which could be incorporated for parcel editing, buffering and mail merging to aid in automation of zoning notifications to the citizens of Jacksonville Beach. Tools for maintaining planimetric data, construction footprints, and curb and gutter in a desktop environment could be utilized and made easier for GIS users in this group as well.

Electric – It is recommended that electric leverage tools to automate some of the redundant processes used in maintaining CAD and GIS systems in tandem; there are tools available and training for users that could streamline the process and ultimately aid in maintaining the electric maps in one (1) "ESRI" based mapping system. Electric is also not fully utilizing their ArcFM GeoReplication server to its full potential; this software along with the 10 laptops that are available to electric could be used to streamline field to office data flow operations. Currently electric does not have construction standards. The lack of standards is an immediate need for other systems to interface and work correctly for work order input automation, matching plant records with finance department, and to streamline data maintenance and

integration for the complete electric plant. In the near future, map integration would be needed to maintain an outage management system as well as an engineering model; there are many ties to these systems that GIS will support to run the electric system more efficiently and report outages for better field response. Mobile applications with ArcGIS on-line or ArcFM mobile could be deployed to aid in Electric department field operations for red-line updates and an automated process for changes to be reported to GIS. This would also streamline the paper process of map-book red-line edits that occur now, as well as standardize the inputs to GIS by using domain controlled pick-lists for each user. There is also a need to require contractors to Jacksonville Beach to supply the required electric data formats, using electric standards specified by Jacksonville Beach in an output that the GIS could readily absorb and use.

Public Works – It is recommended that the users in this department receive access to view the GIS information that has been created and updated by the data editor in that department. There are multiple ways to allow users in this group to view the maps, with ArcGIS online and the ESRI Local Government model being the most logical and easily deployed. Like electric, edits from field crews are reported via paper mapbook updates. This process could be automated with the use of a GIS application on a tablet or laptop, where data edits from the field are relayed electronically, instead of by paper media. GIS mobile applications would also allow meter readers to collect usage information and location information on meters for integration to finance and the future AMR system.

For Public Works, the ESRI Local Government model would also benefit the citizens of Jacksonville Beach, in that automated feedback could be received and represented in a map for graffiti, street degradation, sidewalk issues, street signs, solid waste, and street light problems, as well as many other citizen requests. Public Works contracts with multiple entities for street sign evaluations, trash, as well as other services, all of which could aid in the maintenance and development of data layers in the GIS system. It is also recommended that Public Works start writing concessions in their contracts with their subcontractors to start supplying information that the GIS can use. This would require contractors to Jacksonville Beach to supply the required GIS data formats, using standards specified by Jacksonville Beach in an output that the GIS could readily utilize. An example would be to supply a street sign inspection company with data via the Local Government model to automate their sign inspection and feed the data back to GIS. Another example is geo-tagging the video that is taken of the pipe inspections, having that information related to the map where the GIS could represent the pipe length and associated video data.

Parks and Recreation could not attend the meeting, but is using new cemetery software that would possibly need an integration point from the GIS. There are also many maps and apps available from the ESRI Local Government model that would aid in citizen requests for a citizen park finder, access points to the beach, plot locations in the cemeteries, and other requests.

Police Services could not attend the meeting, but there are multiple maps and apps in the Local Government model that could aid police services and citizen engagement for reporting crimes, nuisances, and realizing common trends in policing efforts.

Other considerations for the City include technology used and resources available to the editors. Using technology from ESRI or Schneider Electric's ArcFM such as ArcSchematic, ArcFM Conduit Manager, and ArcFM Designer could reduce or eliminate the use of supporting two mapping systems in the city. There would be no reason to run CAD and ESRI in tandem. Training and simplification of toolsets are also a common theme, with almost every user and department sharing the same sentiments. Overall the ESRI Local Government model is an easily deployed system for the city, which could aid in citizen buy-in

toward the city's daily operations. It will aid in automation and integration between systems and departments within the city infrastructure as well. We also see there is a need to stay current with technology and to keep a steady upgrade schedule for the city's current investment in GIS. An example is that the ESRI and ArcFM software could be upgraded to version 10.2.1 to realize some of the tools, apps, and maps available in the Local Government model. There is also a need to get more data and maps to the users within the city; this could easily be accomplished with tablets, work stations, and mobile computer applications that promote user feedback and buy-in. Finally, the GIS could benefit from having a focal point for the GIS user base, someone that everyone works through to integrate and facilitate the administration of the GIS, a GIS coordinator / GIS manager / GIS Professional position that can bring the city together under one synchronized GIS system is warranted. The title for this individual is almost unimportant, as many cities refer to this position using different "official" titles. What is needed is a senior level IT / GIS trained and qualified individual to span across departments with the ability to run the GIS effectively. This is a high level individual with management's full support and confidence to run the GIS system to its full potential to all users within the city.

The city would be well served by standardizing mobile hardware. Managing mobile tablets on multiple operating systems and differing hardware versions could prove to be problematic for long term maintenance of these systems. An example would be in upgrading and maintaining a mapping app on iOS hardware as well as Android hardware; both systems would be upgraded and maintained separately since they both have unique operating systems and hardware configurations. Overall the city should be aware and plan to enforce the rule that any new map-based system purchase by the city be compliant with support modules and integration of the Esri based GIS system in which the city has already invested in.

The overall health of the GIS at the City of Jacksonville Beach, based on other municipal GIS systems of the same size that we have encountered is a C+/B-.

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September 8, 2014

TO: George D. Forbes, City Manager
FROM: Harry Royal, Finance Officer
SUBJECT: Year-end Budget Adjustment

ACTION REQUESTED:

Approve Resolution 1937-2014 adopting the year-end budget adjustment.

BACKGROUND:

Each year the City adopts budget amendments adjusting the budget for expenditures that have become necessary since the original budget was adopted. These adjustments provide spending authority for unexpected expenditures and projects authorized by the City Council during the year which were not included in the original budget. They also include projects that may have been budgeted in a previous year, but due to the timing of a contract award, were not begun or encumbered before the previous year's end.

The attached budget resolution reflects proposed adjustments to be made which represent changes in departmental or fund budgets. Explanations are also provided as a part of these adjustments. These budget adjustments were previously approved by the City Council, Community Redevelopment Agency or Pension Boards with the following exceptions:

Funding:	Amount	Description:
General Fund; Community Development Block Grant	\$20,041	Adjustment provides additional funding for CDBG block grant based on final contract signed June 2014; transfer to the General Fund from CDBG Fund
General Fund	\$250,000	Partial funding for a reserve for the radio system replacement
General Fund	\$600,000	Partial funding for a reserve for the replacement of the City's business applications
General Fund	\$250,000	Partial funding for a reserve for replacement of roofs or repairs to City facilities



General Fund	\$60,000	Funding reserve for October 2015 Sea & Sky Spectacular
Downtown Redevelopment Fund-DT Policing	\$5,336	To true-up budget to agree with project budgets previously approved by the Community Redevelopment Agency
Downtown Redevelopment Fund	\$4,352,704	To commit funds for construction of future projects associated with Downtown Vision Plan (1 st and 2 nd Streets from Beach Boulevard to 13 th Avenue South)
Southend Redevelopment Fund	(\$304,493)	To true-up budget to agree with project budgets previously approved by the Community Redevelopment Agency

Monies are on hand to fund all requested expenditures.

RECOMMENDATION:

Adopt Resolution 1937-2014 authorizing the year-end budget adjustment.

HER/tr

Introduced by: _____

Adopted: _____

RESOLUTION NO. 1937-2014

**A RESOLUTION AMENDING THE OPERATING BUDGET OF THE CITY OF JACKSONVILLE BEACH, FLORIDA
FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013 AND ENDING SEPTEMBER 30, 2014**

BE IT RESOLVED by the City Council of the City of Jacksonville Beach, Florida that:

SECTION 1: The following items of appropriations for the functions, agencies and departments of the City government for the fiscal year beginning October 1, 2013 and ending September 30, 2014 be amended as follows:

General Fund – 001

General Fund Revenues :

Insurance reimbursement	a.	\$	8,418	001-0000-364-20-00
Donations and contributions-Police Department	b.	\$	6,951	001-0000-366-94-00
Donations and contributions-Fire Department	c.	\$	4,996	001-0000-366-95-00
Transfer from Comm. Development Block Grant	d.	\$	20,041	001-0000-381-16-00

- a. Adjust budget for Insurance proceeds that will be used to offset the cost of the vehicle repair.
- b. Adjust budget for receipt of grant from Firehouse Subs; grant used to purchase bicycles and related gear as approved by Council 11-18-2013.
- c. Adjust budget for donations made to Fire Department for: Blues Festival, Celtic Festival, 26.2 with Donna, and Never Quit. Donations will be used to offset the cost of overtime for the events.
- d. Adjust budget for changes to the 2014 contract with Community Development Block Grant based on contract signed June 2014.

General Fund Expenditures :

Building Maintenance

Operating-building repair & maintenance	a.	\$	48,240	001-0304-519-46-01
Operating-building repair & maintenance	b.	\$	94,038	001-0304-519-46-01

- a. Adjust budget for repairs to HVAC systems and security gate. Approved by Council 5-18-2014.
- b. Adjust budget for replacement of emergency generators at City Hall and Police Building. Approved by Council 8-18-2014.

Parks & Recreation

Operating-repair & maintenance	a.	\$	12,490	001-0601-572-46-00
Personal services-wages	b.	\$	25,000	001-0602-575-12-00
Operating-contract services	c.	\$	11,280	001-0609-572-34-00

- a. Adjust budget for repairs at Wingate Park football fields being paid by capital improvement fees reserve. Approved by Council 4-21-2014.
- b. Adjust budget for additional hours for Ocean Rescue. Approved by Council 8-18-2014.
- c. Adjust budget for security improvements to the Carver Center. Approved by Council 8-18-2014.

Police

Operating-vehicle repair & maintenance	a.	\$	7,936	001-0904-521-46-03
Operating-supplies	b.	\$	1,046	001-0904-521-52-00
Operating-equipment	b.	\$	5,905	001-0904-521-64-00

- a. Adjust budget for Insurance proceeds that will be used to offset the cost of the vehicle repair.
- b. Adjust budget for receipt of grant from Firehouse Subs; grant used to purchase bicycles and related gear as approved by Council 11-18-2013.

Fire

Personal services-overtime	a.	\$	4,946	001-1001-522-14-00
Operating supplies	b.	\$	7,950	001-1001-522-52-00
Personal services-wages	c.	\$	1,579	001-1001-522-12-00
Personal services-FICA	c.	\$	98	001-1001-522-21-00
Personal services-Medicare	c.	\$	23	001-1001-522-21-01

- a. Adjust budget for donations made to Fire Department for: Blues Festival, Celtic Festival, 26.2 with Donna, and Never Quit. Donations will be used to offset the cost of overtime for the events.
- b. Adjust budget for purchases of replacement beds (\$6,500) and smoke detectors (\$1,450). Purchase being paid from donations account. Discussed at Council Tour 8-1-2014.
- c. Adjust budget for IAFF contract section 34.6 for the Training Lieutenant. Approved by Council 6-16-2014.

Nondepartmental

- | | | | | |
|---|----|----|-----------|--------------------|
| Operating-contract services | a. | \$ | 15,000 | 001-0000-519-34-00 |
| Operating-professional services | b. | \$ | 20,000 | 001-0000-519-31-00 |
| Transfer to General Capital Projects Fund (315) | c. | \$ | 250,000 | 001-0000-581-91-35 |
| Transfer to General Capital Projects Fund (315) | c. | \$ | 600,000 | 001-0000-581-91-35 |
| Transfer to General Capital Projects Fund (315) | c. | \$ | 250,000 | 001-0000-581-91-35 |
| Transfer to Dog Park Fund (335) | d. | \$ | (12,650) | 001-0000-581-91-98 |
| Operating-other charges | e. | \$ | (262,366) | 001-0000-519-49-00 |
| Reserve for Air Show | f. | \$ | 60,000 | memo entry |
| Transfer to Grounds Maintenance | g. | \$ | 19,799 | 001-0000-581-91-56 |
| Transfer to Finance Fund | h. | \$ | 34,000 | 001-0000-581-91-13 |
- a. Adjust budget for Deck the Chairs. Approved by Council 5-19-2014
- b. Adjust budget for retail feasibility study and business recruitment. Approved by Council 1-21-2014.
- c. To transfer partial funding for future radio system replacement (\$250,000), future business software applications replacement (\$600,000) and future roof replacements or repairs to City facilities (250,000). As discussed on Council Budget Tour, August 1, 2014 (radio system and business software applications) and previously approved by Council (roof replacements for City buildings) 9-16-2013.
- d. To eliminate transfer to dog park fund budgeted in error. Transfer was made in FY2013.
- e. To fund the net cost of items included in the General Fund year-end budget adjustment.
- f. To set aside a reserve for costs associated with the Sea & Sky Spectacular in October 2015.
- g. To adjust budget for purchase of replacement rotary mower by Grounds Maintenance. Approved by Council 8-18-2014.
- h. To adjust budget for purchase of upgrade to GIS software. Being considered by Council 9-15-2014.

Local Option Gas Tax - 150

Expenses:

Capital outlay - improvements \$ 112,000 150-0743-541-63-00

Adjust budget for drainage/road improvements for Williams-Coastal project near Seabreeze Elementary; and for road improvements for 1st Street North project along 8th Avenue North between 1st and 2nd Streets, as discussed on Council Tour on 8-1-2014.

Community Development Block Grant Fund - 160

Revenues:

Grant revenues a. \$ 11,856 160-0000-331-00-00

Expenses:

Operating - utility assistance a. \$ (6,981) 160-0104-564-43-00

Transfer to General Fund a. \$ 20,041 160-0104-581-91-01

- a. Adjust budget for changes to the 2014 contract with Community Development Block Grant based on contract signed June 2014.

Downtown Redevelopment - 181

Expenses:

- | | | | |
|------------------------------------|----|--------------|----------------------|
| Personal services-various accounts | a. | \$ 140,875 | 181-0903-521-various |
| Operating-supplies | a. | \$ 40,000 | 181-0903-521-52-00 |
| Capital outlay-equipment | a. | \$ 9,188 | 181-0903-521-64-00 |
| Capital outlay-vehicles | a. | \$ 142,128 | 181-0903-521-64-01 |
| Capital outlay-improvements | b. | \$ 45,386 | 181-1601-515-63-00 |
| Capital outlay-improvements | c. | \$ 4,352,704 | 181-1601-541-63-00 |
| Operating-supplies | c. | \$ 5,336 | 181-0903-521-52-00 |
- a. Adjust budget for wages & benefits, supplies (uniform items and gear, gasoline, vehicle maintenance, court filing fees), equipment (radios) and vehicles for the Downtown CAPE program. Approved by CRA 3-24-2014; Approved by Council 4-21-2014
- b. Adjust budget for design of new parking lot at 2nd Street North between 3rd and 4th Avenues. Approved by CRA 5-16-2014.
- c. To adjust funds committed for future Downtown redevelopment projects to correspond with fund balance expected to be available at 9-30-2014 and to true-up budget to agree with CRA approvals.

Southend Redevelopment - 182

Expenses:

- | | | | |
|-----------------------------|----|--------------|--------------------|
| Capital outlay-land | a. | \$ 445,000 | 182-1602-515-61-00 |
| Capital outlay-improvements | b. | \$ (304,493) | 182-1602-515-63-00 |
- a. To adjust budget for purchase of property at 910 South Beach Parkway. Approved by CRA 8-18-2014, resolution 2014-7.
- b. To adjust funds committed for future South Beach redevelopment projects to correspond with fund balance expected to be available at 9-30-2014 and to true-up budget to agree with CRA approvals.

General Capital Projects Fund - 315

Revenues:

- | | | |
|----------------------------|--------------|--------------------|
| Transfer from General Fund | \$ 1,100,000 | 315-0000-381-01-00 |
|----------------------------|--------------|--------------------|
- Transfer of partial funding for future radio system replacement and future business applications replacement from the General Fund. As discussed on Council Budget Tour, August 1, 2014.

Dog Park Fund - 335

Revenues:

Transfer from General Fund a. \$ (12,650) 335-0000-381-01-00

Expenses:

Operating-contract services b. \$ 4,825 335-0000-572-34-00

Capital outlay-improvements c. \$ 33,826 335-0000-572-63-00

- a. To eliminate transfer to dog park fund budgeted in error. Transfer was made in FY2013.
- b. Adjust budget for contracted grounds maintenance. Approved by Council 4-21-2014.
- c. Adjust budget for improvements to Dog Park. Approved by Council 8-18-2014.

Water & Sewer Fund - 420

Expenses:

Operating-professional services a. \$ 5,868 420-0704-536-31-00

Operating-repair & maintenance b. \$ 1,754 420-0706-535-34-00

- a. Adjust budget shared costs of groundwater resource sustainability assessment. Approved by Council 8-4-2014.
- b. Adjust budget for Jacksonville Beach's portion of shared effluent outfall repair expenses, per the interlocal agreement with Atlantic Beach and Neptune Beach.

Stormwater Fund - 423

Expenses:

Capital outlay - land \$ 95,000 423-0712-536-61-00

Adjust budget for purchase of land for Stormwater. Approved by Council 8-4-2014.

Lease Facilities Fund - 460

Expenses:

Contract services \$ 20,000 460-0309-539-34-00

Adjust budget for tower sites utilization study. Approved by Council 8-4-2014.

Finance Internal Service Fund - 511

Revenues:

Transfer from General Fund a. \$ 34,000 511-0000-381-01-00

Expenses:

Capital Outlay-equipment/software a. \$ 34,000 511-0204-591-64-02

- a. To adjust budget for purchase of upgrade to GIS software. Being considered by Council 9-15-2014.

Grounds Maintenance Internal Service Fund - 526

Revenues:

Transfer from General Fund a. \$ 19,799 526-0000-381-01-00

Expenses:

Capital Outlay-equipment a. \$ 19,799 526-0505-591-64-00

- a. To adjust budget for purchase of replacement rotary mower by Grounds Maintenance. Approved by Council 8-18-2014.
-

SECTION 2. The Finance Officer is hereby authorized and directed to do and perform all acts necessary to carry out and accomplish the budget amendments in conformity with the provisions of Section 1.

SECTION 3. The City Council recognizes that the Budget is a revenue and spending plan which requires adjustment from time to time as circumstances change. The City Council gives authorization to the City Manager to make Budget Amendments in the budget for the fiscal period beginning October 1, 2013 and ending September 30, 2014, at the department level as long as the amendments do not increase or decrease the overall budget for the related department in the General Fund, or at the fund level in a fund other than the General Fund.

SECTION 4. The City Council authorizes the City Manager to use the General Fund's unanticipated budget to pay for items such as staffing, rental equipment, communications equipment, and supplies in the event of a severe weather event or other emergency of similar magnitude.

SECTION 5. The City Council further authorizes the City Manager to make budget amendments in the budget for the fiscal period beginning October 1, 2014 and ending September 30, 2015, in furtherance of improvements or works which were approved by the City Council and begun in a previous year, but which were not completed in those years, and any such adjustment shall continue in force until the purpose for which it was made shall have been accomplished or abandoned.

SECTION 6. The City Council further authorizes the City Manager to expend donated monies, so long as the expenditure is consistent with the purpose of the donation.

SECTION 7. In compliance with the Convention Development Tax Act, Florida Statutes, Chapter 212.0305, the City of Jacksonville Beach, being unable to use Convention Development revenue solely for the purposes stated in the section, is hereby authorized to use the revenue to acquire and develop municipal parks, lifeguard stations or athletic fields.

SECTION 8. This Resolution shall take effect upon its passage and publication as required by law.

AUTHENTICATED this __th day of September, 2014.

William C. Latham, MAYOR

Judy L. Bullock, CITY CLERK

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MEMORANDUM

To: George D. Forbes, City Manager

From: William C. Mann, Senior Planner 

Re: Ordinance No. 2014-8060, amending the Land Development Code by changing public and private parks, playgrounds, and recreational facilities from permitted uses to conditional uses in the City's five residential zoning districts.

Date: August 26, 2014

ACTION REQUESTED:

Adoption of Ordinance No. 2013-8060, amending Land Development Code Article VII, Division 2, Sections 34-336, 34-337 and 34-338 by changing "Public and private parks, playgrounds and recreational facilities" from permitted uses to conditional uses in *RS-1*, *RS-2*, and *RS-3* single-family zoning districts respectively, and amending Sections 34-339 and 34-340 by changing "Public parks, playgrounds and recreational facilities" from permitted uses to conditional uses in *RM-1* and *RM-2*, multi-family districts respectively. (Applicant – Steve Lindorff, Planning and Development Director)

BACKGROUND:

Currently in our three single-family residential zoning districts, "public and private parks, playgrounds, and recreational facilities" are listed as permitted uses, and in the *RM-1* and *RM-2* multifamily districts, "public parks, playgrounds, and recreational facilities" are listed as permitted uses. In all five residential districts, though, "religious organizations" are listed as conditional uses.

The U.S. Congress passed the Religious Land Use and Institutionalized Persons Act (RLUIPA) in 2000. Many, if not most, of the current LDC regulations predate the passage of RLUIPA. Among other matters, generally, RLUIPA and construing federal case law requires that assembly uses, such as religious



organizations, and parks and recreational facilities, be treated on equal terms. While legal counsel for the City and the Planning Division believe the present LDC regulations as to the City's residential zoning districts comply with RLUIPA and other applicable federal law, it has been recommended that such regulations be amended to equalize the treatment of religious organizations, and public and private parks, playgrounds, and recreational facilities groups.

The attached ordinance removes "Public and private parks, playgrounds, and recreational facilities" from the list of permitted uses in RS-1, RS-2, and RS-3 districts, and adds them to the list of conditional uses in those districts, where 'religious organizations' are listed. It also similarly removes "Public parks, playgrounds, and recreational facilities" from the list of permitted uses in RM-1 and RM-2 districts, and adds them to the list of conditional uses in those districts, also where religious organizations are listed.

The Planning Commission conducted a required public hearing on this proposed amendment on Monday, August 25, 2014 and recommended its approval by City Council.

RECOMMENDATION:

Adopt Ordinance No. 2014-8060, amending the Land Development Code by changing public and private parks, playgrounds, and recreational facilities from permitted uses to conditional uses in the City's five residential zoning districts.

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

ORDINANCE NO. 2014-8060

AN ORDINANCE TO AMEND AN ORDINANCE ENACTING AND ESTABLISHING A COMPREHENSIVE LAND DEVELOPMENT REGULATION AND OFFICIAL ZONING MAP FOR THE INCORPORATED AREA OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS AUTHORIZED BY CHAPTER 163.3202, FLORIDA STATUTES, BY AMENDING PARAGRAPH (B) *PERMITTED USES* AND PARAGRAPH (D) *CONDITIONAL USES* OF SECTION 34-336 *RESIDENTIAL, SINGLE-FAMILY: RS-1*, SECTION 34-337 *RESIDENTIAL, SINGLE-FAMILY: RS-2*, SECTION 34-338 *RESIDENTIAL, SINGLE-FAMILY: RS-3*, SECTION 34-339 *RESIDENTIAL, MULTIPLE-FAMILY: RM-1*, SECTION 34-340 *RESIDENTIAL, MULTIPLE-FAMILY: RM-2* OF DIVISION 2, *ZONING DISTRICTS, PERMITTED USES, ACCESSORY USES, CONDITIONAL USES, DIMENSIONAL STANDARDS, OFF-STREET PARKING AND LOADING STANDARDS, SUPPLEMENTAL STANDARDS, LANDSCAPING STANDARDS, SIGN STANDARDS, AND ENVIRONMENTAL STANDARDS* OF ARTICLE VII. *ZONING DISTRICTS* TO DELETE PUBLIC AND PRIVATE PARKS, PLAYGROUNDS AND RECREATIONAL FACILITIES FROM THE LIST OF **PERMITTED USES AND TO ADD PUBLIC AND PRIVATE PARKS, PLAYGROUNDS AND RECREATIONAL FACILITIES TO THE LIST OF **CONDITIONAL USES** IN *RESIDENTIAL, SINGLE-FAMILY: RS-1, RESIDENTIAL, SINGLE-FAMILY: RS-2*, AND *RESIDENTIAL, SINGLE-FAMILY: RS-3* **ZONING DISTRICTS** AND TO DELETE PUBLIC PARKS, PLAYGROUNDS AND RECREATIONAL FACILITIES FROM THE LIST OF **PERMITTED USES** AND TO ADD PUBLIC PARKS, PLAYGROUNDS AND RECREATIONAL FACILITIES TO THE LIST OF **CONDITIONAL USES** IN *RESIDENTIAL, MULTIPLE-FAMILY: RM-1* AND *RESIDENTIAL, MULTIPLE-FAMILY: RM-2* **ZONING DISTRICTS**; TO REPEAL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES:**

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

SECTION 1. That Paragraph (b) *Permitted Uses* of Section 34-336 *Residential, single-family: RS-1* is hereby amended and shall read as follows:

Sec. 34-336. Residential, single-family: RS-1.

- (b) *Permitted uses.* The following uses are permitted as of right in the RS-1 zoning district.
 - (1) Single-family dwellings.

~~(2) Public and private parks, playgrounds and recreational facilities. Private parks, playgrounds and recreational facilities shall be for the sole use of residents living in the area where such facilities are located, and shall not be used for commercial purposes.~~

(2) Type I home occupation.

SECTION 2. That Paragraph (d) *Conditional Uses* of Section 34-336 *Residential, single-family: RS-1* is hereby amended and shall read as follows:

Sec. 34-336. Residential, single-family: RS-1.

(d) *Conditional uses.* The following uses are permitted as conditional uses in the RS-2 zoning district, subject to the standards and procedures established in section 34-221 et seq.

- (1) Type II home occupation.
- (2) Religious organizations.
- (3) Public and private elementary and secondary schools and technical institutes, excluding trade schools and vocational schools.
- (4) Essential public services.
- (5) Cemeteries.
- (6) Government uses, excluding correctional institutions.
- (7) Golf courses. (Regulation golf courses only).
- (8) Public and private parks, playgrounds and recreational facilities. Private parks, playgrounds and recreational facilities shall be for the sole use of residents living in the area where such facilities are located, and shall not be used for commercial purposes.

SECTION 3. That Paragraph (b) *Permitted Uses* of Section 34-337 *Residential, single-family: RS-2* is hereby amended and shall read as follows:

Sec. 34-337. Residential, single-family: RS-2.

(b) *Permitted uses.* The following uses are permitted as of right in the RS-2 zoning district.

- (1) Single-family dwellings.
- ~~(2) Public and private parks, playgrounds and recreational facilities. Private parks, playgrounds and recreational facilities shall be for the sole use of residents living in the area where such facilities are located, and shall not be used for commercial purposes.~~
- (2) Type I home occupation.

SECTION 4. That Paragraph (d) *Conditional Uses* of Section 34-337 *Residential, single-family: RS-2* is hereby amended and shall read as follows:

Sec. 34-337. Residential, single-family: RS-2.

(d) *Conditional uses.* The following uses are permitted as conditional uses in the RS-2 zoning district, subject to the standards and procedures established in section 34-221 et seq.

- (1) Type II home occupation.
- (2) Religious organizations.
- (3) Public and private elementary and secondary schools and technical institutes, excluding trade schools and vocational schools.
- (4) Libraries.
- (5) Essential public services.
- (6) Cemeteries.
- (7) Government uses, excluding correctional institutions.
- (8) Golf courses. (Regulation golf courses only).
- (9) Child day care services, including kindergartens when operated on the same site as and in conjunction with a religious organization.
- (10) Public and private parks, playgrounds and recreational facilities. Private parks, playgrounds and recreational facilities shall be for the sole use of residents living in the area where such facilities are located, and shall not be used for commercial purposes.

SECTION 5. That Paragraph (b) *Permitted Uses* of Section 34-338 *Residential, single-family: RS-3* is hereby amended and shall read as follows:

Sec. 34-338. Residential, single-family: RS-3.

(b) *Permitted uses.* The following uses are permitted as of right in the RS-3 zoning district.

- (1) Single-family dwellings.
- (2) Two-family dwellings.
- ~~(3) Public and private parks, playgrounds, and recreational facilities.~~
- (3) Elderly-oriented group homes, group homes for the developmentally or physically disabled, or foster homes with less than six (6) residents.
- (4) Type I home occupation.

SECTION 6. That Paragraph (d) *Conditional Uses* of Section 34-338 *Residential, single-family: RS-3* is hereby amended and shall read as follows:

(d) *Conditional uses.* The following uses are permitted as conditional uses in the RS-3 zoning district, subject to the standards and procedures established in section 34-221 et seq.

- (1) Type II home occupation.
- (2) Zero lot line detached single-family dwellings.
- (3) Religious organizations.
- (4) Public and private elementary and secondary schools and technical institutes, excluding trade schools and vocational schools.
- (5) Essential public services.
- (6) Cemeteries.
- (7) Government uses, **excluding** correctional institutions.
- (8) Golf courses. (Regulation golf courses only).
- (9) Child day care services, **including** kindergartens when operated on the same site as and in conjunction with a religious organization.
- (10) Elderly-oriented group homes, group homes for the developmentally or physically disabled, or foster homes with **more than six (6)** and less than thirteen (13) residents.
- (11) Hospitals.
- (12) Nursing and personal care facilities.
- (13) Civic, social and fraternal organizations.
- (14) Public and private parks, playgrounds, and recreational facilities.

SECTION 7. That Paragraph (b) *Permitted Uses* of Section 34-339 *Residential, multiple-family: RM-1* is hereby amended and shall read as follows:

Sec. 34-339 Residential, multiple-family: RM-1

(b) *Permitted uses.* The following uses are permitted as of right in the RM-1 zoning district.

- (1) Two-family dwellings.

- (2) Elderly-oriented group homes, group homes for the developmentally or physically-disabled, or foster homes with less than six (6) residents.
- (3) Multiple-family dwellings.
- (4) Townhouse dwellings.
- (5) Zero lot line detached single-family dwellings.
- ~~(6) Public parks, playgrounds and recreational facilities.~~
- (6) Type I home occupations.

SECTION 8. That Paragraph (d) *Conditional Uses* of Section 34-339 *Residential, multiple-family: RM-1* is hereby amended and shall read as follows:

(d) *Conditional uses.* The following uses are permitted as conditional uses in the RM-1 zoning district, subject to the standards and procedures established in section 34-221 et seq.

- (1) Elderly-oriented group homes, group homes for the developmentally or physically disabled, and foster homes with six (6) or more residents.
- (2) Halfway houses.
- (3) Type II home occupations.
- (4) Religious organizations.
- (5) Cemeteries.
- (6) Elementary and secondary schools and technical institutes, excluding trade schools and vocational schools.
- (7) Libraries.
- (8) Mobile home parks.
- (9) Golf courses (Regulation golf courses only).
- (10) Essential public services.
- (11) Governmental uses, excluding correctional institutions.
- (12) Single-family dwellings constructed in accordance with requirements set forth in Section 34-338, Residential, single-family: RS-3.
- (13) Hospitals.

- (14) Business and professional offices as follows: Landscape architects, doctors, dentists, miscellaneous health offices and clinics; legal services; and engineering, architecture, accounting, research, management, and related services. Uses listed herein shall not exceed fifty thousand (50,000) square feet in gross floor area. Listed uses exceeding fifty thousand (50,000) square feet in gross area shall only be approved pursuant to section 34-348 planned unit development: PUD district standards and procedures.
- (15) Financial institutions, insurance and real estate offices.
- (16) Rooming and boarding houses.
- (17) Nursing and personal care facilities.
- (18) Child day care services.
- (19) Adult day care services.
- (20) Civic, social and fraternal organizations.
- (21) Community centers.
- (22) Public parks, playgrounds and recreational facilities.

SECTION 9. That Paragraph (b) *Permitted Uses* of Section 34-340 *Residential, multiple-family: RM-2* is hereby amended and shall read as follows:

Sec. 34-340 Residential, multiple-family: RM-2

- (b) *Permitted uses.* The following **uses** are permitted as of right in the RM-2 zoning district.
- (1) Two-family dwellings.
 - (2) Elderly-oriented group homes, group homes for the developmentally or physically disabled, or foster homes with less than six (6) residents.
 - (3) Multiple-family dwellings.
 - (4) Townhouses.
 - (5) Zero lot line detached single-family dwellings.
 - ~~(6) Public parks, playgrounds and recreational facilities.~~
 - (6) Type I home occupation.

SECTION 10. That Paragraph (d) *Conditional Uses* of Section 34-340 *Residential, multiple-family: RM-2* is hereby amended and shall read as follows:

Sec. 34-340 Residential, multiple-family: RM-2

- (d) *Conditional uses.* The following uses are permitted as conditional uses in the RM-2 zoning district, subject to the standards and procedures established in section 34-221 et seq.
- (1) Elderly-oriented group homes, group homes for the developmentally or physically disabled, and foster homes with six (6) or more residents.
 - (2) Halfway homes.
 - (3) Type II home occupations.
 - (4) Religious organizations.
 - (5) Cemeteries.
 - (6) Elementary and secondary schools and technical institutes, excluding trade schools and vocational schools.
 - (7) Libraries.
 - (8) Mobile home parks.
 - (9) Golf courses (Regulation golf courses only).
 - (10) Essential public services.
 - (11) Governmental uses, excluding correctional institutions.
 - (12) Single-family dwellings constructed in accordance with requirements set forth in section 34-338, residential, single-family: RS-3.
 - (13) Hospitals.
 - (14) Business and professional offices as follows: Landscape architects, doctors, dentists, miscellaneous health offices and clinics; legal services; and engineering, architecture, accounting, research, management, and related services. Uses listed herein shall not exceed fifty thousand (50,000) square feet in gross floor area. Listed uses exceeding fifty thousand (50,000) square feet in gross floor area shall only be approved pursuant to section 34-348 planned unit development: PUD district standards and procedures.
 - (15) Financial institutions, insurance and real estate offices.
 - (16) Rooming and boarding houses.
 - (17) Nursing and personal care facilities.
 - (18) Child day care services.

- (19) Adult day care services.
- (20) Hotels and motels.
- (21) Restaurants, excluding drive-ins.
- (22) Private membership sports clubs and recreational facilities.
- (23) Civic, social and fraternal organizations.
- (24) Outdoor restaurants.
- (25) Community centers.
- (26) Public parks, playgrounds and recreational facilities.

SECTION 11. That all ordinances or parts of ordinances in conflict with this ordinance are, to the extent that the same may conflict, hereby repealed.

SECTION 12. That this ordinance shall take effect upon its adoption by the City Council.

AUTHENTICATED THIS ___ DAY OF _____, A.D., 2014.

William C. Latham, Mayor

Judy L. Bullock, City Clerk

City of
Jacksonville Beach

City Hall
11 North Third Street

Jacksonville Beach
FL 32250

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MEMORANDUM

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: September 9, 2014

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 (LDC) of the Jacksonville Beach Code of Ordinances. (Applicant – *Surf Works, LLC.*, c/o Robert Tilka)

BACKGROUND:

Following the introduction of RD Rezoning Ordinance at the July 21, 2014 City Council meeting, and the subsequent presentation by the applicant of modifications to their application at the August 18, 2014 City Council meeting, the applicants have now further refined their application plans and project narrative for the "SURFER_The Bar" commercial development proposed for the northwest corner of 1st Street and 5th Avenue North. The attached building floor plans illustrate the results of that refinement and also provide data showing the changes from the original proposal and from their August 18 modified plans.

In summary, the current version of the application:

- Reduces the overall size of the two-story Bar Building from 7,889 s.f. to 6,429 s.f.
- Reduces the outdoor bar portion of the Bar Building from 3,615 s.f. to 2,033 s.f. (or from 45.8% to 31.6% of the total Bar Building area)



- Establishes a voluntary maximum Occupant Capacity for the Bar Building of 325 people, versus the Florida Building Code rated capacity of that building of 352 people.
- Incorporates the City's current Mobile Food Vending regulations into the application's Project Narrative and the rezoning ordinance.
- Provides 3,000 s.f. of commercial/office space. (no change)
- Provides 23 on-site parking spaces, versus a code requirement of 18 spaces, at one space per 500 s.f. of building area.

Attached following the revised Bar Building floor plans is Ordinance 2014-8058, which has been updated to include the applicant's current plans and application narrative. By incorporating the City's current Mobile Food Vending regulations into the application Project Narrative, and thus into the rezoning ordinance itself, the on-site food truck proposed by the applicant would continue to be regulated in the event of some major change to, or the repealing of, the City's current "pilot program" Mobile Food Vending regulations.

One reason for the requested rezoning of the subject property is that, pursuant to LDC Section 34-407(b) standards, a 4,396 s.f. indoor bar or restaurant would be limited to a total of 739 s.f. of outdoor bar area, or 1,294 sf. less than the 2,033 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 parking requirement 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. If the retail building and the bar building were each developed separately on its own parcel of land, the parking requirement for the commercial building would be eight spaces (one space/400 s.f.), for the bar building it would be 64 spaces (one space/100 s.f.).

Staff has reviewed the RD zoning application against the LDC standards for Redevelopment District: RD rezonings (Section 34-347(c) (3) i.), and has determined that:

- The land area proposed for the applicant's proposed 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, parking, landscaping, stormwater retention, and signage shall comply with Land Development Code (LDC) standards.
- Adequate public facilities exist to serve the proposed development. In addition, the project would be subject to the City's 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 the initial application on Monday, June 16, 2014 and voted four to one to recommend approval by the City Council without condition. The initial application was for a more intense development than is proposed in the current application. (See Pages 1 and 2 of this memorandum where the differences are stated.)

The Planning Commission subsequently met and conducted a public hearing on the initial version of the application on June 23, 2014. Following the public hearing and discussion, the Planning Commission voted three to two 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.

Both of these conditions are reflected in the attached ordinance.

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 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 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.

3. 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.

FINAL BUILDING DATA (PLAN 3)

SURFER THE BAR SPACE	INTERIOR (SQ FT)	EXTERIOR	CUSTOMER AREA
1ST FLOOR (BAR)	5,121	710	1,744
2ND FLOOR (BAR)	664	15	1,412
TOTAL NEW SURFER THE BAR	4,546	725	(3,156)
TOTAL (INTERIOR/EXTERIOR)	5,210	740	
OFFICE SPACE			
1ST FLOOR (OFFICE/RETAIL)	UP TO 1,500		
2ND FLOOR (OFFICE/RETAIL)	UP TO 1,500		
TOTAL (OFFICE/RETAIL SPACE)	UP TO 3,000		
TOTAL 1ST & 2ND FLOORS	8,210	740	

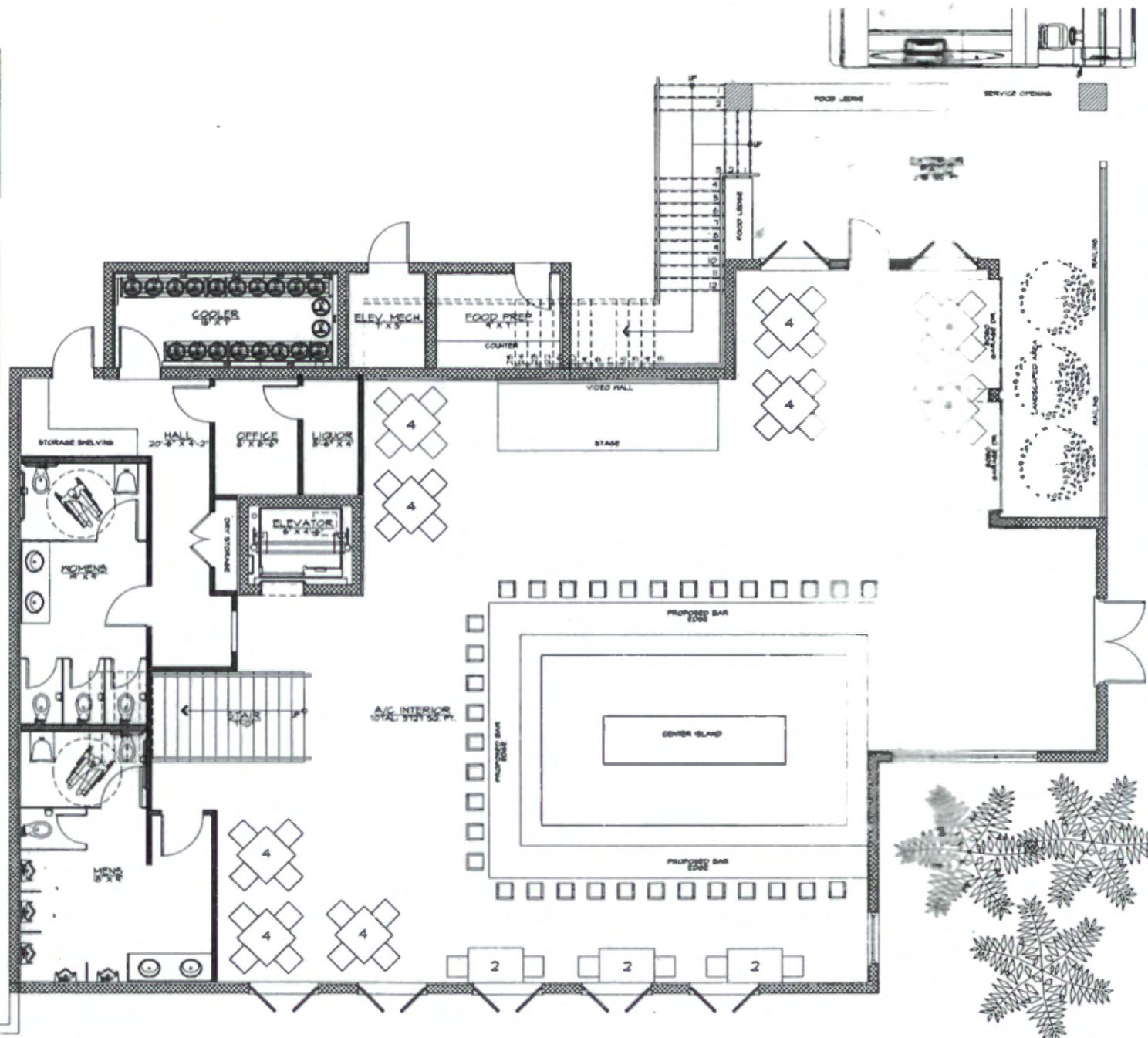
NEW BUILDING DATA (PLAN 2)

SURFER THE BAR SPACE	INTERIOR (SQ FT)	EXTERIOR	CUSTOMER AREA
1ST FLOOR (BAR)	5,121	710	2,164
2ND FLOOR (BAR)	664	15	1,412
TOTAL NEW SURFER THE BAR	4,546	725	3,576
TOTAL (INTERIOR/EXTERIOR)	5,210	740	
OFFICE SPACE			
1ST FLOOR (OFFICE/RETAIL)	UP TO 800		
2ND FLOOR (OFFICE/RETAIL)	UP TO 1,500		
TOTAL (OFFICE/RETAIL SPACE)	UP TO 2,300		
TOTAL 1ST & 2ND FLOORS	7,510	740	

OLD BUILDING DATA

SURFER THE BAR SPACE	INTERIOR (SQ FT)	EXTERIOR	CUSTOMER AREA
1ST FLOOR (BAR)	5,121	710	
2ND FLOOR (BAR)	664	15	
TOTAL (OLD SURFER THE BAR)	5,785	725	
TOTAL (INTERIOR/EXTERIOR)	6,510	740	
OFFICE SPACE			
1ST FLOOR (OFFICE/RETAIL)	UP TO 1,500		
2ND FLOOR (OFFICE/RETAIL)	UP TO 1,500		
TOTAL (OFFICE/RETAIL SPACE)	UP TO 3,000		
TOTAL 1ST & 2ND FLOORS	9,510	740	

OFFICE
RETAIL
UP TO
1,500 SQ FT



• 1ST FLOOR PLAN •
FINAL PLAN 3
1/8" = 1'-0"

SEATING PLAN

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

surfer [THE BAR]

A1.0

FINAL BUILDING DATA (PLAN 3)

SURFER THE BAR SPACE	INTERIOR (SF)	EXTERIOR	CUSTOMER AREA
1ST FLOOR (BAR)	3,127	278	1,000
2ND FLOOR (BAR)	664	1,155	2,200
TOTAL (NEW SURFER THE BAR)	4,396	2,033	3,200
TOTAL (INTERIOR/EXTERIOR)	6,429 SQ.FT.		
OFFICE SPACE			
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	9,507 sqft.		

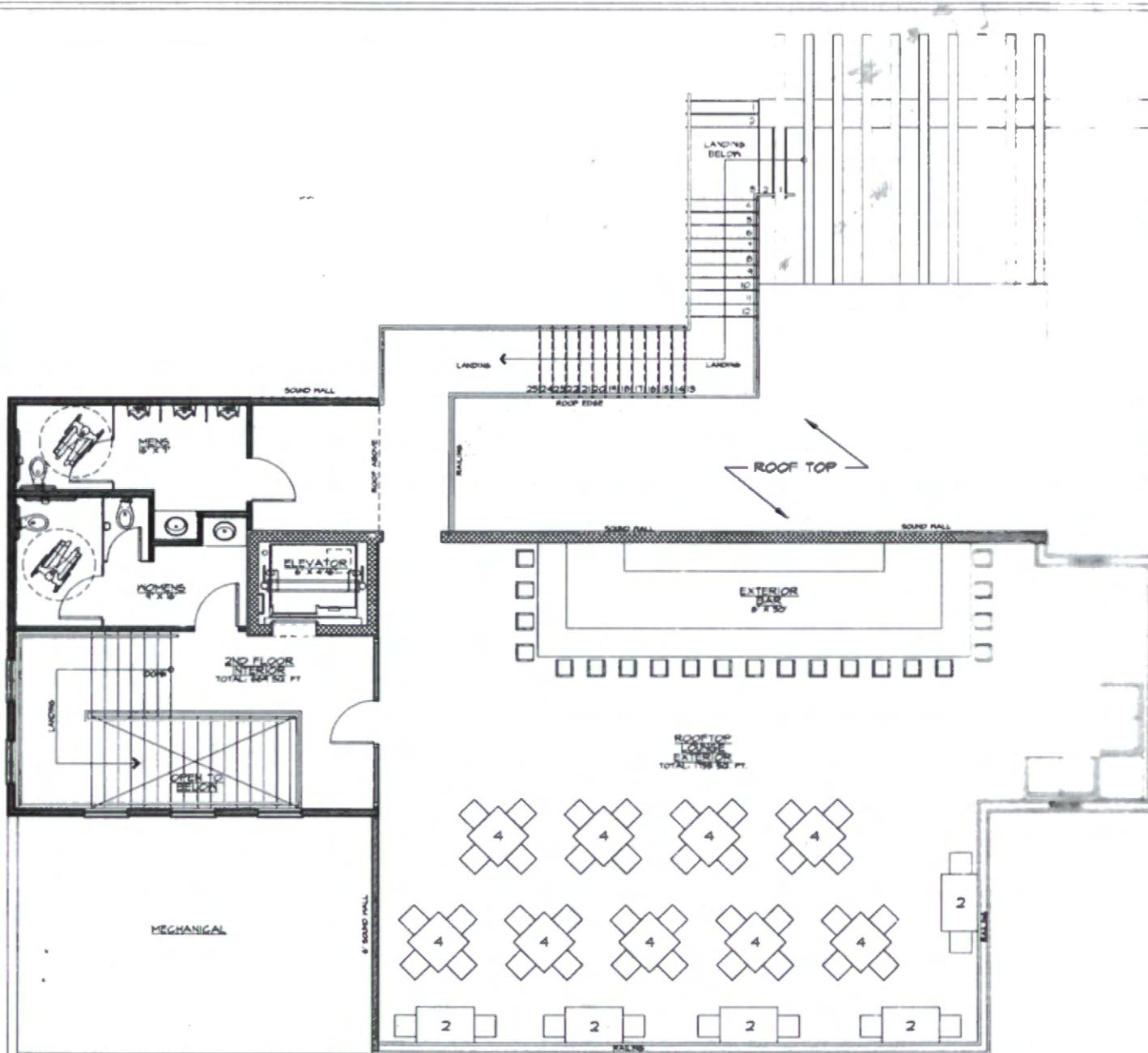
NEW BUILDING DATA (PLAN 2)

SURFER THE BAR SPACE	INTERIOR (SF)	EXTERIOR	CUSTOMER AREA
1ST FLOOR (BAR)	3,127	748	2,000
2ND FLOOR (BAR)	664	1,155	2,200
TOTAL (NEW SURFER THE BAR)	4,396	2,355	3,200
TOTAL (INTERIOR/EXTERIOR)	6,947 SQ.FT.		
OFFICE SPACE			
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	CUSTOMER AREA
1ST FLOOR (BAR)	3,605	418	1,000
2ND FLOOR (BAR)	664	1,155	2,200
TOTAL (OLD SURFER THE BAR)	4,274	2,355	3,200
TOTAL (INTERIOR/EXTERIOR)	6,629 SQ.FT.		
OFFICE SPACE			
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	10,629 sqft.		

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



• 2ND FLOOR PLAN •
FINAL PLAN 3
1/8" = 1'-0"

SEATING PLAN

CRONK & UCH
ARCHITECTURE
9823 TAFFETRY PARK CIR #205
JACKSONVILLE, FL 32256 3452
FL AR#14227

surfer [THE BAR]

A2.0

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 September 15, 2014, attached hereto as Exhibit A, and Preliminary RD Development Plan and Building Elevation sheets dated September 15, 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 – 6,429 gross square feet. Notwithstanding Land Development Code Section 334-407(b), the maximum area of the Bar Building may include up to 2,033 gross square feet of outdoor bar, patio and lounge area, or thirty-one and six tenths percent (31.6 %) of the total Bar Building area.
 - 4. Maximum Area, Commercial Building – 3,000 gross square feet.
 - 5. Maximum Occupancy, Bar Building – 325 occupants.
 - 6. The one (1) Mobile Food Vending Vehicle permitted on the property described herein shall be regulated by the standards listed in Attachment 7 to the Project Narrative contained in Exhibit A to this ordinance.
- 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. The applicant shall be permitted to place televisions or television screens within outdoor bar areas, but no amplified sounds from any devices, including televisions, shall be permitted within any outdoor bar area 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 ordinance, this rezoning ordinance shall be rendered null and void, and the *Central business district: CBD* zoning designation of the subject property shall be re-instated.

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.

William C. Latham, MAYOR

Judy L. Bullock, CITY CLERK



REZONING/TEXT AMENDMENT APPLICATION

PC No. 15-14

AS/400# H-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
Mailing Address: 815 Waterman Road
Jacksonville, Florida 32207

Telephone: (904) 993-0989
Fax: _____
E-Mail: _____

Applicant Name: Surf Works, LLC c/o Robert Tilka
Mailing Address: 3589 Trident Court
Jacksonville Beach, Florida 32250

Telephone: (904) 465-5280
Fax: _____
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
Mailing Address: One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Telephone: (904) 301-1269
Fax: _____
E-Mail: sd@dmpplaw.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: _____

RECEIVED

N/A

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;	✓	
2. An 8½" x 11" vicinity map identifying the property proposed for amendment;	✓	
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;	✓	
4. For a rezoning, include a narrative description of the proposed amendment to the Zoning Map designation and an explanation of why it complies with the standards governing a rezoning the LDC.	✓	
5. For an LDC text amendment, include the current text of the Section(s) proposed to be changed and the full text of the proposed amendment. The proposed text amendment submittal must include a cover letter containing a narrative statement explaining the amendment, why it is needed and how it will comply with the goals, objectives, and policies in the Jacksonville Beach 2010 Comprehensive Plan Elements.		✓

Applicant Signature: _____

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 1st Street, Jacksonville Beach, Florida.

Name: Nadine Karam Kowkabany

Nadine K. Kowkabany
Signature

5-19-14
Date

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

RD REZONING – PROJECT NARRATIVE

September 15, 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 1st 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	~6,429 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 6,429 square foot two-story bar (3,727 square foot interior and 278 square foot exterior patio at ground level and 669 square foot interior and 1,755 square foot exterior patio on the second floor) (the “Bar”), and a two-story approximately 3,000 square foot office/retail space, as depicted on the

Preliminary RD Development Plan. The ground floor of the Bar will feature one (1) outdoor patio partially enclosed by a knee wall. The second level of the Bar will include a rooftop lounge. Applicant will provide twenty-two (22) parking spaces on-site. A proprietary mobile food truck will occupy space adjacent to the exterior patio.

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 area/total area ratio of approximately 31.6%. 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 area; 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> <p>(7) One (1) Mobile Food Vending Vehicle, subject to the regulations contained in <u>Attachment 7</u>.</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, Division 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 1st Street and the boardwalk; and
- F. Maintain the existing street patterns with improvements as necessary to accommodate new development.

VI. COMPLIANCE WITH ORDINANCE MOBILE FOOD VENDING REGULATIONS OF

The Development will comply with mobile food vending regulations based off of the applicable provisions of Ordinance No. 2014-8041 of the City of Jacksonville Beach. Attachment 7 contains the provisions that will govern the mobile food vendor on the Property.

LIST OF ATTACHMENTS

Attachment 1 – Property

Attachment 2 – Vicinity Map

Attachment 3 – Aerial Photograph (Elevation & Site Plan Views)

Attachment 4 – Surfer Magazine history

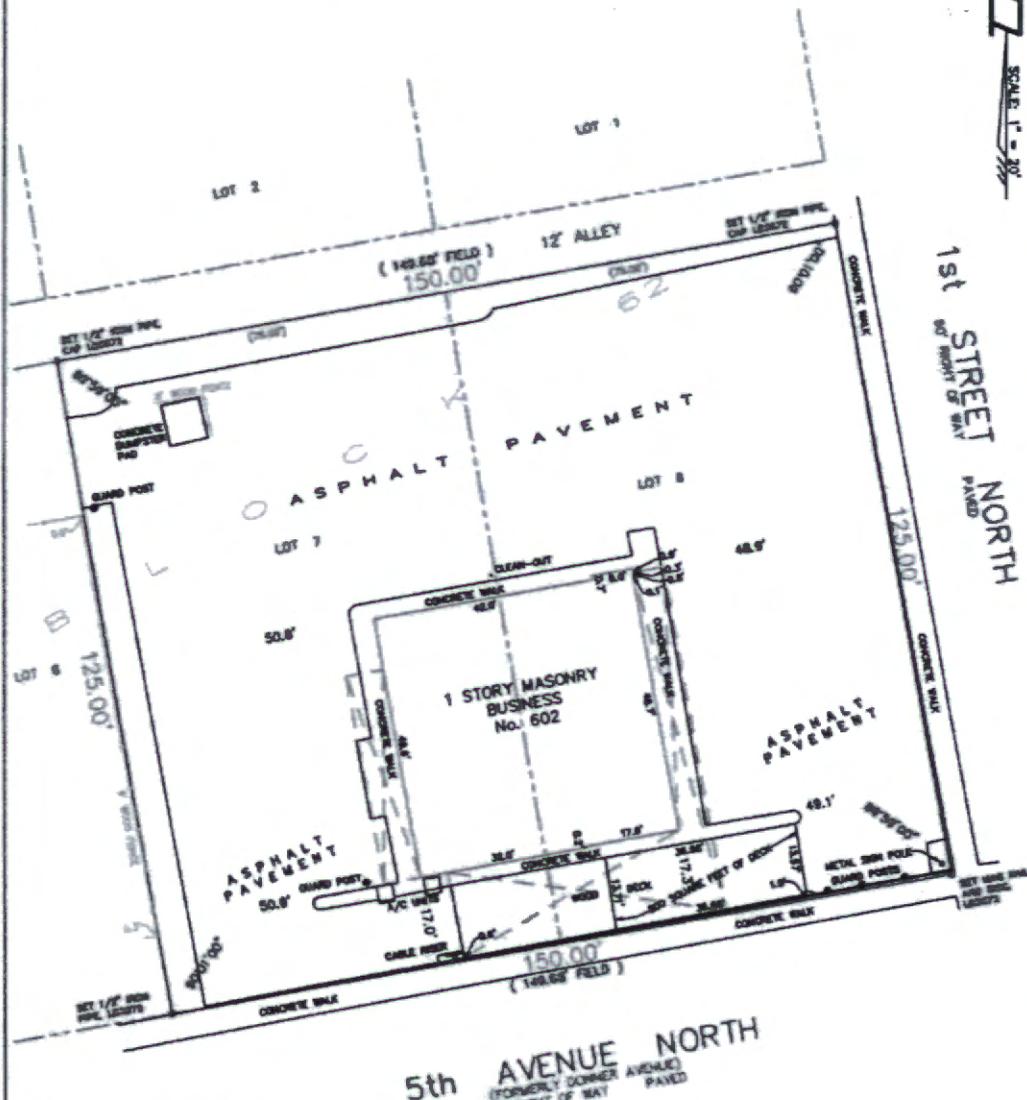
Attachment 5 – Floor Plans

Attachment 6 – Illustrative Building Perspective and Elevation Drawings

Attachment 7 – Mobile Food Vending Regulations

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. 12031CD417H, 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

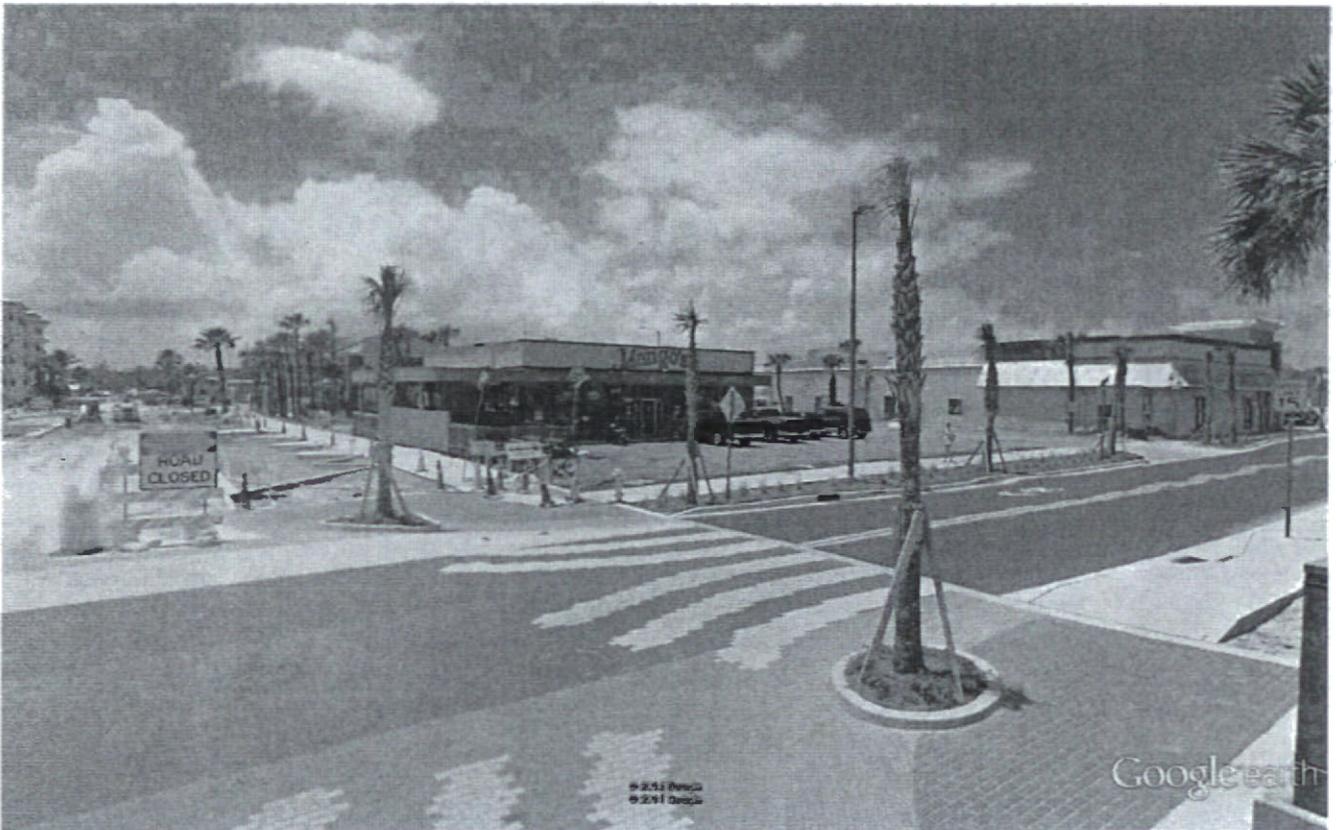
DATE: NOVEMBER 20, 2007
 SHEET 1 OF 1

VICINITY MAP



(c) 2005 City of Jacksonville, FL

BEACH PROPER ACN



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 little 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 stoke, 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.

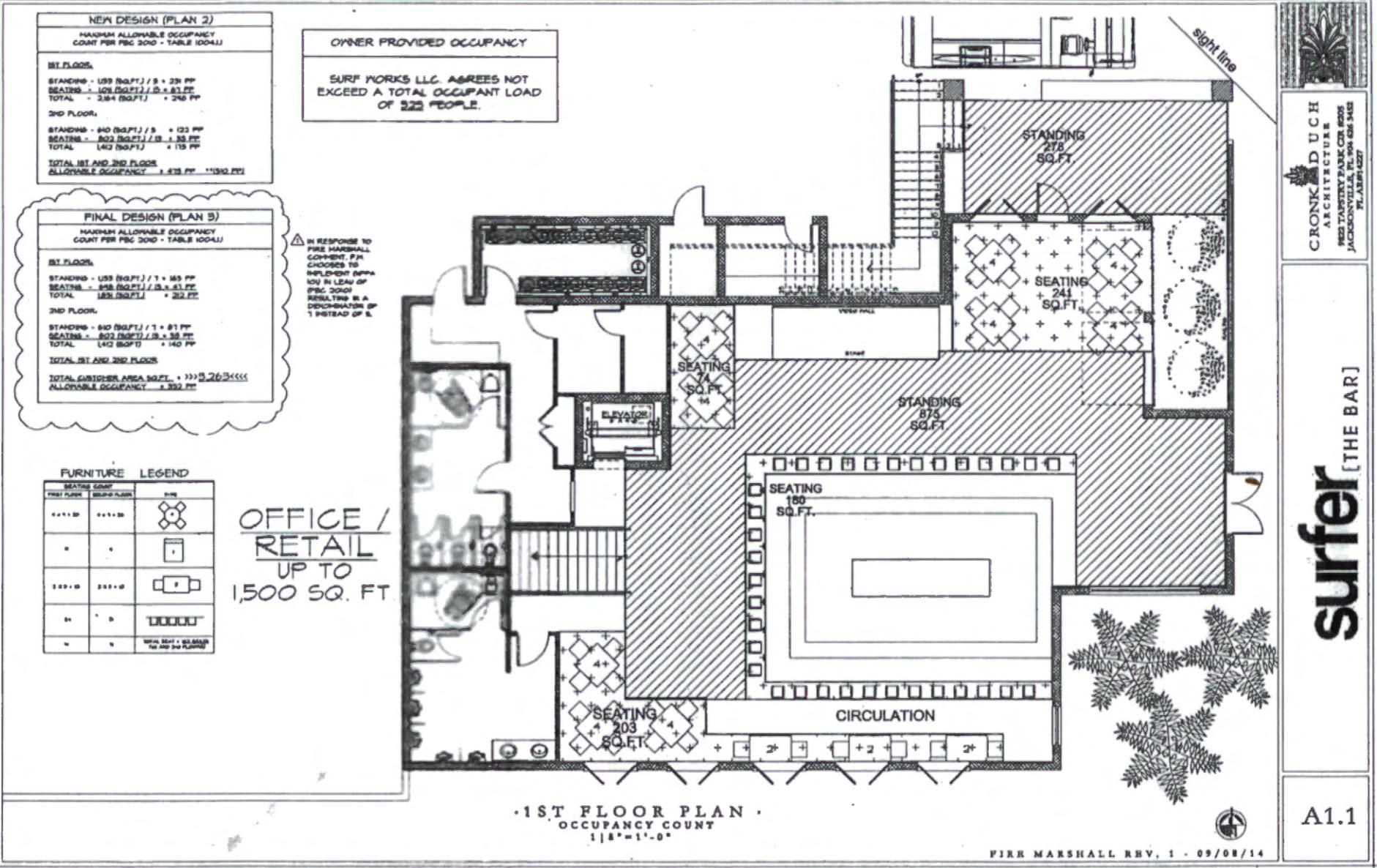
John Severson sold *Surfer* to For Better Living, Inc. -- a leisure industries conglomerate -- in 1972, turning the reins over to Steve Pezman, an especially articulate former surfboard shaper. As publisher and editor, Pezman nursed the magazine through the '70s doldrums and into the boom times of the '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 Ledterman, Mike Perry, Jim Kempton, Paul Holmes, Matt Warsaw, 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, Debbie, 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 Kamplon

PC#15-14



NEW DESIGN (PLAN 2)
 MAXIMUM ALLOWABLE OCCUPANCY
 COUNT PER FBC 2010 - TABLE 1004.1J

1ST FLOOR:
 STANDING - 159 (SQ.FT.) / 9 = 23 PP
 SEATING - 108 (SQ.FT.) / 15 = 8 PP
 TOTAL - 267 (SQ.FT.) = 31 PP

2ND FLOOR:
 STANDING - 840 (SQ.FT.) / 9 = 123 PP
 SEATING - 802 (SQ.FT.) / 15 = 53 PP
 TOTAL (412 (SQ.FT.)) = 176 PP

TOTAL 1ST AND 2ND FLOOR:
 ALLOWABLE OCCUPANCY = 207 PP

OWNER PROVIDED OCCUPANCY

SURF WORKS LLC AGREES NOT
 EXCEED A TOTAL OCCUPANT
 LOAD OF 325 PEOPLE.

FINAL DESIGN (PLAN B)
 MAXIMUM ALLOWABLE OCCUPANCY
 COUNT PER FBC 2010 - TABLE 1004.1J

1ST FLOOR:
 STANDING - 159 (SQ.FT.) / 9 = 23 PP
 SEATING - 108 (SQ.FT.) / 15 = 8 PP
 TOTAL - 167 (SQ.FT.) = 31 PP

2ND FLOOR:
 STANDING - 840 (SQ.FT.) / 9 = 81 PP
 SEATING - 802 (SQ.FT.) / 15 = 53 PP
 TOTAL (412 (SQ.FT.)) = 140 PP

TOTAL 1ST AND 2ND FLOOR:
 TOTAL BAR/SEAT AREA (SQ.FT.) = 5,263
 ALLOWABLE OCCUPANCY = 332 PP

IN RESPONSE TO
 FIRE MARSHAL
 COMMENT, P.F.
 CHOOSES TO
 INFLUENCE (PP)
 10% IN LEAD OF
 (FBC 2010)
 RESULTING IN A
 DECREASEMENT OF
 19 INSTEAD OF 8.

FURNITURE LEGEND

SEATING COUNT		TYPE
FIRST FLOOR	SECOND FLOOR	
XXXX	XXXX	
•	•	
XXXX	XXXX	
••	••	
•	•	

SEAT COUNT = SEE BAR/SEAT
 FOR 1ST AND 2ND FLOOR

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

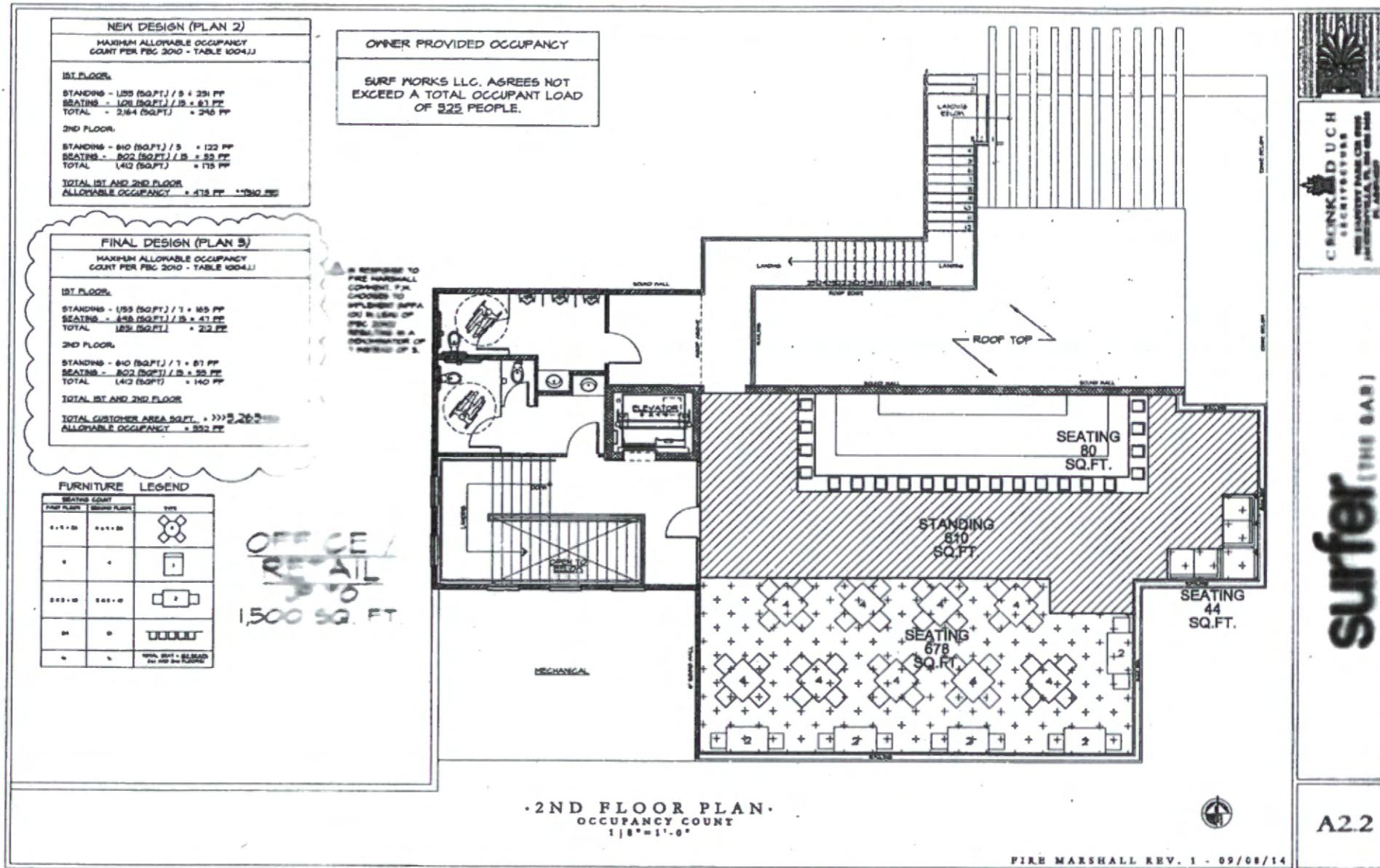
1ST FLOOR PLAN
 OCCUPANCY COUNT
 1/8" = 1'-0"

FIRE MARSHAL REV. 1 - 09/08/14

CRONK D UCH
 ARCHITECTURE
 3222 TARPSTEY PARK CTR #205
 JACKSONVILLE, FL 32216
 TEL: 904-921-0227

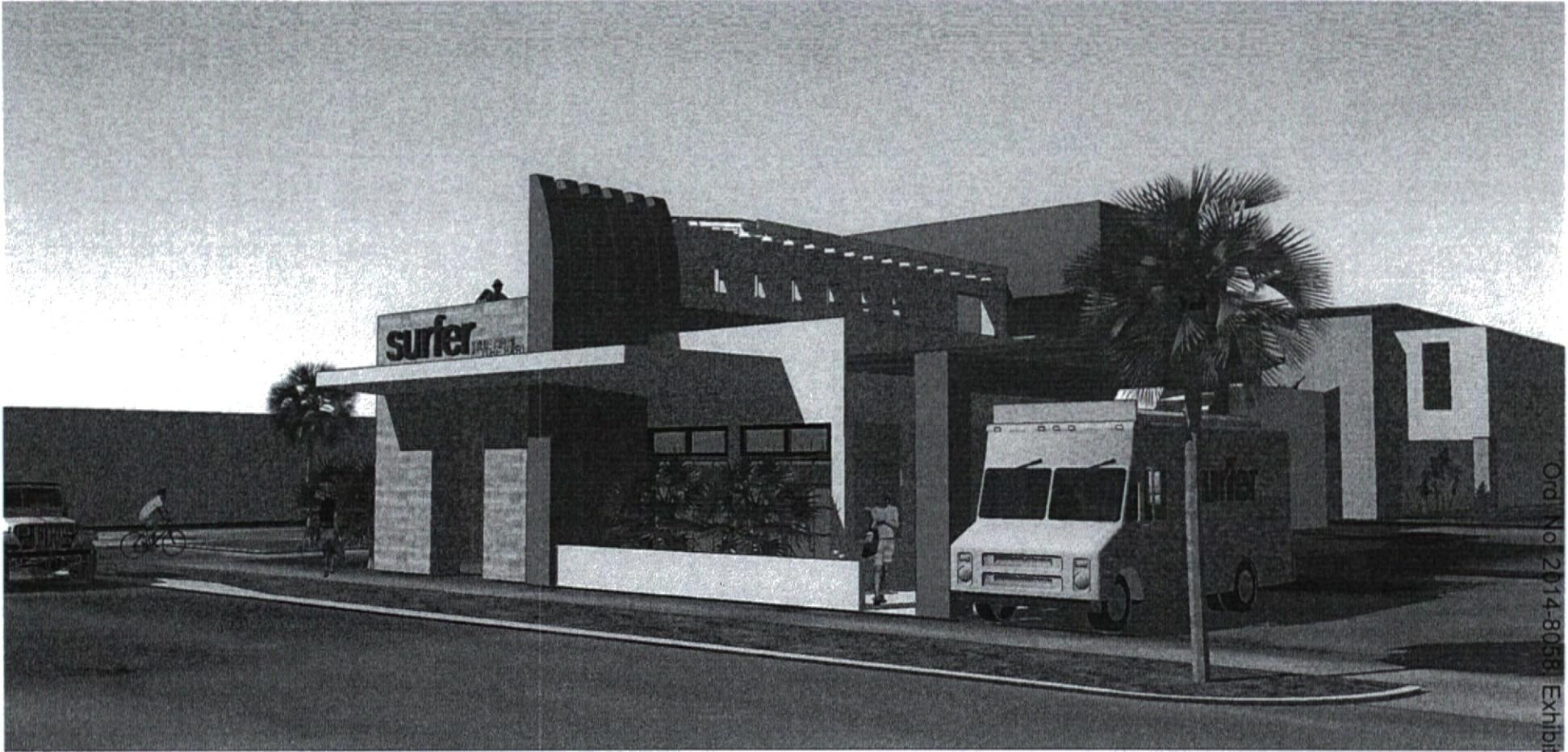
surfer [THE BAR]

A1.1









ATTACHMENT 7

MOBILE FOOD VENDING REGULATIONS

Mobile food vending. One proprietary mobile food vendor shall be allowed within this RD zoning district. The mobile food vendor shall conform to the following conditions:

(1) **Definitions.**

- a. **Commissary** means an approved facility that provides support services for specific required functions of a mobile food vendor. Any food establishment permitted or licensed by a regulatory agency, such as a catering operation, restaurant, grocery store, or similar establishment, or any other approved facility where food, containers, or supplies are kept, handled, prepared, packaged, or stored can be considered for approval as a commissary. A private residence may not be used as a commissary.
- b. **Mobile food vending vehicle** means a vehicle-mounted public food service establishment that is either self-propelled or otherwise movable from place to place. A mobile food vending vehicle is further defined as having, as part of the vehicle, a three-compartment sink for washing, rinsing and sanitizing equipment and utensils; a separate hand wash sink; adequate refrigeration and storage capacity; full provision of power utilities including electrical, LP-gas, or a portable power generation unit; a potable water holding tank; and a means for liquid waste containment and disposal.
- c. **Mobile food vendor** means any person or business selling food from a mobile food vending vehicle from which food items are sold to the general public.

(2) **Location, permit, and separation requirements.**

- a. The approved permit must be attached to the mobile food vending vehicle where it is readily visible and shall include the name, mailing address, and valid phone number of the mobile food vending vehicle owner and shall list the address and parcel identification number where the permit is valid.
- b. Routine inspections may be conducted by code enforcement inspectors, building code inspectors, fire inspectors, or police officers on the mobile food vending vehicle at any time and at any frequency deemed appropriate by the City.
- c. The mobile food vending vehicle must be located at least one-hundred (100) feet from the main entrance to any eating establishment or similar food service business and one-hundred (100) feet from any outdoor dining area. This separation requirement shall apply only during the normal hours of operation of the eating establishment or similar food service business or outdoor dining area.
- d. The mobile food vending vehicle is not allowed to be located within a required sight visibility triangle at the intersection of a driveway, alleyway, or public street with another public street as set forth in Chapter 34 of this Code of Ordinances; or within five (5) feet of a public sidewalk, utility box or vault, handicapped ramp, building entrance, or exit or emergency access/exit way; and must not locate within any area of the Property that impedes, endangers, or interferes with pedestrian or vehicular traffic. The mobile food

vending vehicle must be located a minimum distance of fifteen (15) feet in all directions away from a fire hydrant.

- e. The mobile food vending vehicle may not occupy or prevent access to any handicap accessible parking space.

(3) **Signage and noise.** One (1) free-standing sandwich board or A-frame type sign is permitted on the Property. The total size of the sign may not exceed forty-two (42") inches in height or thirty-six (36") inches in width. No audio amplification is permitted as part of the mobile food vending operation.

(4) **Hours of operation.**

- a. Hours of operation are limited to the hours between 7:00 a.m. and 2:00 a.m.
- b. The mobile food vending operator or his or her designee must be present at all times.
- c. The mobile food vending vehicle and any associated outdoor seating must be removed from its permitted location during impermissible hours of operation; and must not be stored, parked, or left overnight on any public street or sidewalk.

(5) **Waste management.**

- a. The mobile food vendor is responsible for the proper disposal of waste and trash associated with the permitted operation. City trash receptacles shall not be used for this purpose. At a minimum, the vendor must remove all waste and trash from their approved location at the end of each day or as needed to maintain the health and safety of the public. The vendor must keep all areas within twenty-five (25) feet of the vehicle and any associated seating areas clean of grease, trash, paper, cups or cans associated with the vending operation.
- b. Liquid waste or grease shall be disposed of at an approved location (for example, an approved commissary) and shall not be placed in tree pits, storm drains, or onto any sidewalk, street, or any other public space. Under no circumstances shall grease be released or disposed of in the City's sanitary or storm sewer systems. If at any time evidence of the improper disposal of liquid waste or grease is discovered, the responsible mobile food vending business will be required to cease operation immediately, clean up the improperly disposed material to the satisfaction of the City, and shall not resume operation until an alternate method of disposal has been approved by the Public Works Department.
- c. All equipment required for the operation must be contained within, attached to or within three (3) feet of the mobile food vending vehicle; and all food preparation, storage, and sales/distribution shall be in compliance with all applicable sanitary regulations.

(6) **Licenses and permits required.** A City of Jacksonville Beach business tax receipt for the mobile food vending business must be obtained; and all required State of Florida, Duval County, and City of Jacksonville Beach permits, licenses, and business tax receipt must be clearly displayed on the mobile food vending unit. Prior to the issuance of a City of Jacksonville Beach mobile food vending business tax receipt, the vendor shall provide evidence of having obtained all applicable State of Florida and Duval County licenses and permits, and obtained approval

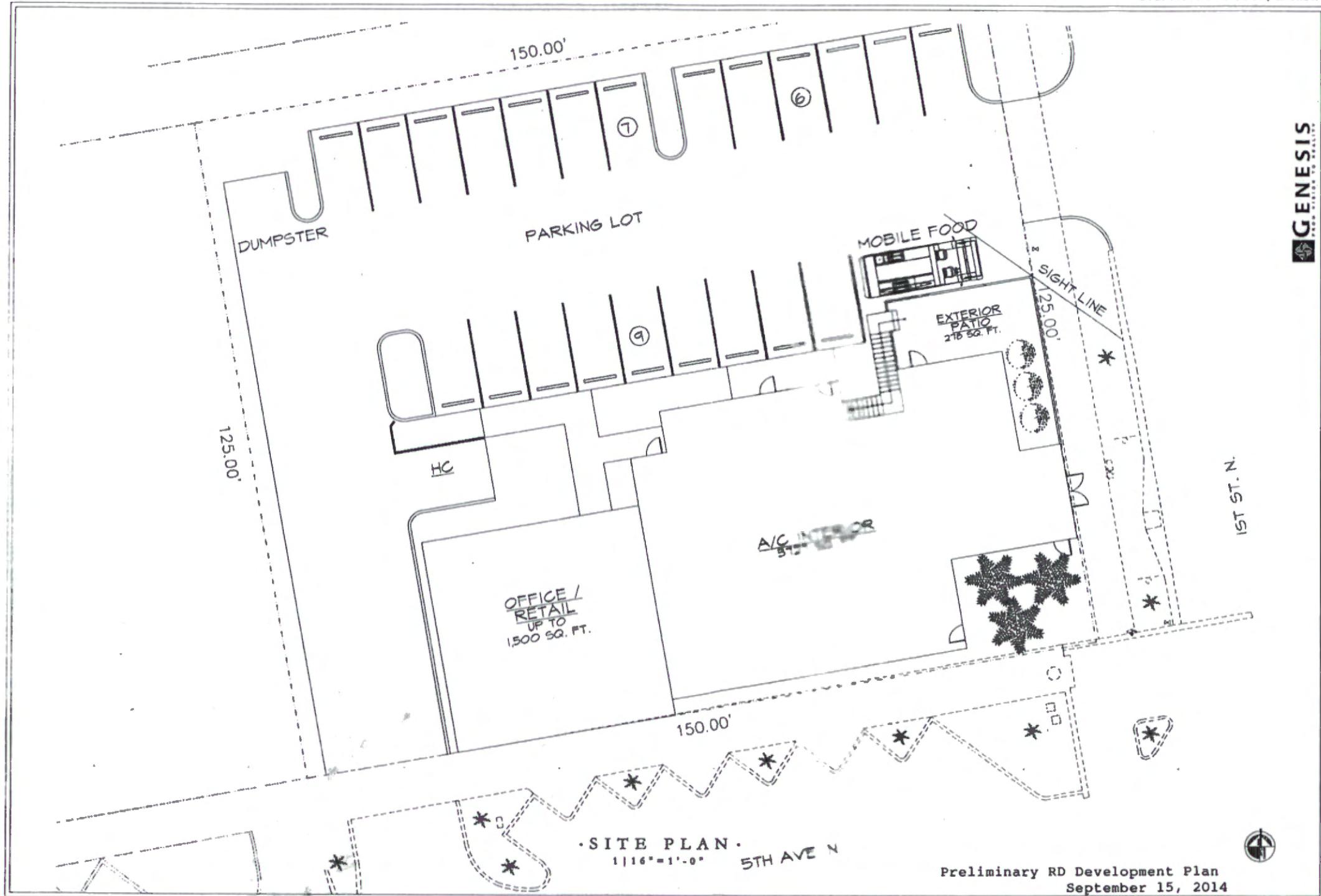
from the City of Jacksonville Beach Public Works Department for the method for the disposal of grease within an approved grease disposal facility if the approved grease disposal facility is within the City of Jacksonville Beach. The mobile food vending business tax receipt shall be renewed annually.

- (7) **Application submittal requirements.** The Application for mobile food vendor permit must include the following information:
- a. Name, address, telephone number, and email address of the applicant and the owner of the vehicle if not the same as the applicant.
 - b. Description of the type of food and/or beverages to be sold.
 - c. Color photograph of the mobile food vending vehicle depicting the current condition of the unit.
 - d. Address of the proposed vending site, including the property address, property owner's name and telephone number, and the name of the principal business located on the property where applicable.
 - e. Site plan for the proposed vending site, drawn to scale, depicting the following information:
 - i. Total square footage of the property;
 - ii. Location and square footage of the existing principal and accessory use(s), where applicable;
 - iii. Proposed location for the mobile food vending vehicle; and
 - iv. Location of ingress/egress to the site.
 - f. Address of proposed location to store the mobile food vending vehicle when not in use.
 - g. Copies of all permits and business licenses required by the State of Florida and Duval County.
 - h. Notarized commissary agreement confirming the mobile food vendor is operating in conjunction with a licensed commissary in accordance with Florida Statutes, where applicable. All commissaries must be pre-approved by the City prior to issuance of a mobile food vendor permit.
 - i. Notarized affidavit signed by each property owner indicating that the vendor has permission to vend on his or her property. The affidavit must also indicate that the property owner acknowledges the following requirements:
 - i. The property owner shall comply with all ordinances regarding solid waste disposal, and shall provide the vendor access to solid waste collection on the subject property.
 - ii. The property owner shall require that the vendors meet all applicable federal, state and local statutes, regulations, laws, ordinances, rules and codes; including but not limited to permitting requirements regarding his or her specific business:
 - iii. The property owner shall acknowledge that she/he understands the regulations governing mobile food vendors and shall be held responsible, along with the vendor, for any code violations; and,
 - iv. The property owner shall ensure that the property is continuously maintained in a neat, clean, and orderly manner.
 - j. Proof of business insurance, issued by an insurance company that is licensed to do business in the State of Florida, and which protects the applicant from all claims for damages

to property and bodily injury, including death, which may arise from operations under or in connection with mobile food vendor.

(8) **Enforcement procedure.**

- a. **Revocation.** If at any time, the State of Florida or Duval County revokes or suspends the issued mobile food vending permit, the City of Jacksonville Beach business tax receipt for the mobile food vending business will be simultaneously revoked or suspended. If mobile food vendor has his or her permit declared null and void or revoked for any of the reasons set forth in this section, the mobile food vendor shall not be allowed to reapply for a mobile food vending permit for a period of ninety (90) days after the effective date of such action.
- b. **Other violations.** If at any time evidence is provided that the mobile food vending business is being operated in a way that does not comply with these regulations, a notice of violation shall be issued to the Property owner and mobile food vendor and the violation shall be referred to the Special Magistrate for a hearing and disposition in accordance with the provisions of Article VI *Code Enforcement* of Chapter 2 *Administration* of this Code of Ordinances.



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

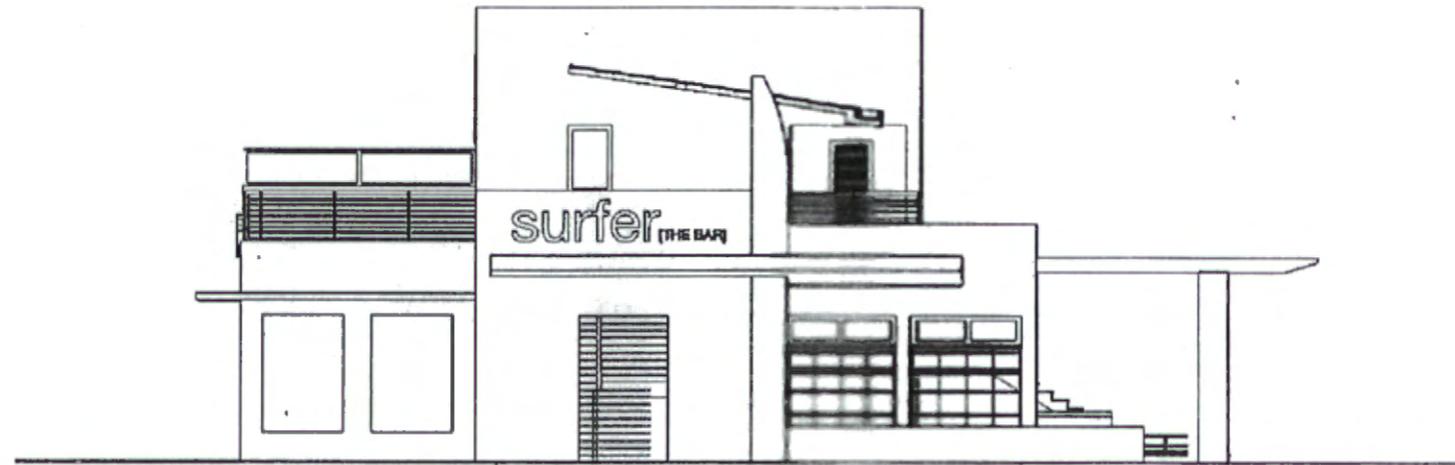
Preliminary RD Development Plan
September 15, 2014

GENESIS
DESIGN BUILDERS

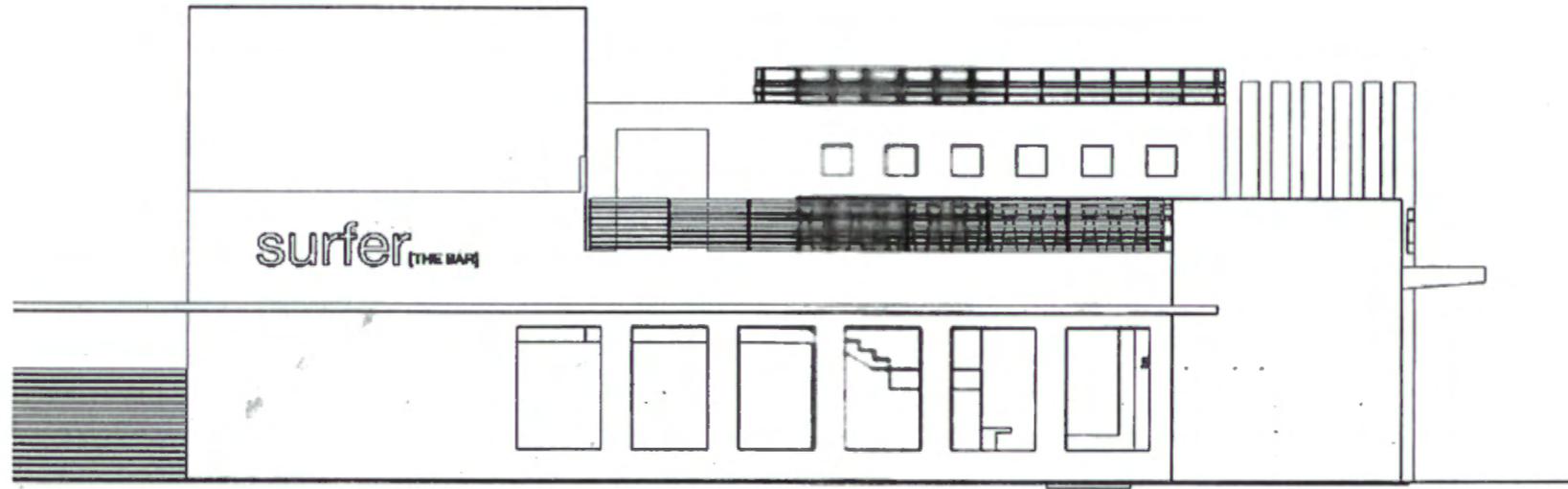
CRONK DUCH
ARCHITECTURE
9822 TARPSTEY PARK CIR #202
JACKSONVILLE, FL 32246
FL ARCH#14227

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AS1



· EAST ELEVATION ·
N.T.S.



· SOUTH ELEVATION ·
N.T.S.

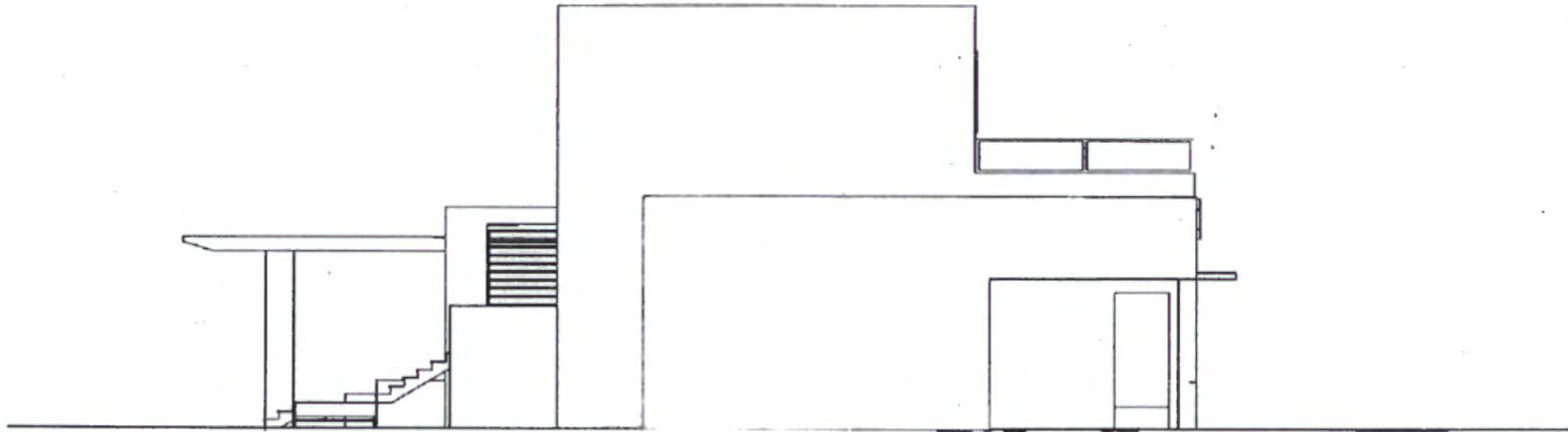


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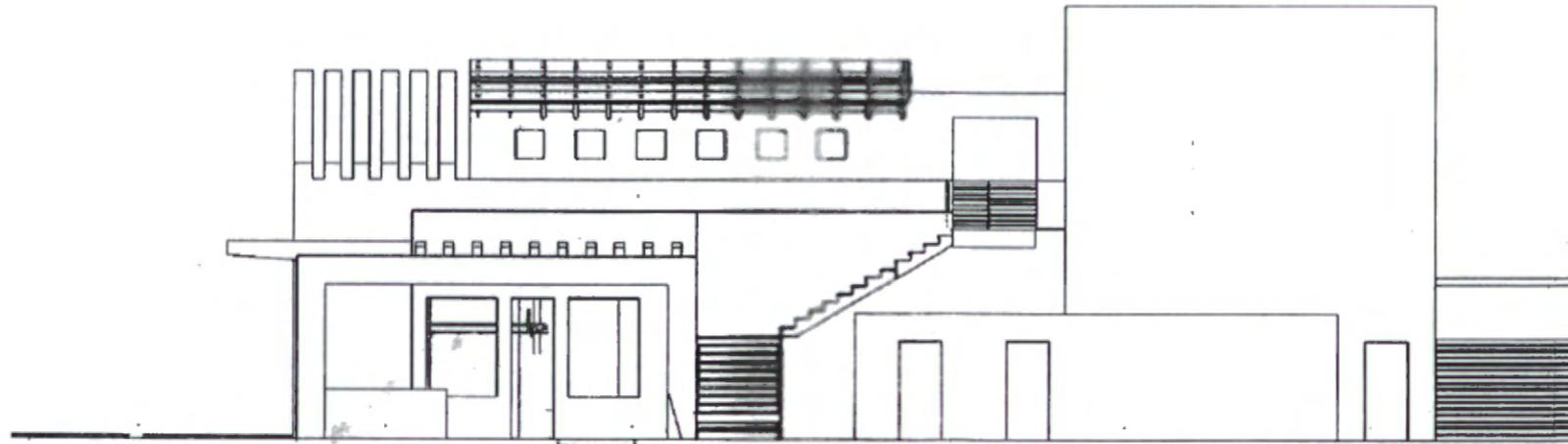
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September 15, 2014



· WEST ELEVATION ·
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· NORTH ELEVATION ·
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ARCHITECTURE
9822 TAFTWAY PARK CIR #205
JACKSONVILLE, FL 32216
FL ARCH #14227

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September 15, 2014