

NOTICE OF PUBLIC WORKSHOP MEETING

South Beach Parkway Traffic Safety/ Congestion Reduction Project

The Jacksonville Beach City Council and Community Redevelopment Agency will hold a public workshop meeting to hear and comment on staff and traffic engineering consultant updates on the status of the proposed project to improve traffic safety and relieve traffic congestion on South Beach Parkway between Jacksonville Drive and J. Turner Butler Boulevard.

The workshop meeting will be convened in the City Council Chambers, 11 North 3rd Street, on August 4, 2014, immediately following the adjournment of the regularly scheduled City Council meeting. The Council meeting will begin at 7:00 p.m. and conclude at the completion of the agenda.

Questions may be directed to Steven Lindorff, CRA Administrator at (904) 247-6231 or planning@jaxbchfl.net.

/s/ William C. Latham, MAYOR, City of Jacksonville Beach
/s/ Grady Kearsy, Chair, Jacksonville Beach CRA

PROJECT LIMITS





SR 202 (J TURNER BUTLER BOULEVARD)

GULFSTREAM DRIVE

POINCIANA BOULEVARD

SEASIDE DRIVE NORTH

COASTAL AVENUE

TROPICAL TERRACE

SANCTUARY PARKWAY

SEASIDE DRIVE EAST

JACKSONVILLE DRIVE

OCEAN TERRACE

SOUTH BEACH PARKWAY

MARSH LANDING PARKWAY

SOUTH BEACH REGIONAL SHOPPING CENTER

FIGURE 1
TRAFFIC STUDY AREA WITH
PROPOSED OCEAN TERRACE

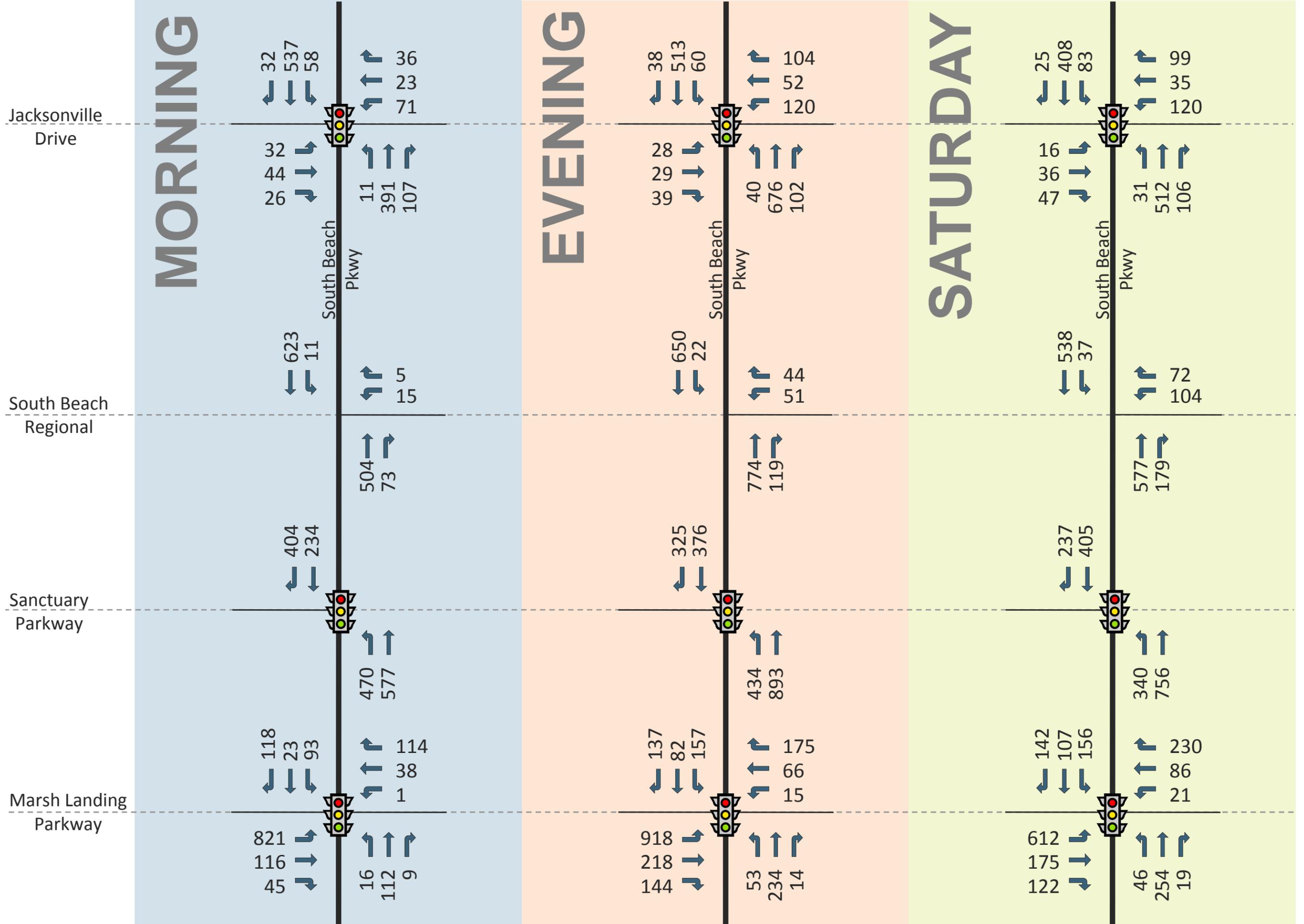


FIGURE 2: EXISTING TRAFFIC VOLUMES

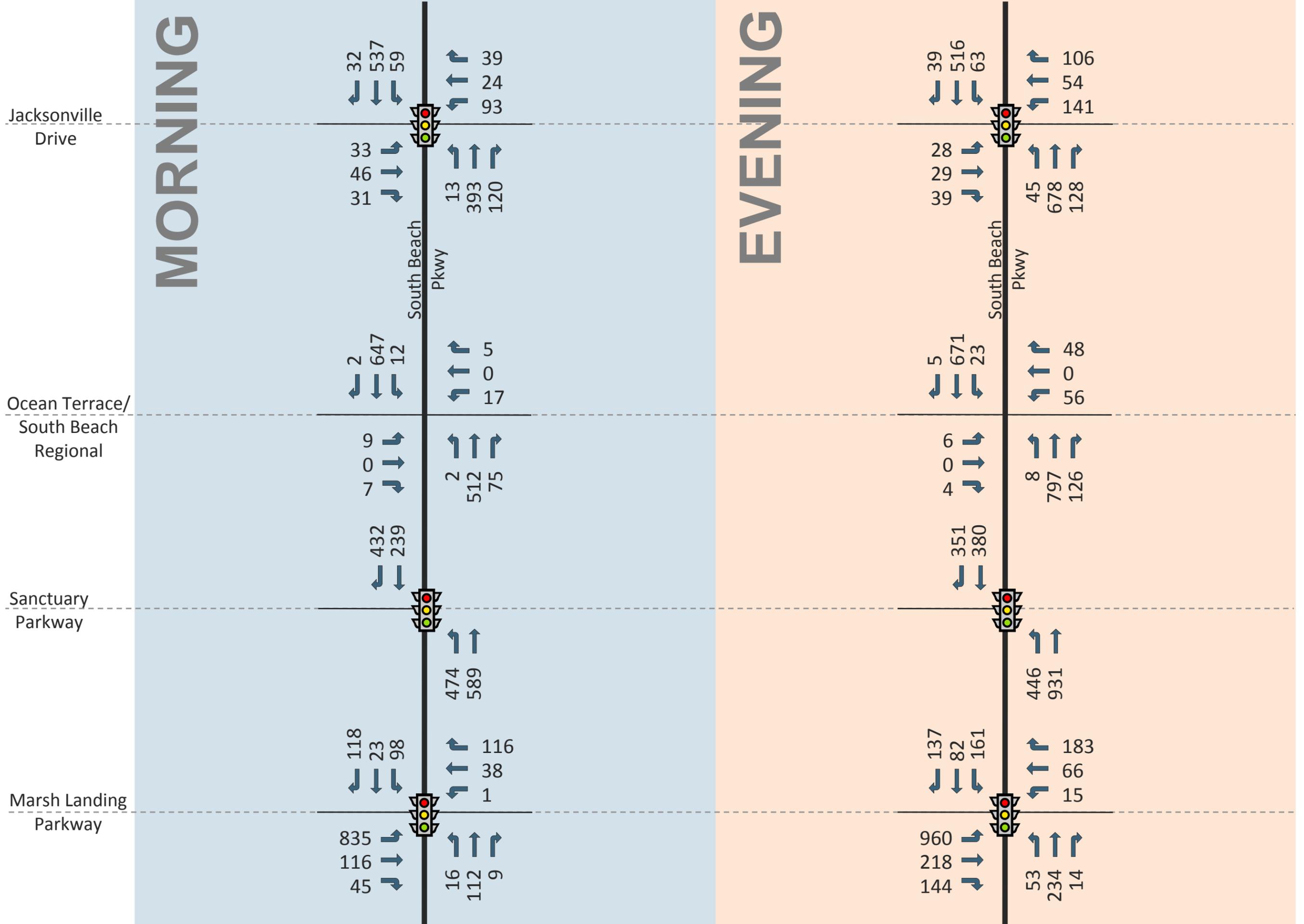


FIGURE 3: PROJECTED TRAFFIC VOLUMES

MEMORANDUM

TO: Mayor Charlie Latham and Members of the City Council
Chairman Grady Kearsy and Members of the CRA
City Manager George Forbes

FROM: Steven G. Lindorff, Director of Planning & Development

DATE: July 18, 2014

SUBJECT: Acquisition of Lots 11 and 12 (except part in street), and one-half of the closed alleyway, Block 2, Ocean Terrace (Jimmy and Linda Kelly, 910 Jacksonville Drive ("Kelly Property"))

On April 18, 2011, the City Council approved an amendment to the South Beach Community Redevelopment Plan to adopt an updated and revised capital improvement program and planning budget. The revised capital improvement plan and budget was based on a comprehensive study of the water, sanitary sewer, stormwater management, and roadway conditions in the South Beach District. The plan amendment included numerous infrastructure improvement projects, including a proposal for a major traffic safety improvement project in the segment of South Beach Parkway and the J. Turner Butler Boulevard overpass.

The traffic safety project was originally scheduled for a later phase of implementation. It was intended to be undertaken when there was a definite development proposal for the ±10-acre parcel at the southwest corner of South Beach Parkway and Jacksonville Drive ("Perry Property"). In the fall of 2012, the city was informed that the Perry Property was under contract to be sold to KB Homes, a national homebuilding company. Subsequently, KB Homes withdrew and was replaced by Richmond American Homes.

Based on this information, City staff decided to expedite work on the proposed project for several reasons. First, an additional 12 feet of right of way was needed along the west side of South Beach Parkway to construct a dedicated right turn lane to carry southbound traffic to Sanctuary Parkway and Butler Boulevard. This component of the project also involved the possible acquisition of the Kelly residence to allow constructing the dedicated turn lane to or through the Jacksonville Drive intersection.

Conceptually, it was also thought that there could be some benefit to relocating the traffic signal on the north side of the Butler overpass north to align with a new roadway from South Beach Parkway into the new Richmond American Homes residential development. This is one alternative that was carefully analyzed by the Kimley-Horne traffic engineers, who were retained by the project civil engineer (Waitz & Moye), to conduct a complete evaluation of the proposed project. Kimley-Horn's investigation showed that the peak hour traffic moves fairly well through the existing Marsh Landing

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Parkway/South Beach Parkway/Sanctuary Parkway network. As a result, they are recommending that the traffic signal remain at its present location. The traffic engineer does believe, however, that there would be considerable benefit in managing congestion and traffic safety if the dedicated southbound to westbound turn lane is constructed to the appropriate point north of Jacksonville Drive. The City has already secured the additional 12 feet of property for the new lane from Richmond American Homes through the rezoning process.

As a result of the traffic engineer's finding, plus the fact that the Kelly's listed their home for sale, staff has renewed the negotiations with the seller's Realtor to purchase the property. This will enable the CRA to provide the City with the 12-foot strip of land to complete the right of way needed to add the dedicated turn lane, and redesign the South Beach Parkway/Jacksonville Drive intersection to function better and more safely.

The table below summarizes the negotiation process that has occurred since the Perry property originally went under contract for a single family residential development in the fall of 2012:

DATE	DESCRIPTION
11/5/2012	Kelly property is appraised at \$290,000.
11/19/2012	CRA authorizes Agency Administrator to enter into negotiation to acquire the Kelly property, subject to final approval of the purchase price by the CRA.
11/26/2012	Letter of intent to purchase from the CRA tendered in the amount of \$265,000. Kelly declines City offer, but does not provide a counter-offer.
12/19/2012	CRA ups offer to the appraised amount of \$290,000.
1/7/2013	Kelly counter-offers to sell for \$550,000, thus ending the negotiations.
11/5/2013	After it was noted that the Kelly's were represented by a Realtor, the property was re-appraised at \$326,000.
11/14/2013	Letter of intent to purchase from the CRA is tendered in the amount of \$326,000. Kelly's representative verbally indicates that the property can be purchased for \$420,000, or \$94,000 above the appraised value of \$326,000.
2/17/2014	City and CRA retain Waitz & Moye, with Kimley-Horne as the traffic engineering sub-consultant, to provide a design of the projects, <i>excluding the 12 feet of right of way that would have been provided via acquisition of the Kelly property.</i>
7/7/2014	Based on the traffic engineer's recommendation regarding the widening of South Beach Parkway, a new letter of intent to purchase the Kelly property has been tendered for their asking price of \$420,000, subject to the approval of the CRA.
7/16/2014	Kelly's signed and returned the CRA's offer to purchase their property. This acceptance triggers an inspection period

DATE	DESCRIPTION
	allowing the CRA to secure an updated survey of the property, conduct a Phase I environment audit, secure quotes to demolish the structure, and gain the approval of purchase by the CRA board before proceeding to close on the purchase.

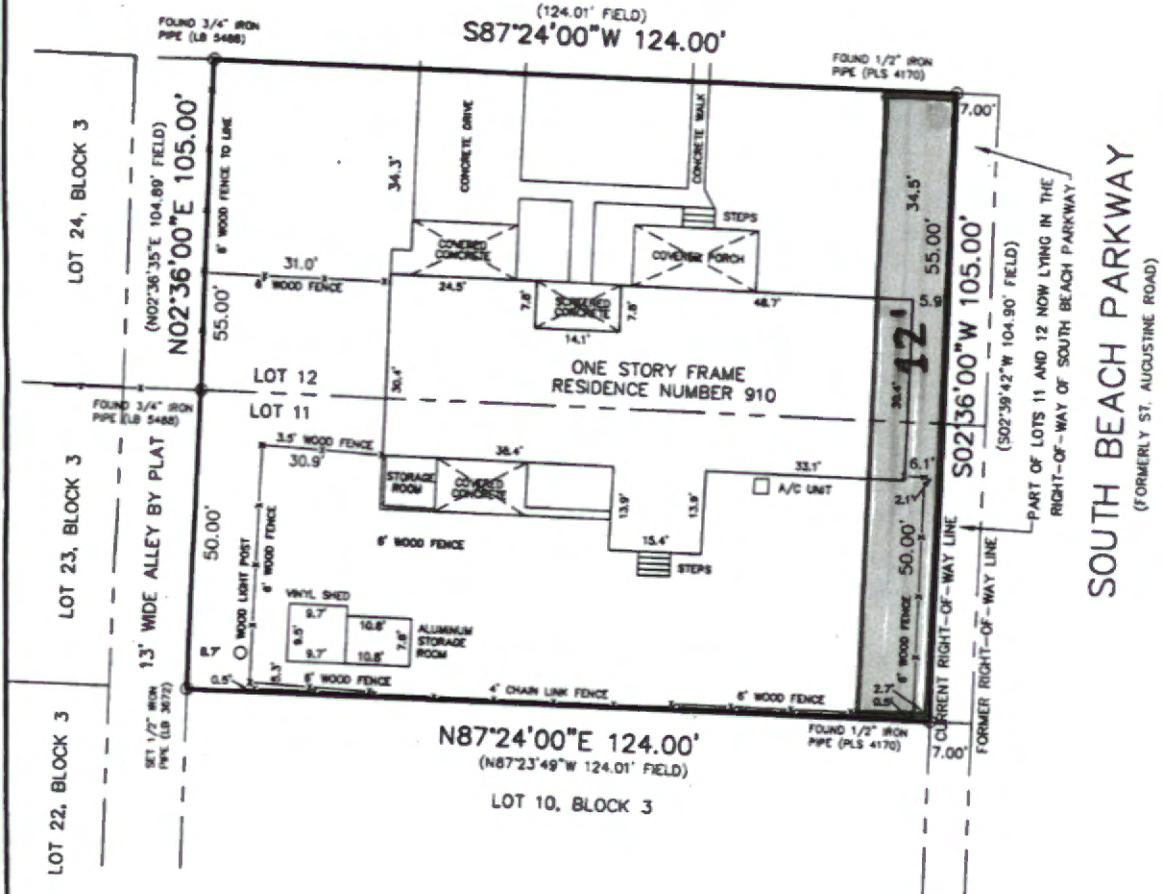
Throughout this negotiation, staff has been in contact with Richmond American Homes about the possibility of them purchasing the residual part of the Kelly property from the CRA and adding it to their Ocean Terrace development site. Richmond American also sought unsuccessfully to acquire the second residential property to the west of the Kelly property. While acquiring both properties and incorporating them into the larger development site would have been ideal, Richmond American has decided to move ahead with their project "as is". At some point in the future, the CRA can sell the balance of the Kelly property for redevelopment for single-family residential use and recoup the \$96,000 paid above the appraisal for the property.

My purpose in presenting this information at this stage of the project design work is to ascertain if the Council has any concerns and if the CRA agrees that purchasing the Kelly property for \$96,000 more than the appraisal is appropriate and justified in light of the overall public benefit gained by reconstructing this segment of South Beach Parkway as recommended by the traffic engineer for the project. As the City's Director of Planning & Development and Administrator of the CRA, I think this is an opportunity with significant long-term benefits that should be approved.

MAP SHOWING SURVEY OF:

LOTS 11 AND 12, BLOCK 3, OCEAN TERRACE, AS RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXCEPT THAT PART NOW LYING IN SOUTH BEACH PARKWAY.

JACKSONVILLE DRIVE
50' RIGHT-OF-WAY



- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. NO BUILDING RESTRICTION LINES PER PLAT.
 3. BEARINGS BASED ON SOUTHERLY RIGHT-OF-WAY LINE OF JACKSONVILLE DRIVE BEING S87°24'00"E PER PLAT.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE 500 YEAR FLOOD PLAIN) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120078 0002 D, REVISED APRIL 17, 1989 FOR JACKSONVILLE BEACH, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF LINDA M. AND JIMMY F. KELLY

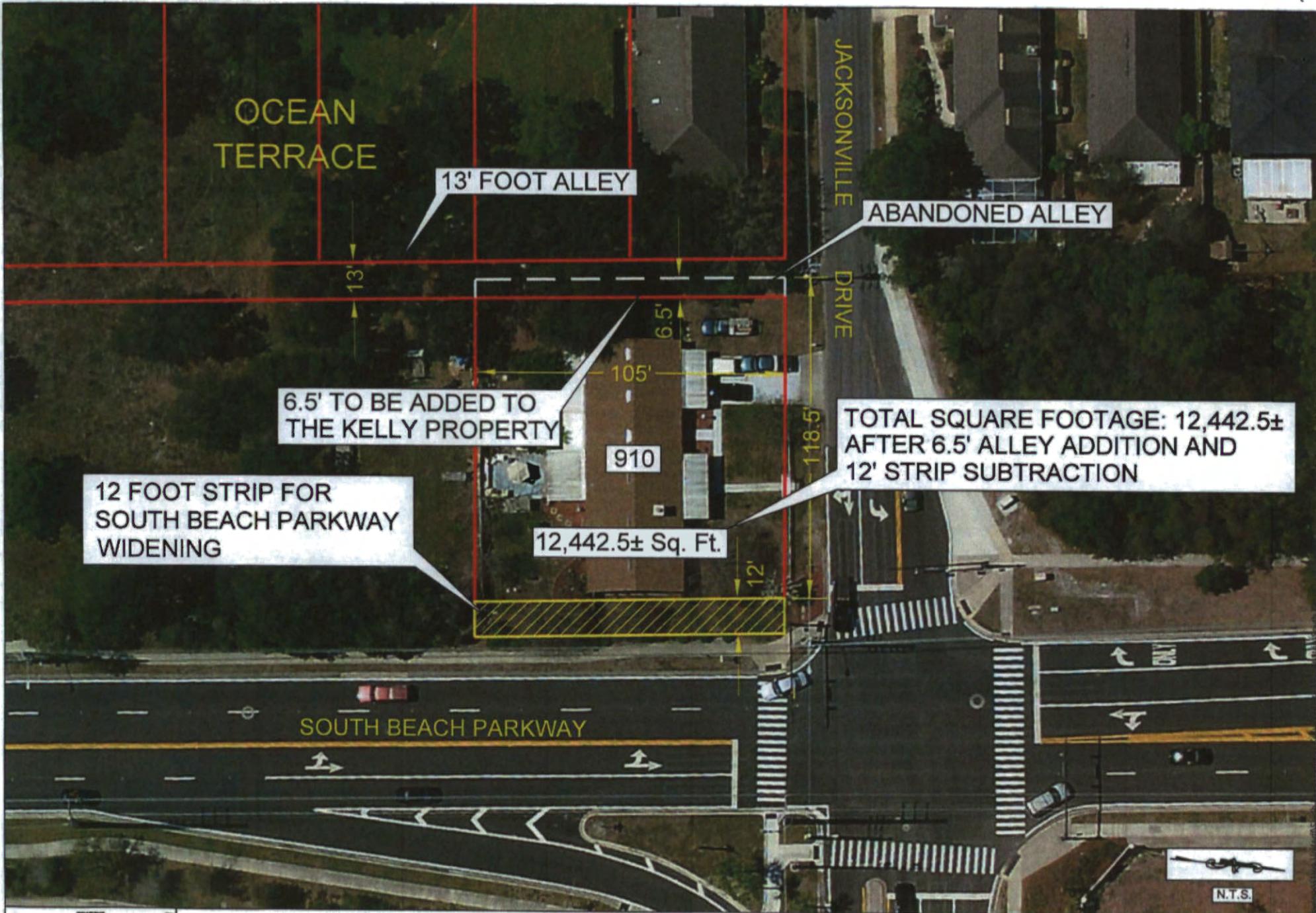
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

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

CHECKED BY: SWC
DRAWN BY: JCJ
FILE: 2003-73

BOATWRIGHT LAND SURVEYORS, INC.
1711 SOUTH 5th STREET, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: JANUARY 20, 2003
SHEET 1 OF 1



CITY OF JACKSONVILLE BEACH, FLORIDA
 DEPARTMENT OF PUBLIC WORKS

KELLY PROPERTY
 910 JACKSONVILLE DRIVE
 LOTS 11 & 12, BLOCK 2
 OCEAN TERRACE REF 181226-0000

SCALE:
 DATE: 7/18/2014
 DRAWN BY: ASC
 CHK'D BY:
 APPR'D BY:
 FILE No. 1

