City of Atlantic Beach

Final Agenda

Regular City Commission Meeting

Monday, March 25, 2024 - 6:30 p.m.
Commission Chamber
City Hall, 800 Seminole Road
Atlantic Beach, FL 32233

INVOCATION AND PLEDGE TO THE FLAG
CALL TO ORDER

Page(s)

1. APPROVAL OF MINUTES

1.A. Approve minutes of the Commission Priority Setting meeting held on February 5, 2024. 5 - 31
2-5-24 Commission Priority Setting Meeting Draft Minutes

2. COURTESY OF FLOOR TO VISITORS

PUBLIC COMMENT

3. CITY MANAGER REPORTS

3.A. Accept the 90-Day Calendar (April - June 2024) 33 - 36
90-Day Calendar (April-June 2024)

4. REPORTS AND/OR REQUESTS FROM CITY COMMISSIONERS

5. UNFINISHED BUSINESS FROM PREVIOUS MEETINGS

None.

6. CONSENT AGENDA

ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COMMISSION AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY. SUPPORTING DOCUMENTATION AND STAFF RECOMMENDATIONS HAVE BEEN PREVIOUSLY SUBMITTED TO THE CITY COMMISSION ON THESE ITEMS.

6.A. Authorize the City Manager to approve the existing tractor as surplus and approve a purchase order in the amount of $35,725.00 to Coastal Equipment Systems for a new tractor. 37 - 42
Public Works Tractors

* 6.B. Authorize the City Manager to approve the existing tractor as surplus and approve a purchase order in the amount of $29,781.98 to Coastal Equipment 43 - 50

Systems for the new tractor.
Public Utilities Tractors

* 6.C. Authorize the City Manager to approve the purchase order in the amount of $27,933.55 to GEA Mechanical Equipment for the repairs to the scroll assembly. 51 - 56
GEA Purchase Order

* 6.D. Authorize the City Manager or designee to sign the initial grant request, any subsequent documents associated with application, and sign acceptance of award (if granted). 57
Gary Sinise Foundation Grant Application Staff Report

7. COMMITTEE REPORTS

None.

8. ACTION ON RESOLUTIONS

8.A. **RESOLUTION NO. 24-11** 59 - 60
A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF A $10,000 DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT AND $10,000 CITY FUNDS TO YEWTREE ENVIRONMENTAL SERVICES TO CONDUCT AN INVENTORY OF AND CREATE A MANAGEMENT PLAN FOR THE INVASIVE AND EXOTIC SPECIES ON THE CITY'S COASTAL DUNES; AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS AND PURCHASE ORDERS IN ACCORDANCE WITH AND AS NECESSARY TO EFFECTUATE THE PROVISIONS OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.
Resolution No. 24-11

8.B. **RESOLUTION NO. 24-13** 61 - 66
A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA, APPROVING THE REPLACEMENT OF HVAC UNITS IN CITY HALL AND THE COMMISSION CHAMBER; AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS AND PURCHASE ORDERS IN ACCORDANCE WITH AND AS NECESSARY TO EFFECTUATE THE PROVISIONS OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.
Resolution No. 24-13

* 8.C. **RESOLUTION NO. 24-14** 67 - 92
A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA, AUTHORIZING THE CITY TO AMEND ITS DESIGN-SERVICES CONTRACT WITH ACON CONSTRUCTION TO COMPLETE DESIGN-BUILD SERVICES FOR THE RECONSTRUCTION OF THE ATLANTIC BEACH OCEAN RESCUE STATION; AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS AND PURCHASE ORDERS IN ACCORDANCE WITH AND AS NECESSARY TO EFFECTUATE THE PROVISIONS OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.
Resolution No. 24-14

8.D. **RESOLUTION NO. 24-15** 93 - 94
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ATLANTIC BEACH, FLORIDA, ADOPTING AN ORGANIZATIONAL MISSION STATEMENT; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.
Resolution No. 24-15

9. ACTION ON ORDINANCES

9.A. **ORDINANCE NO. 20-24-172, Public Hearing and Final Reading** 95 - 97
AN ORDINANCE AMENDING THE OPERATING BUDGET FOR THE CITY OF ATLANTIC BEACH, FLORIDA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024, AND PROVIDING AN EFFECTIVE DATE.
Ordinanace No. 20-24-172

10. MISCELLANEOUS BUSINESS

10.A. **Public Hearing on Waiver Request (WAIV24-0001)**
Request for a waiver as permitted by Chapter 24, Section 24-66 to waive the provision of a minimum 75-foot lot width as required by Section 24-106 to allow the subdivision of parcels into two lots. (550 Sherry Drive, RE# 170465-0010)

10.A1. City Attorney Procedural Reminders 99 - 102
Waiver Hearing Procedures

10.A2. Disclosure of Ex Parte Communications, if any

10.A3. Swearing in of all persons who will speak

10.A4. City Staff Overview 103 - 115
WAIV24-0001

10.A5. Applicant Presentation

10.A6. Public Comments

10.A7. Closing Comments/Rebuttal

10.A8. Commission Deliberation and Action

11. CITY ATTORNEY/CITY CLERK REPORTS AND/OR REQUESTS

12. CLOSING COMMENTS BY CITY COMMISSIONERS AND CITY MANAGER

13. ADJOURNMENT

This meeting will be live-streamed and videotaped. The video recording will be posted within four business days on the City's website. To access live or recorded videos, visit www.coab.us/live.

If any person decides to appeal any decision made by the City Commission with respect to any matter considered at any meeting, such person may need a record of the proceedings, and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record shall include the testimony and evidence upon which the appeal is to be based.

Any person wishing to speak to the City Commission on any matter at this meeting should submit a request to the City Clerk prior to the meeting. For your convenience, forms for this purpose are available at the entrance to the Commission Chamber.

Every effort is made to indicate what action the City Commission is expected to take on each agenda item. However, the City Commission may act upon any agenda subject, regardless of how the matter is stated on the agenda.

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) 247-5821 or at City Hall, 800 Seminole Road, Atlantic Beach, FL 32233, no later than 5:00 PM on the Thursday prior to the meeting.

MINUTES
Commission Priority Setting Meeting
Monday, February 5, 2024 - 5:30 PM
City Hall, Commission Chamber
800 Seminole Road, Atlantic Beach, FL 32233

ATTENDANCE:

Present:
Curtis Ford, Mayor
Bruce Bole, Commissioner - Seat 2 (District 1308)
Michael Waters, Commissioner - Seat 3 (District 1307)
Candace Kelly, Commissioner - Seat 4 (District 1306)
Jessica Ring, Commissioner - Seat 5 (District 1312)

Also Present:
William B. Killingsworth, City Manager (CM)
Donna Bartle, City Clerk (CC)
Kevin Hogencamp, Deputy City Manager (DCM)
Victor Gualillo, Police Chief (PC)
Steve Swann, City Engineer (CE)

1. CALL TO ORDER
Mayor Ford called the meeting to order at 5:35 p.m.

2. WELCOME (MAYOR CURTIS FORD)
Mayor Ford welcomed everyone.

A video titled "How recycled oyster shells are helping save Louisiana's dwindling coastline" was shown at the request of Commissioner Ring. (Link to video)

3. PUBLIC COMMENT
Mayor Ford opened the floor to public comments and City Clerk Bartle called up each speaker.

Sarah Boren spoke about the Climate Pollution Reduction Grant and explained her request to have this grant, as well as partnering with the Northeast Florida Coalition for future opportunities, added to the Commission's priority list. She also spoke about a meeting scheduled for February 14 to discuss protecting the marsh.

Dan Giovannucci spoke about resilience and quality of life being an important priority to the community and explained the reasons for considering the Environmental Stewardship Committee's (ESC) priority recommendations.

Joan Horn explained the request for help on saving lands and homes on the marsh side of Atlantic Beach from erosion, flooding, and devastation. She expressed concerns about the lack of information provided on a grant application filed with the National Fish and Wildlife Foundation, the grant denial, and lack of funding and programs. She requested that the City implement techniques that have already been proven, such as the oyster shell initiative project,

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and asked that the Commission direct the city manager to start several low-cost test sites to implement now, noting she has volunteers to help.

Mayor Ford closed public comments.

4. REVIEW OF 2023 PRIORITIES AND THEIR STATUS (BILL KILLINGSWORTH, CITY MANAGER)

Deputy City Manager Kevin Hogencamp presented a slide show (which is attached hereto and made part of this Official Record as **ATTACHMENT A**) as he reported the status of the 2023 Priorities. Progress was reported on sixteen of the priorities which are shown in **bold.**

At Commissioner Bole's request, CM Killingsworth provided his perspective on what the City has done in general on addressing the priorities. He explained that the City was in a state of transition, operating with an interim city manager, and seven months of being in a holding pattern and when you look at the context of that, staff did a great job. He further explained his plan to assign the new priorities to appropriate department heads, have it as part of their performance evaluations, and use the priorities to help drive the budget process.

ATTACHMENT A to 2-5-24 Minutes

5. OVERVIEW OF NOMINAL GROUP PROCESS, SMART FRAMEWORK FOR GOAL SETTING AND URGENT/IMPORTANT MATRIX (LINDA LANIER, FACILITATOR)

Mayor Ford introduced and thanked Linda Lanier, Facilitator.

Ms. Lanier explained the purpose for setting priorities, noting that a priority is a topic that will receive particular, unusual, and significant attention during the time period.

Ms. Lanier reviewed the process and use of the SMART framework for goal setting which must be: Specific, Measurable, Actionable, Relevant, and Time bound.

Ms. Lanier explained the process and plan to come up with a new list of priorities and read the Vision Statement.

6. REVIEW AND DISCUSSION OF RESPONSES FROM COMMISSIONERS ACCORDING TO PRIORITY AREAS (LINDA LANIER AND GROUP)

Ms. Lanier presented sheets of goals presented by Commissioners in advance of this workshop. During the presentation, CM Killingsworth and Deputy City Manager Hogencamp reported the status of various projects and the Commission provided input and offered additional ideas to consider. Recommendations from the Environmental Stewardship Committee and the Arts, Recreation, and Culture Committee (which are attached hereto and made part of this Official Record as **ATTACHMENT B**) were provided for consideration. The following topics were discussed and placed in the appropriate categories.

FISCAL SUSTAINABILITY

- Review fleet maintenance & replacement policies for cost reduction if possible
- Review pros/cons of outsourcing residential permitting/inspection

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- Cultivate relationships with local and state officials to demonstrate need for increased resources and cooperation
- Use data & budget analysis to examine fiscal effects before voting on annual budget or unexpected expenses

INFRASTRUCTURE AND CAPITAL PLANNING

- Continuous pursuit of grants/allocations for Capital Improvement Projects (state/local)
- Set focused, prioritized plan, next steps to implement Connectivity Plan: increase bicycle usage, key destinations
- Mayport Road Vision - assure public input and stay up to date on FDOT and Greenway plan. (Impacts 2025-2026)
- Accelerate phases of stormwater plan: Hopkins Creek, Atlantic Blvd. culvert area
- Regular updates for Commission on project timelines & finances
- Reduce use of consultation firms/greater use of staff expertise

PUBLIC SAFETY

- Fill vacancy gap in ABPD while utilizing outsourced company for parking enforcement
- Renovate lifeguard station

QUALIFY OF LIFE

- Adopt inter-department approach to GOLD standard (The League of American Bicyclists- Bicycle Friendly Community)
- Improve quality of life by identifying gaps in Arts & Recreation programming - make a plan to remedy
- Prioritize e-bike safety measures - blend our needs with Florida Statutes

RESILIENCE AND SUSTAINABILITY

- Review/address issues: stormwater management, impervious codes, redevelopment, and the unintended consequences
- Continue focus on LEED. Combine COAB Resilience Plan with Sustainability & Resilience Action Plan
- Provide marsh front erosion control without waiting for a new study (if not prohibited - with approval from agencies) and marsh renourishment; insert policy into the 2030 Comprehensive Plan to make marsh a priority
- Set goals to demonstrate a commitment to: energy conservation, decreasing solid waste, permeability standards, green building techniques, and stormwater retention (City)
- Reduce use of pesticides and support maritime forest
- Designate employee as Chief Sustainability and Resiliency Officer

CITY SERVICES

- Develop customer-centric service strategy: measurable goals, consistent feedback, electronic processes, customer service/satisfaction as end goal
- Provide customer service and feedback through surveys, QR codes, webpage updates - throughout city
- Review code enforcement policies - identify outdated policies/codes

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PARKS, REC, ARTS, CULTURE

- Upgrade ball park (Jack Russell) with citizen-requested improvements (if not in conflict with resilience/sustainability goals)
- Remove racquetball court and replace with other useful citizen-requested infrastructure
- Upgrade playground at Veteran Memorial Park - special needs children
- Bike service stations

100 West 1st Street was discussed during "Infrastructure and Capital Planning" and "Parks, Rec, Arts, and Culture" categories and taken off the list of priority items to be vote on.

There was discussion about ESC Chair Boren's request for a grant. CM Killingsworth explained the process for evaluating and pursuing grants and answered questions regarding the marsh.

OTHER

- Develop matrix for acceptance of recommendations from the Safety, Traffic and Parking (STOP) Committee and Charter Review Committee
- Support internal goals set by committees
- Ensure that city facilities' liability issues are covered

ATTACHMENT B to 2-5-24 Minutes

7. COMMISSIONERS VOTE FOR THEIR PERSONAL PRIORITIES IN EACH SUBJECT AREA

CM Killingsworth explained his plan for bringing back a list of priorities for approval and answered questions about the Seminole Road/Atlantic Blvd. intersection.

Each commissioner was given ten (10) circle labels/dots to use on voting for their top choices of importance. Dot colors were assigned as follows:

Commissioner Bole - Yellow
Commissioner Kelly - Light Blue
Commissioner Waters - Dark Blue
Commissioner Ring - Green
Mayor Ford - Orange

Photos of the voting results are attached hereto and made part of this Official Record as **ATTACHMENT C**.

ATTACHMENT C to 2-5-24 Minutes

8. BREAK

Breaks were taken between 8:07 p.m. and 8:14 p.m.

9. DISCUSSION AND SECOND ROUND OF VOTING (IF NEEDED) TO WORK THROUGH PRIORITIES IN EACH AREA AND GENERATE COLLECTIVE, AGREED UPON GOALS FOR 2024 (LINDA LANIER AND GROUP)

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There was review and discussion on the voting results shown on **ATTACHMENT C** and no second round of voting was needed.

10. NEXT STEPS

City Manager Killingsworth explained that the priorities have been captured based on the number of dots (votes); however, some items that were listed, whether they have dots or not, could make it on the final list as steps to accomplish other priorities. He further explained that he will use the dots to identify where to focus the energy. The Commission agreed with that direction.

Ms. Lanier spoke about the importance of setting priorities and thanked the Commission.

11. ADJOURNMENT

The meeting adjourned at 8:22 p.m.

Attest:

_____ _____

Donna L. Bartle, City Clerk Curtis Ford, Mayor

Date Approved: _____

DRAFT

2023 PRIORITIES

CITY SERVICES & COLLABORATION

- Developing an effective customer-centric service strategy that sets measurable goals, creates a consistent feedback loop, and makes customer satisfaction the end goal across the organization.
- **Providing consistent and equitable code enforcement.**
- **Developing and implementing a comprehensive volunteer management program.**
- Enhancing senior services programming and outreach to seniors.
- **Exploring alliances with a child-service organization to support the after-school program, and ensuring that the program has qualified educators on staff or serving as volunteers.**
- **Fostering partnerships with the Beaches cities, the City of Jacksonville, and the State of Florida.**

2023 PRIORITIES

INFRASTRUCTURE & STORMWATER MANAGEMENT

- Administering the City's 10-year capital improvement plan.
- Exploring options for compliance with Senate Bill 64, which requires the City to eliminate surface water discharge of treated effluent by 2032.
- Administering the stormwater master plan.
- Reviewing stormwater management codes pertaining to impervious surface and retention swale requirements.

2023 PRIORITIES

RESILIENCE & ENVIRONMENTAL LEADERSHIP

- Updating the City's vulnerability assessment and implementing the City's adaptation plan.
- Reducing residential water consumption by 15%, and residential and City energy consumption by 10%, by Dec. 31, 2023.
- Adopting an integrative pest management plan for the City, and voluntary guidelines for the private sector.
- Utilizing tree canopy assessment data to create actions to further protect and enhance the canopy.

2023 PRIORITIES

TRAFFIC SAFETY & PARKING MANAGEMENT

- **Conducting a comprehensive beach-access parking and mobility study.**
- **Exploring the prospect of forming a citizens committee to review beach-access parking and mobility issues, and provide recommendations to the City Commission.**
- **Identifying new opportunities to improve bike-, e-bike-, and pedestrian safety, and developing strategies, accordingly.**
- Conducting an analysis to determine whether a roundabout at the "Five-Way" would be a viable and cost-effective traffic management tool.

2023 PRIORITIES

COMMUNITY DEVELOPMENT

- **Administering the Mayport Road Vision Implementation Plan, Connectivity Plan and Parks Master Plan.**
- Developing a Seminole Road gateway-improvement plan.

2023 PRIORITIES

CITY FACILITIES

- Upgrading the Gulliford Hall stage at Adele Grage Cultural Center.
- Enhancing youth baseball, pickleball, tennis and racquetball facilities.

ATTACHMENT B
to 2-5-24 Minutes

ARTS, RECREATION & CULTURE COMMITTEE
Recommendations to the City Commission
January 2024

COMMUNICATIONS

We recommend that the City improve communications and marketing systems and outcomes via:

- ~~Developing and implementing a strategy aimed to ensure that residents are fully aware of the arts, recreation and culture amenities and programming available to them, where to find them and what activities are offered.~~ Develop and implement strategies to ensure residents are fully aware of arts, recreation and cultural programs available to them such as:
  - QR code surveys
  - Signage
  - Mailing
  - "Disney-style" maps of parks
  - Scavenger hunt (Turtle Crawl described below)
- Improving the City website's navigability to enable users to more efficiently get the information they are seeking.
- Developing and publishing a catalogue of departmental and grantee programming.
- Utilizing surveys to obtain customer feedback and publicly share the results.

PROGRAMMING

We recommend that the City strive to enhance arts, recreation and culture programming via:

- Conducting an analysis identifying where the City wants to be with programming, identifying programming gaps, and devising a strategy to close the gaps.
- ~~Activating one or more programming elements (i.e. turtle crawl) that enriches residents' knowledge about the community's history.~~ Plan and implement "Turtle Crawl" throughout COAB Parks and certain outdoor locations of historic significance. Turtle Crawl is a scavenger hunt-type program whereby small, permanent, bronze turtles are installed throughout the city. A paper or electronic map will be designed and

accessible to the public through Adele Grage or City Hall. When families and citizens search for and discover turtles, they can either read a plaque or utilize a QR code to learn about the historic significance of that specific location.

HUMAN RESOURCES & COLLABORATION

We recommend that the City boost the Cultural Arts & Recreation Department's productivity and efficiency via:

- Analyzing whether the amount of City staffing meets the community's needs and expectations, and devising a strategy to adjust the staffing level, as needed.
- ~~Developing and implementing a comprehensive volunteer management program.~~

ATTACHMENT B
to 2-5-24 Minutes

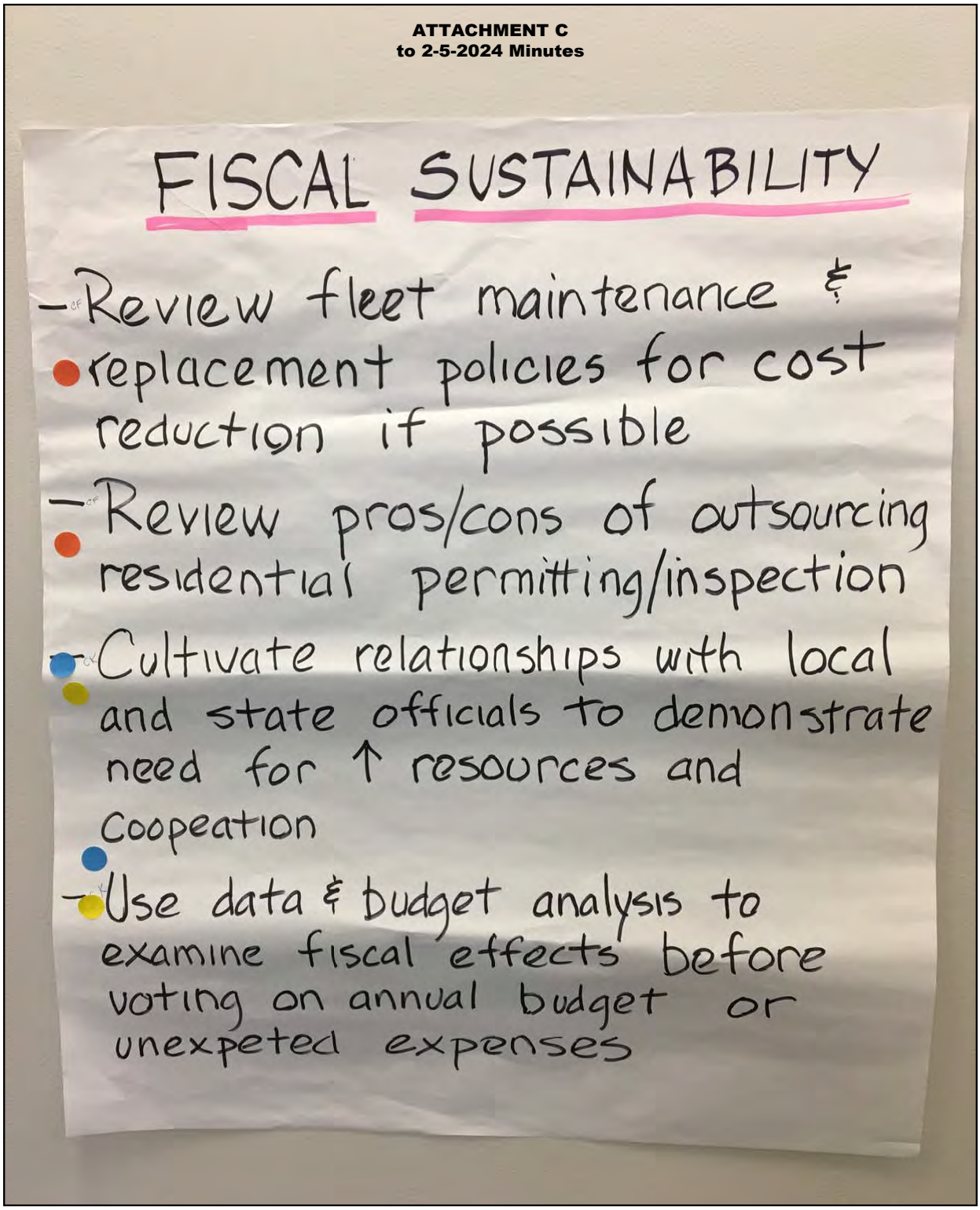
ESC 2024 PRIORITIES FOR COAB CITY COMMISSION

NEW PRIORITIES FOR COMMISSION TO CONSIDER FOR 2024

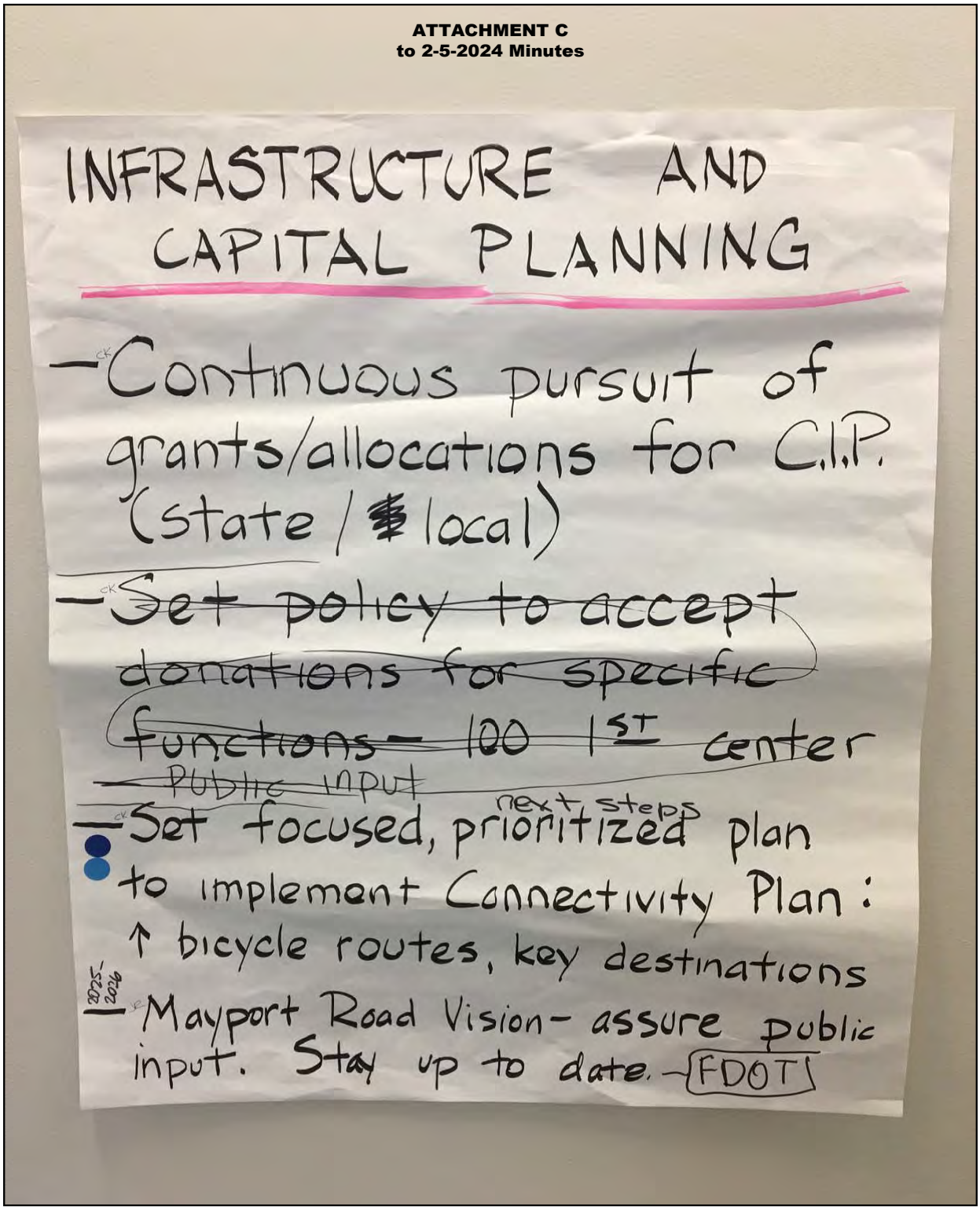
1. Create a position or designate an employee to be a dedicated Chief Sustainability & Resilience Officer for the City
2. Review and address issues associated with stormwater management, impervious codes, and redevelopment/overbuilding including unintended consequences
3. Add/include environmental stewardship, sustainability, and resilience to all city employee job descriptions, responsibilities and/or annual performance reviews.
4. Dedicate more resources (e.g., make priority for staff focus and time, financial support for effective campaigns, etc.) to community education about social, environmental, and economic consequences of community choices
5. Continue to make LEED and resilience a major focus across the City (all departments and community as a whole) and blend/combine COAB Resilience Plan with the COAB Sustainability & Resilience Community Action Plan.

ATTACHMENT B
to 2-5-24 Minutes

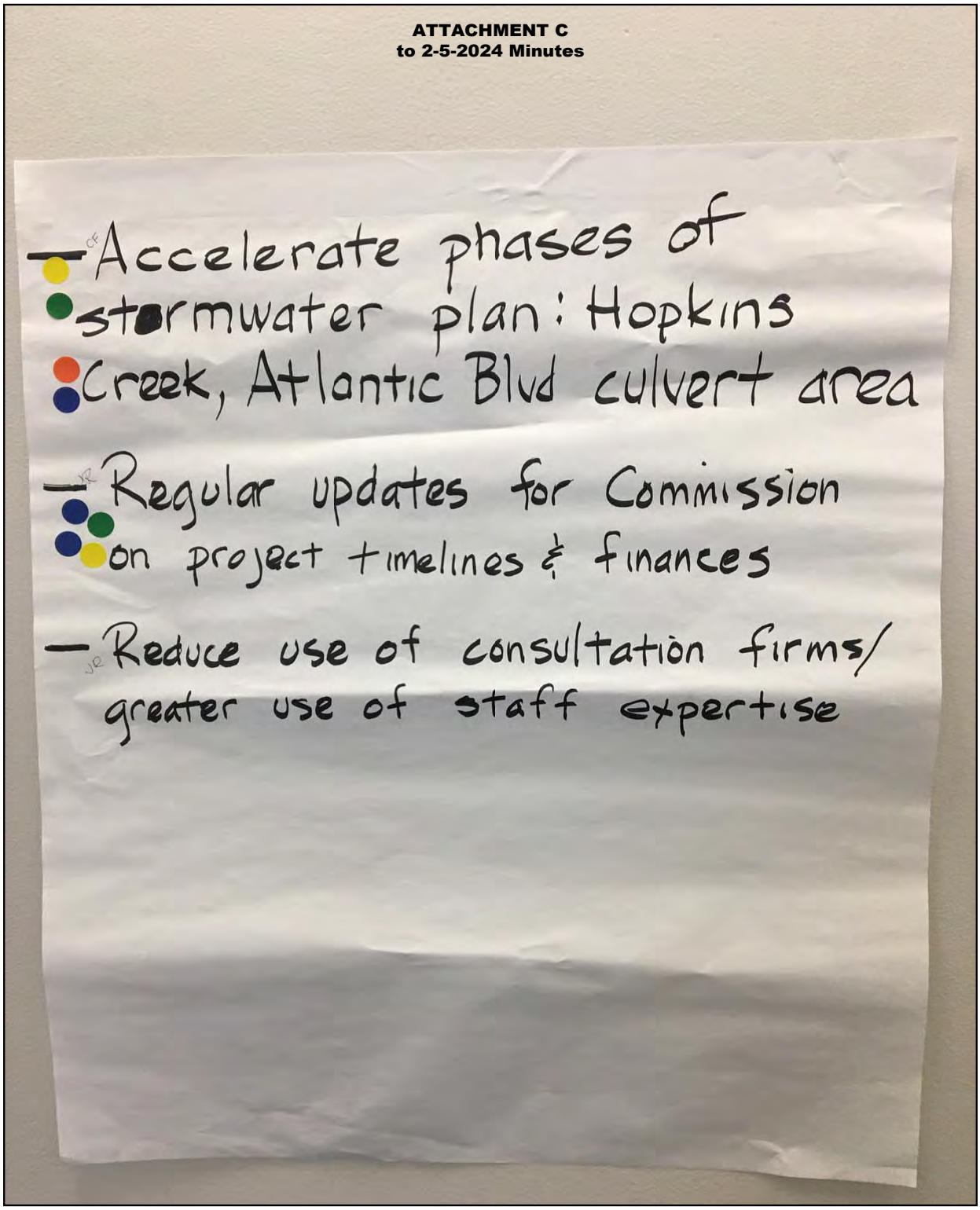
ATTACHMENT C
to 2-5-2024 Minutes



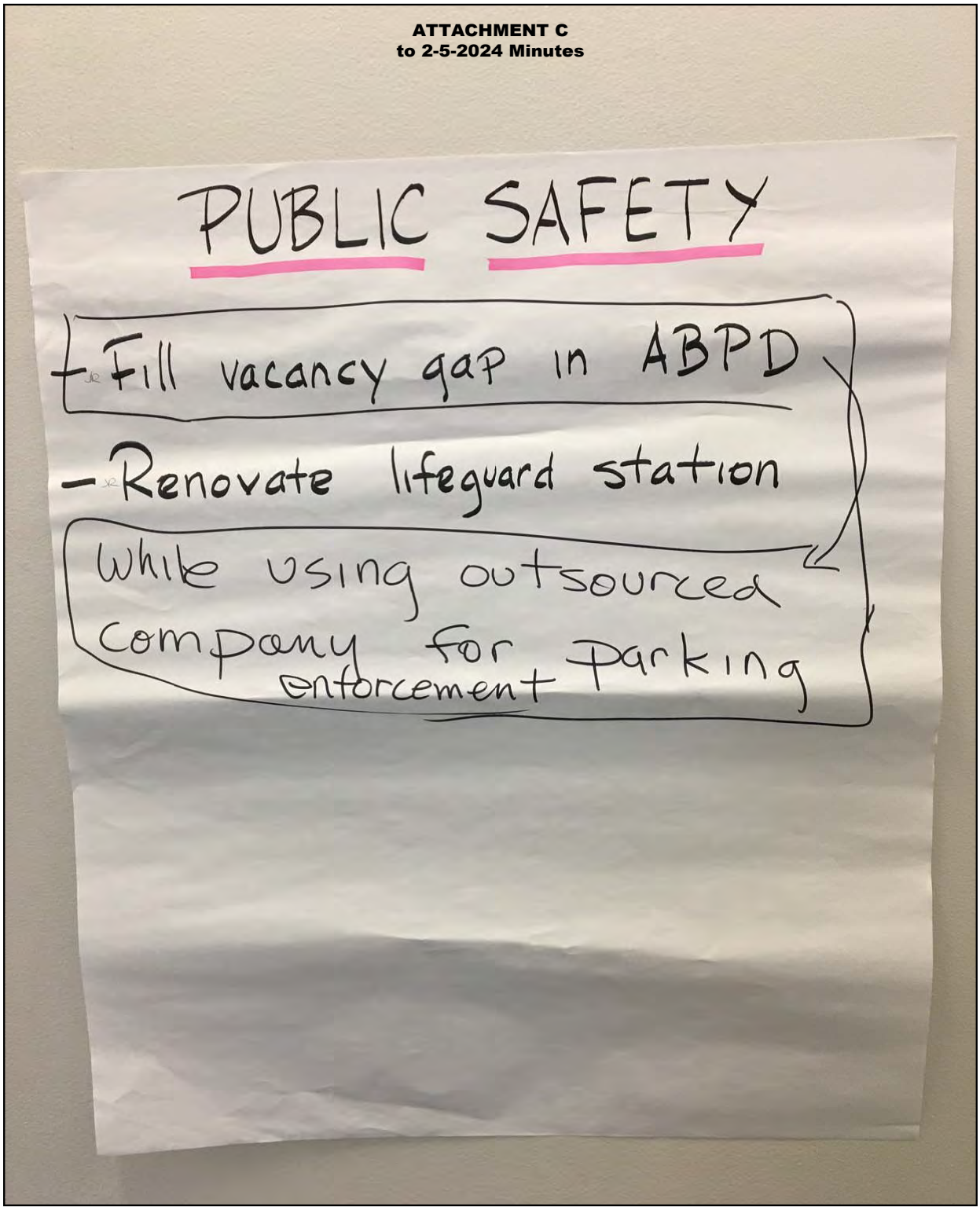
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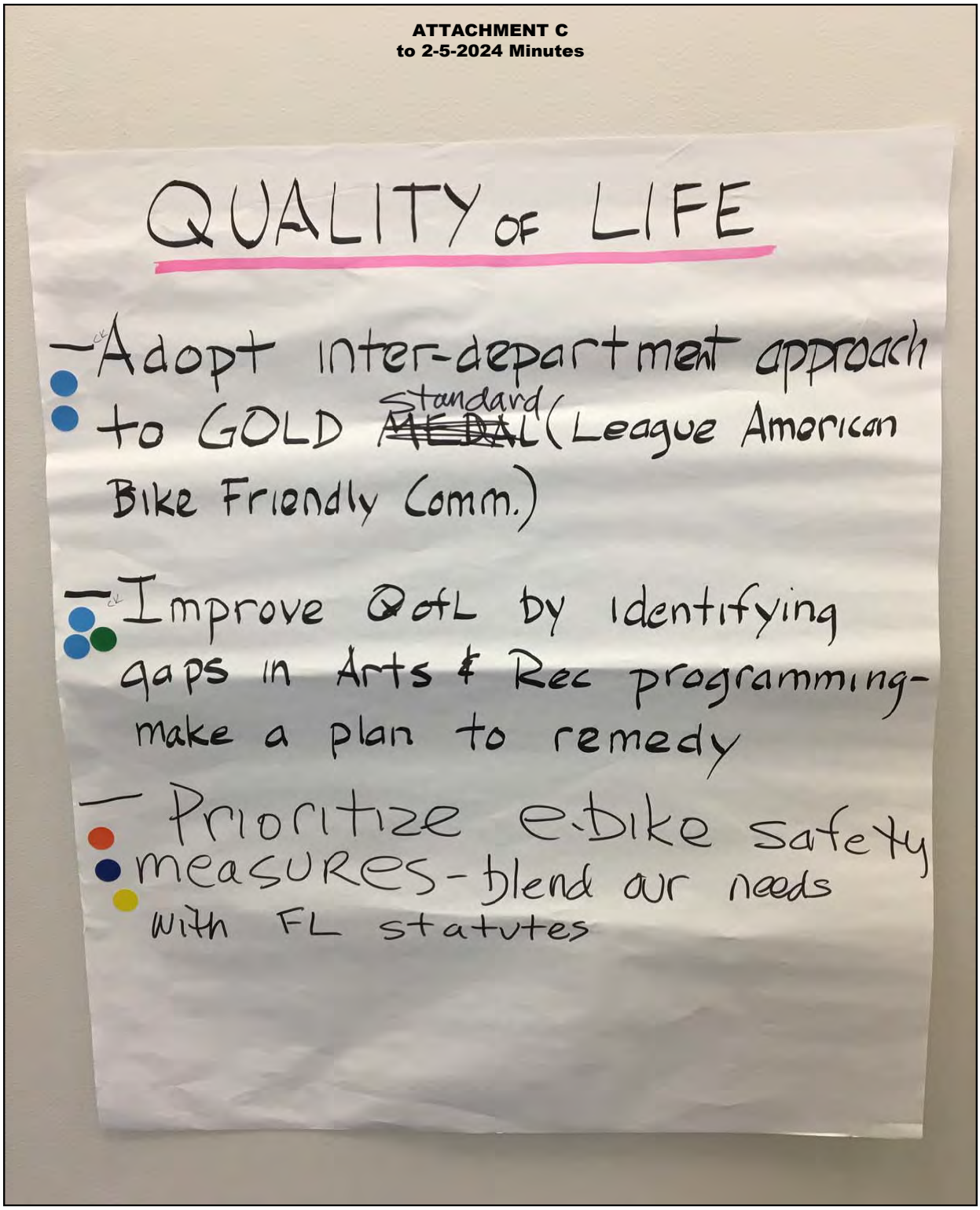
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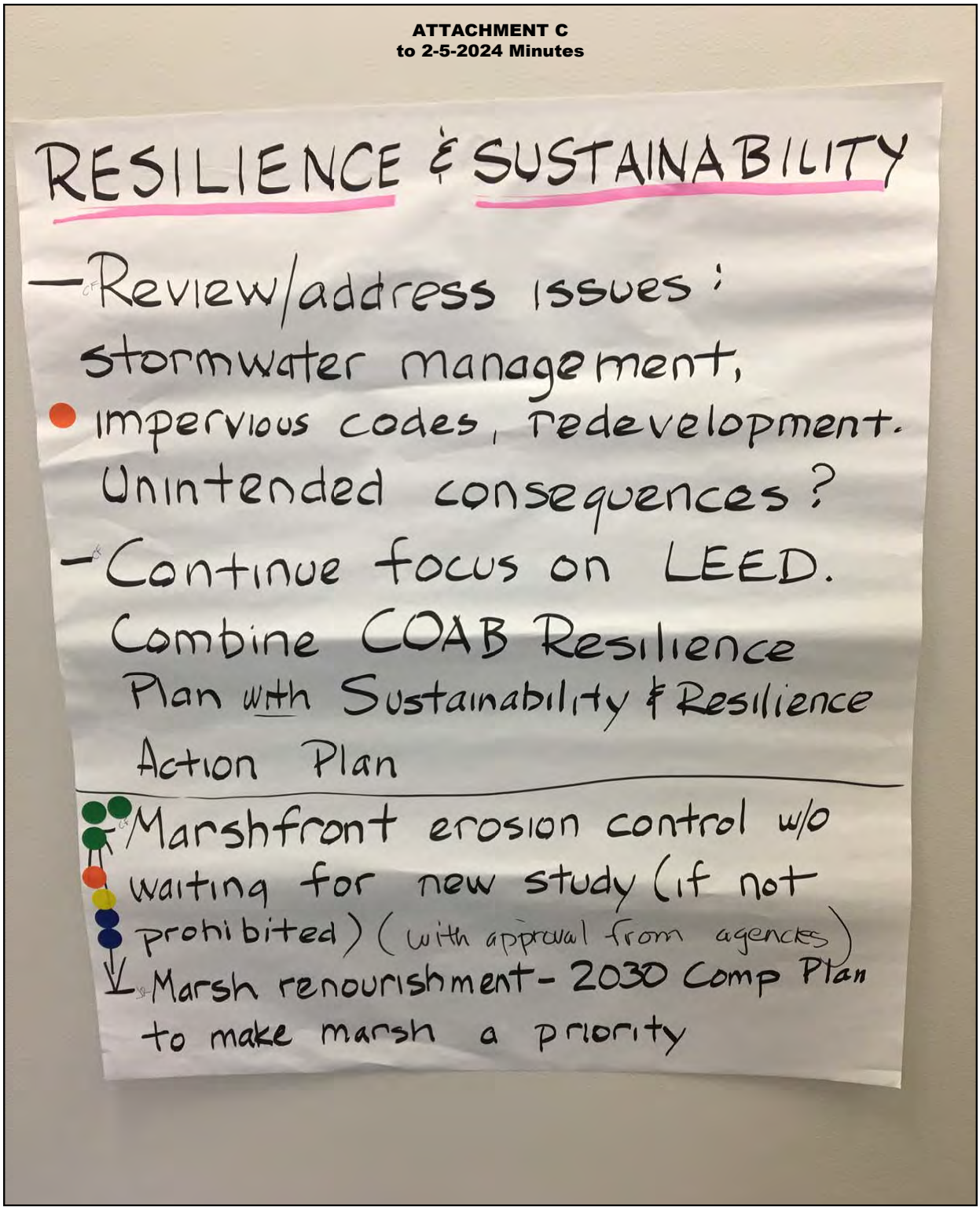
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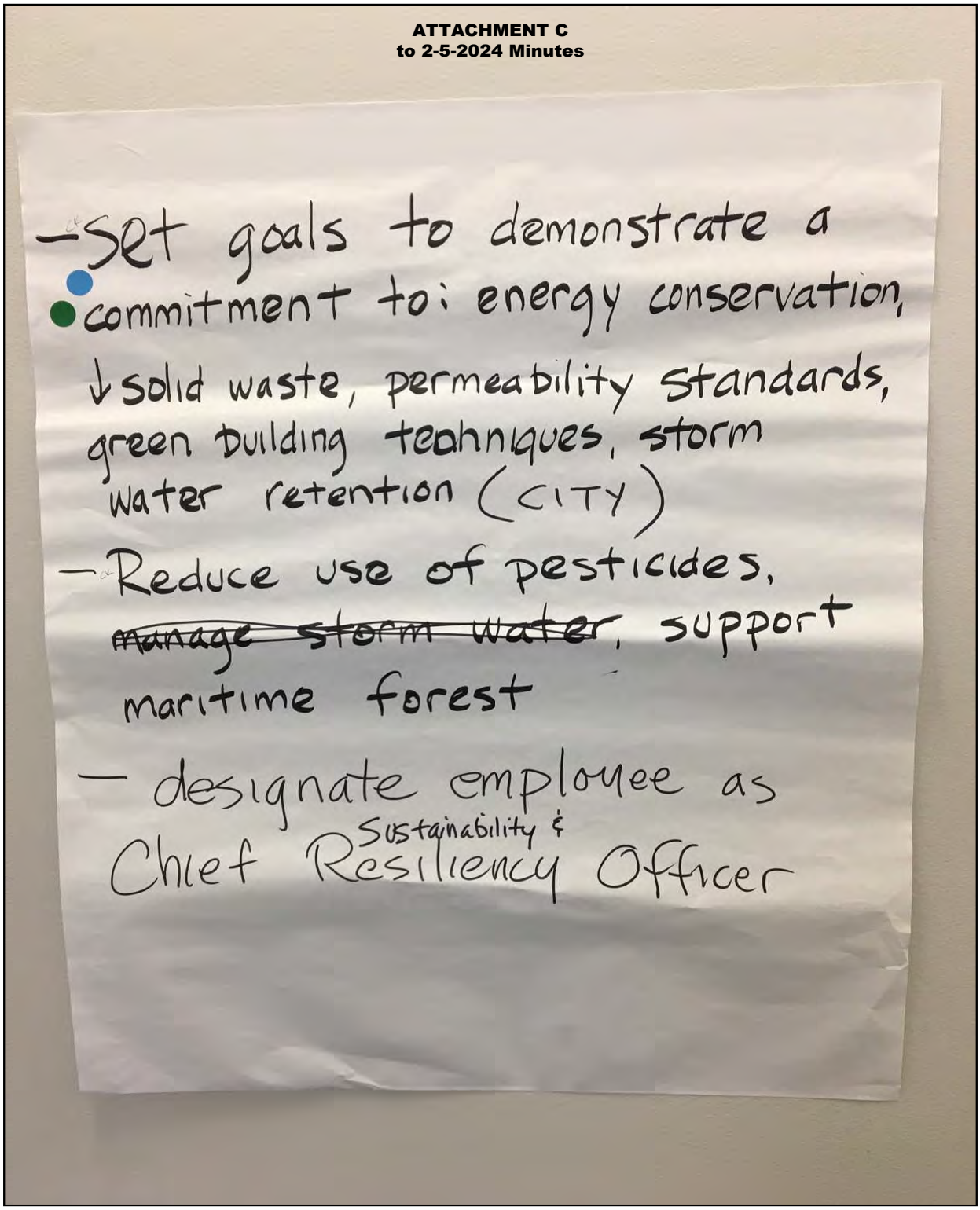
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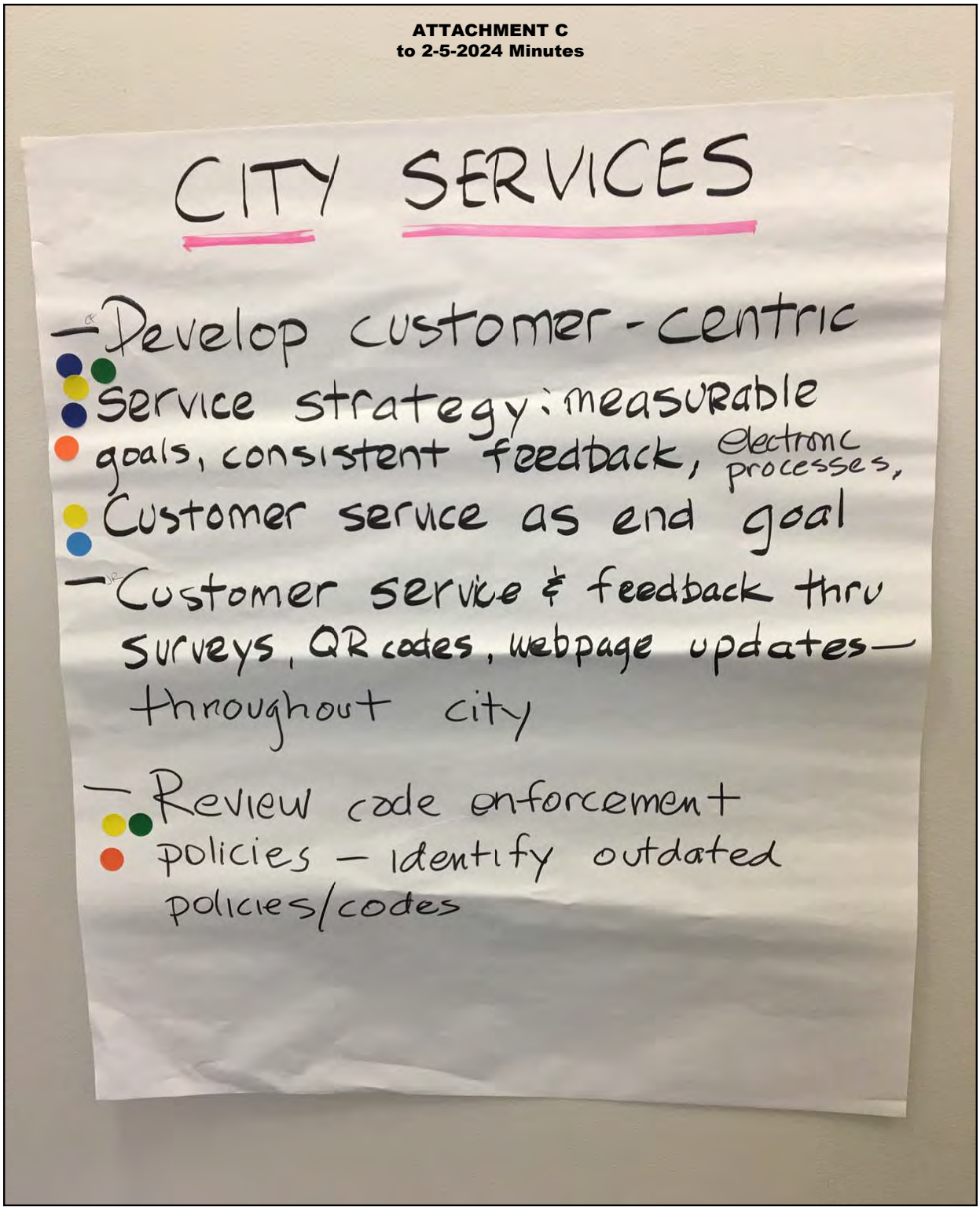
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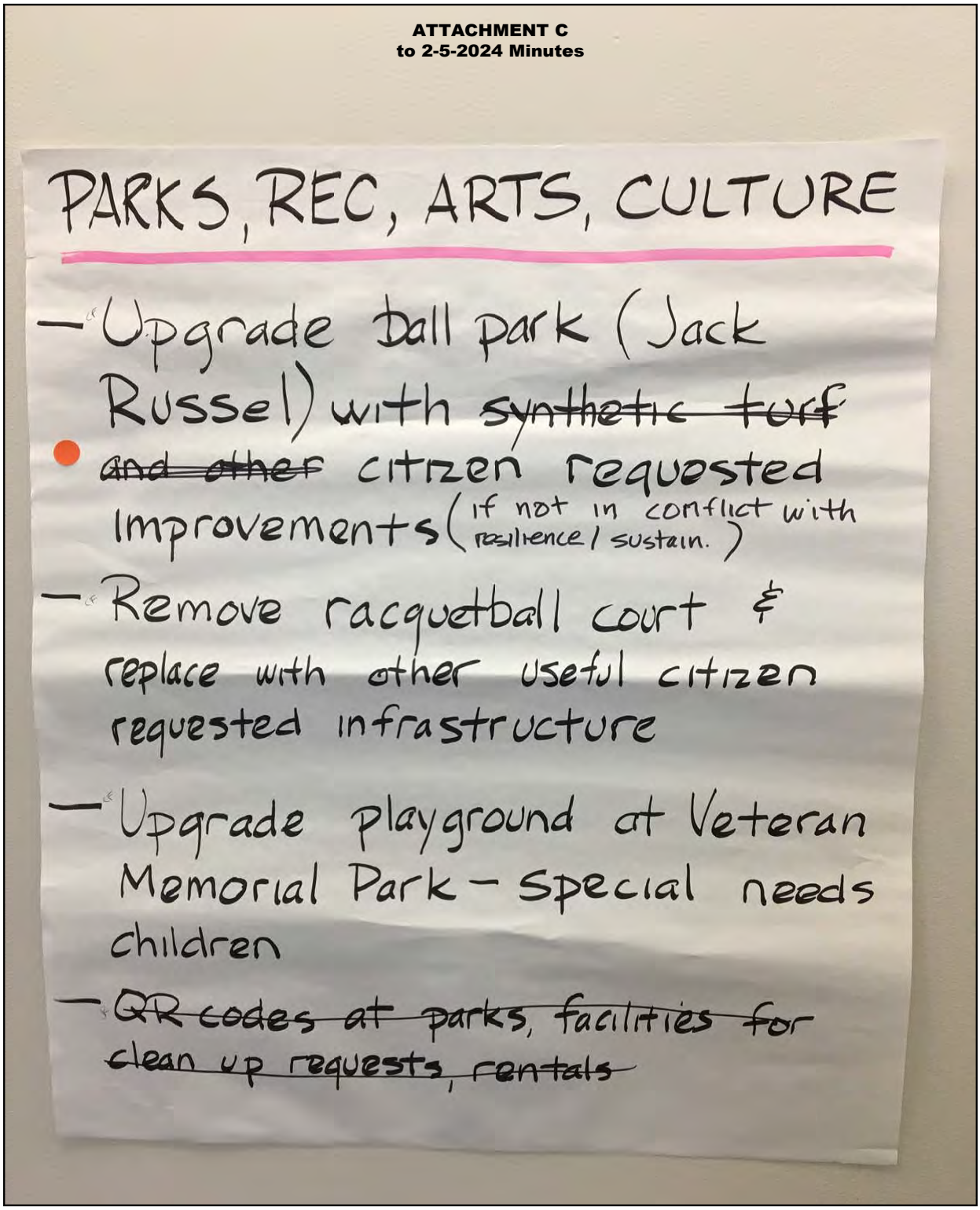
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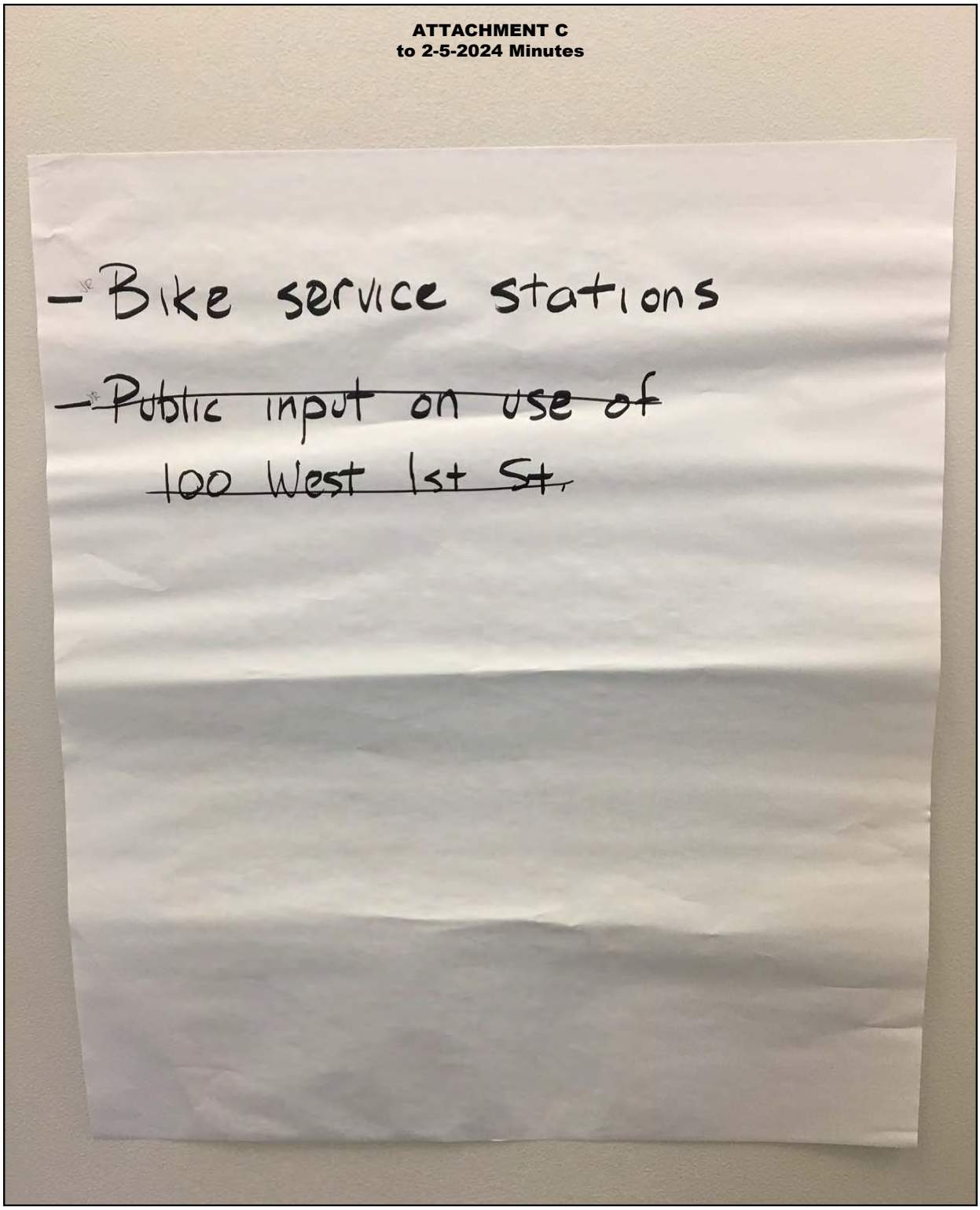
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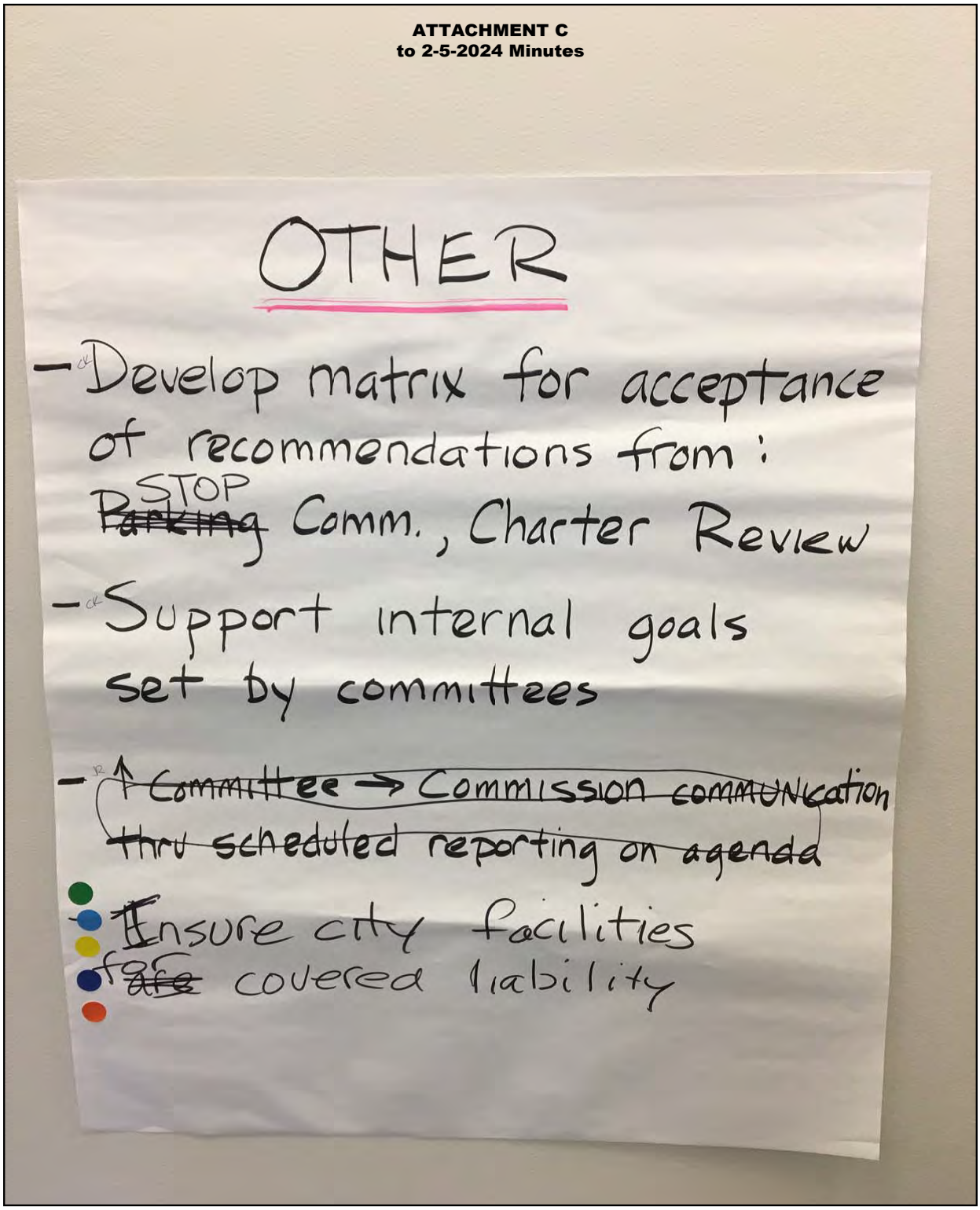
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ATTACHMENT C
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ATTACHMENT C
to 2-5-2024 Minutes



CITY OF ATLANTIC BEACH
CITY COMMISSION MEETING
STAFF REPORT

AGENDA ITEM: 90-Day Calendar for the City Commission

SUBMITTED BY: Kevin Hogencamp, Deputy City Manager

TODAY'S DATE: March 13, 2024

MEETING DATE: March 25, 2024

BACKGROUND: The 90-day calendar is included on the agenda for the purpose of setting meeting dates and determining the location, time and whether to videotape special meetings and workshops. The rolling 90-day calendar is routinely revised based on input from City staff and the Commission, and is included in each agenda for consideration by consensus.

BUDGET: None

RECOMMENDATION: Approve the 90-Day Calendar for April-June 2024

ATTACHMENT: City Commission 90-Day Calendar (April-June 2024)

REVIEWED BY CITY MANAGER:

CITY COMMISSION

April 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3 Youth Council 5 pm	4	5	6
7 Farmers Market 10 am-2 pm (Russell Park) Songwriters Concert 6 pm (Bull Park)	8 City Commission 6:30 pm (Invoc-Bole)	9 Arts, Recreation, Culture Committee 6 pm	10 ESC Tree Subcmte. 5:15 pm Environmental Stewardship Committee 6 pm	11	12 Theatre in the Park (Johansen) 6:30 pm	13 Town Hall 10 am (Baker Center) Theatre in the Park 6:30 pm (Johansen)
14 Farmers Market 10 am-2 pm (Russell Park)	15 Community Development Board 6 pm	16 Community Development Board 6 pm	17 ESC Outreach Subcommittee 4:45 pm	18 Safety, Traffic, Parking Committee 6 pm Artist Reception 5-8 pm (Adele Grage)	19	20 Arts in the Park 10 am-4 pm (Johansen) Wild Wonders 1 pm (Dutton Island)
21 Farmers Market 10 am-2 pm (Russell Park) Acoustic Night 6 pm (Bull Park)	22 City Commission 6:30 pm (Invoc-Waters)	23	24 Charter Review Committee 6 pm	25 ESC Sustainability and Resiliency Subcommittee 9am	26	27 Wild Wonders 1-2 pm (Dutton Island)
28 Farmers Market 10 am-2 pm (Russell Park) Opening of the Beaches Parade 2 pm (Jax Beach)	29	30				

CITY COMMISSION

May 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Youth Council 5 pm	2 Code Enforcement Special Magistrate Hearing 2 pm	3	4
5 Farmers Market 10 am-2 pm (Russell Park) Songwriters Concert 6 pm (Bull Park)	6	7	8 ESC Tree Subcmte. 5:15 pm Environmental Stewardship Committee 6 pm	9 Pension Boards 6:30 pm	10	11
12 Farmers Market 10 am-2 pm (Russell Park)	13 City Commission 6:30 pm (Invoc-Kelly)	14 Arts, Recreation, Culture Committee 6 pm	15 ESC Outreach Subcommittee 4:45 pm	16 Safety, Traffic, Parking Committee 6 pm Artist Reception 5-8 pm (Adele Grage)	17	18
19 Farmers Market 10 am-2 pm (Russell Park) Acoustic Night 6 pm (Bull Park)	20	21 Community Development Board 6 pm	22	23 ESC Sustainability and Resiliency Subcommittee 9am	24	25
26 Farmers Market 10 am-2 pm (Russell Park)	27 Memorial Day City Offices Closed	28 City Commission 6:30 pm (Invoc-Ring)	29	30	31	

CITY COMMISSION

June 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2 Farmers Market 10 am-2 pm (Russell Park) Songwriters Concert 6 pm (Bull Park)	3	4	5 ESC Tree Subcmte. 5:15 pm Environmental Stewardship Committee 6 pm	6	7	8
9 Farmers Market 10 am-2 pm (Russell Park)	10 City Commission 6:30 pm (Invoc-Ford)	11 Arts, Recreation, Culture Committee 6 pm	12 ESC Tree Subcmte. 5:15 pm Environmental Stewardship	13	14	15
16 Farmers Market 10 am-2 pm (Russell Park)	17	18 Community Development Board 6 pm	19 Juneteenth Holiday City Offices Closed	20 Safety, Traffic, Parking Committee 6 pm Artist Reception 5-8 pm (Adele Grage)	21	22
23 Farmers Market 10 am-2 pm (Russell Park) Acoustic Night 6 pm (Bull Park)	24 City Commission 6:30 pm (Invoc-Bole)	25	26	27 ESC Sustainability Subcmte. 9 a.m.	28	29 Summer Beach Movie in the Park Sunset (Bull)
30 Farmers Market 10 am-2 pm (Russell Park)						

CITY OF ATLANTIC BEACH
CITY COMMISSION MEETING
STAFF REPORT

AGENDA ITEM: Approving the 2004 Kubota L3430 Tractor (K-04) as surplus and authorizing the purchase of a new 2024 Kubota L3560 Tractor for the Public Works Department

SUBMITTED BY: Scott Williams, Public Works Director

TODAY'S DATE: March 12, 2024

MEETING DATE: March 25, 2024

BACKGROUND: Public Works has requested the 2004 Kubota L3430 Tractor (K-04) to be classified as surplus. This tractor has rust damage and has been costly to maintain. Coastal Equipment Systems has offered $6,000.00 for trade-in value. The quote from Coastal Equipment Systems for a new 2024 Kubota L3560 Tractor and 60-inch landscape rake is $41,725.00. The cost for the tractor and landscape rake, with the trade-in as offset, is $35,725.00.

BUDGET: Public Works was approved for the purchase of a new tractor in the FY2023-2024 budget for the Parks Division. The Parks & Recreation account 001-6020-572-6400 (Machinery & Equipment) has a balance of $35,725.00.

RECOMMENDATION: Approve the 2004 Kubota L3430 Tractor (K-04) as surplus and authorize the City Manager to approve a purchase order in the amount of $35,725.00 to Coastal Equipment Systems for a 2024 L3560 Kubota Tractor and landscape rake.

ATTACHMENT(S): Capital Asset Disposal Request Form for 2004 Kubota L3430 Tractor (K-04)
Quote from Coastal Equipment Systems dated 2/28/2024

REVIEWED BY CITY MANAGER: 

City of Atlantic Beach
Captial Asset Disposal Request Form

Date of Request: 3/12/2024 **Serial No.** K-04

Asset Tag #: N/A **Vehicle VIN No.** 3026422677

Department: Parks **Location:** Public Works

Description of Item Including justification for disposal request:

2004 Kubota L3430 Tractor - 2,676 hours. Significant rust has developed on tractor and repair costs have made this equipment costly to keep and maintain. Received $6,000.00 trade-in value from Coastal Equipment Systems.

Reason for Disposal Request:

Not Working & Beyond Repair	
Not Working - Needs Repair	X
Working-Obsolete	
Working-Good	
Working-Fair	

Form Completed By:

Brent McRoy/Jennifer Johnston

Finance Department Use Only:

Date Sent to Commission: _____

Approved: ____ Denied: _____

Current Book Value _____

Amound Sold For/Trade In _____

Date Entered into System: _____

Disposition Method:

Online Auction/Sold	Date:	
Cannibalized	Date:	
Donated	Date:	
Destroyed	Date:	
Traded In	Date:	
Transferred	Date:	

Entered By: _____

Quote

Date: 02/28/24

Company/Name: City of Atlantic Beach
Address: 1200 Sandpiper Lane
City/State: Atlantic Beach, FL
Postal code: 32233

Phone:
Fax:

Coastal Equipment Systems

5287 New Kings Rd
Jacksonville, FL 32209
Phone (904) 924-9624
Fax (904) 861-0037

5463 Woodlawn Cemetary Rd
Macclenny, FL 32063
Phone (904)259-4277
Fax (904) 259-8025

From the desk of: Mallory Hollinger
Phone: (904) 318-7910
Email: mhollinger@coastalequipmentsystem.com

Item	Description	Quantity	Unit Price	Amount
L3560HSTC-LE	Kubota 35hp 4WD Tractor, AC Cab, Industrial Tires HST Plus Transmission	1	$ 40,545.00	$ 40,545.00
LA805	Front End Loader			
LR1660	Landpride 60" Landscape Rake	1	$ 1,180.00	$ 1,180.00
	2004 Kubota L3430 #32864 2676 Hours	1	-$ 6,000.00	-$ 6,000.00
			Sub-total	$ 35,725.00
			Grand Total	$ 35,725.00

Comments: Includes Governmental Discount

Authorized By:

Terms Invoice:
This offer to sell is made subject to buyer's acceptance **within Fifteen [15] days** from this date all quoted prices are subject to change without notice and those in effect on the date of shipment Shall Prevail.

Kubota · LandPride · GRAVELY · STIHL · HUSTLER

Log In



r/ kubota
New tractor day

View

L3560 DETAILED SPECIFICATIONS

Kubota

	L3560 DT	L3560 GST	L3560 HST	L3560 HSTC
ENGINE				
Make and Model	Kubota D1803-CR-E4-GL1		D1803-CR-E4-GL2	D1803-CR-E4-GL3
Type	Liquid-cooled, 4-cycle multi valve diesel, Naturally Aspirated			
Number of Cylinders	3			
Total Displacement	111.4 cu.in. (1.826 L)			
Bore and Stroke	87 x 102.4 mm (3.43 x 4.03 in.)			
Engine Horsepower, gross*2	37.0 HP (26.1 kW) @ 2700 rpm		37.0 HP (26.1 kW) @ 2600 rpm	
Engine Horsepower, net*1	35.0 HP (26.1 kW) @ 2700 rpm		35.0 HP (26.1 kW) @ 2600 rpm	
PTO Horsepower*1	29.5 HP (22.0 kW) @ 2700 rpm		28.0 HP (20.9 kW) @ 2600 rpm	
Maximum Torque	82.5 ft. lb. @ 1500 –1700 rpm			
Fuel Usage	2.26 gph @ maximum load (calculated, actual may vary)		2.14 gph @ maximum load (calculated, actual may vary)	
Injection pump	Electronic CRS (Common Rail System)			
Throttle	Hand and foot operated throttle		Hand operated throttle	
Exhaust	Underhood exhaust system, DPF muffler, forward exhaust			
Air Cleaner Element	Dry paper/Dual element			
Battery	12 V, RC: 133 min, CCA: 582 A			
CAPACITIES				
Fuel Tank	13.5 U.S. gals. (51 L)			
Engine crankcase (with filter)	7.1 U.S. qts. (6.7 L)			
Engine Coolant	7.9 U.S. qts. (7.5 L)			
Transmission case	11.1 U.S. gals. (42 L)			
PTO				
PTO clutch	Live independent with hydraulic clutch			
Rear PTO Shaft	SAE 1-3/8, 6 splines			
Rear PTO Revolution	540 rpm @ 2550 engine rpm		540 rpm @ 2476 engine rpm	
Mid PTO (Optional)	2000 rpm @ 2577 engine rpm		2000 rpm @ 2502 engine rpm	
DRAWBAR				
Type	Fixed (standard) or Swinging (optional)			
Max. drawbar load @ hitch	1,433 lbs.			
Maximum tow rating	4,409 lbs.			
DRIVE TRAIN				
Front Axle	4WD: Bevel gear front axle, non-adjustable tread spacing			
Clutch	Dry type single stage		N/A	
Transmission Type	Gear	Glide Shift	Hydrostatic	
Control Type	Manual H-pattern gear shift	Manual in-line gear shift	Servo-linkage pedal	
Speeds	8Fx8R	12Fx8R	3-Range, 6 speeds (H-DS), infinitely variable in each	
Throttle	Hand and foot operated throttle		Hand operated throttle	
Creep Speed	Optional		N/A	
Cruise Control	N/A		Standard, push button operation	
Steering	Hydrostatic power steering			
Differential Lock	Rear differential lock standard			
Brakes	Wet disc type, mechanically activated			
HYDRAULIC SYSTEM				
Type	Open center, tandem pump - gear type			
Hydraulic pump output	9.8 gpm		9.4 gpm	
Power steering pump output	4.9 gpm		4.7 gpm	
Total hydraulic flow	14.7 gpm		14.1 gpm	
Number of remote valves	Optional, up to 3 with double-acting valve or float detent valve options, any position			
Hydraulic filter(s)	1 spin-on hydraulic filter with magnetic pickup			
THREE-POINT HITCH				
Category	SAE Category 1			
Control Method	Position control			
Draft Control	Optional			
Lift Arms	Telescoping lower link ends and stabilizers			
Right link adjustment	Turn Buckle			
Lift Capacity @ Lift Points	3,858 lbs.			
Lift Capacity 24" Behind Lift Points	2,756 lbs.			
INSTRUMENTATION				
IntelliPanel™ Display	Interactive diagnostic information system Analog tachometer, temperature gauge, fuel gauge Digital travel / PTO speed, clock, hour / trip meter, transmission speed, maintenance information, range selection, HST information (if equipped), particulate matter accumulation Easy Checker™ - engine oil pressure, electrical charge, engine warning, emission indicator, master system warning HST feature indicators - Stall Guard, Auto H-DS, Auto Throttle Advance			
DIMENSIONS				
Height to top of ROPS or Cab	97.6 in.			91.1 in.
Overall Length	121.5 in. without 3-point hitch 129.5 in. with 3-point hitch			
Overall width (min. tread)	66.5 in.			
Wheelbase	74.6 in.			
Ground Clearance	15.9 in.			
Turning Radius	8.9 feet			
Base Weight	3,737 lbs.	3,748 lbs.	3,759 lbs.	4,134 lbs.

*1 Manufacturers Estimate
*2 SAE J1995

Confidential - Kubota reserves the right to change the above specifications without notice.

Kubota L3560 DETAILED SPECIFICATIONS

WHEELS AND TIRES

Turf tires (R3)	Option 1:	Front:	27x8.50-15 Goodyear SofTrac
		Rear:	355/80D20 Bridgestone Pillow
	Option 2:	Front:	29x12.50-15 Titan Multi Trac
		Rear:	44x18-20 Titan Multi Trac
	Option 3:	Front:	27x10.50-15 Turf Special
		Rear:	41x18LL-16.1 Galaxy Turf Special
Ag tires (R1)		Front:	7.2-16 Goodyear Power Torque
		Rear:	12.4-24 Firestone (SAT) II
Industrial tires (R4)		Front:	10-16.5 Titan Trac Loader
		Rear:	420/70-24 Firestone All Trac Utility

TRAVEL SPEEDS

	FORWARD		REVERSE	
DT Models	1st	0.9 mph	1st	0.9 mph
	2nd	1.3 mph	2nd	1.2 mph
	3rd	2.2 mph	3rd	2.1 mph
	4th	3.2 mph	4th	3.0 mph
	5th	4.7 mph	5th	4.5 mph
	6th	6.6 mph	6th	6.3 mph
	7th	10.8 mph	7th	10.3 mph
	8th	16.0 mph	8th	15.2 mph
GST Models	1st	0.9 mph	1st	0.9 mph
	2nd	1.3 mph	2nd	1.2 mph
	3rd	1.8 mph	3rd	2.1 mph
	4th	2.2 mph	4th	3.0 mph
	5th	2.6 mph	5th	4.5 mph
	6th	3.2 mph	6th	6.3 mph
	7th	3.9 mph	7th	10.3 mph
	8th	4.7 mph	8th	15.2 mph
	9th	5.5 mph		
	10th	6.6 mph		
	11th	10.8 mph		
	12th	16.0 mph		
HST Models	Low Range		Low Range	
	H-DS Lo	0-2.1 mph	H-DS Lo	0-1.9 mph
	H-DS Hi	0-3.5 mph	H-DS Hi	0-3.2 mph
	Medium Range		Medium Range	
	H-DS Lo	0-4.4 mph	H-DS Lo	0-3.9 mph
	H-DS Hi	0-7.3 mph	H-DS Hi	0-6.5 mph
	High Range		High Range	
	H-DS Lo	0-10.1 mph	H-DS Lo	0-9.0 mph
	H-DS Hi	0-16.8 mph	H-DS Hi	0-15.1 mph

OTHER

Warranty	General: 24 Months or 1500 Hours Powertrain: 36 Months or 2000 Hours

IMPLEMENTS AND ATTACHMENTS

Front Loader
LA555 or LA805
- Standard with 2-Lever Quick Coupler
- Grille Guard
- No tools required to attach and detach loader

Optional Implements for Loader
- L2256 66" 2-Lever Quick Attach Square Back Bucket
- L2235A 72" 2-Lever Quick Attach Square Back Bucket (LA805)
- L2236 72" 2-Lever Quick Attach Light Material Bucket
- L2296 72" 2-Lever Quick Attach Heavy Duty Round Back Bucket (LA805)
- L2244 60"2-Lever Quick Attach 4-in-1 Bucket
- L2245 72" 2-Lever Quick Attach 4-in-1 Bucket (LA805)
- L2238 2-Lever Quick Attach Pallet Fork Frame
- K9048 36" Pallet Forks
- L2237 2-Lever Quick Attach Bale Spear

Loader Options
- TL1748 Bolt On Cutting Edge for L2296 HD Bucket (LA805)
- L2261 Hydraulic Spill Guard for LA805
- L2270 Hydraulic 2-Lever Quick Coupler (LA805)
- L2247 3rd Function Control Valve (LA555)
- L2265 3rd Function Control Valve (LA805)
- L2272 3rd Function Valve & Hydraulic 2-Lever QC (LA805)
- L2252 Single Lever Hose QC for Loader (4 hoses, LA805)
- L2262 Single Lever Loader Valve Hose QC for Loader, 3rd Function, 2-Lever Hyd. QC (8 hoses, LA805)
- L2260 3rd Function Valve Hose Quick Coupler (LA805)

Backhoe
BH77 (not for L3560HSTC)
Optional Attachments
- BT1950A 10" Pin-on Bucket
- BT1951A 12" Pin-on Bucket
- BT1952A 16" Pin-on Bucket
- BT1953A 24" Pin-on Bucket
- L9467 Flip Pads (2 Requires)
- BH1976 Mechanical Thumb

BH77 (must have a LA805 loader)
Optional Attachments
- BT3001 12" Pin-on Bucket
- BT3002A 16" Pin-on Bucket
- BT3003A 18" Pin-on Bucket
- BT3004 24" Pin-on Bucket
- BT3005A 30" Pin-on Bucket
- BT3006 36" Pin-on Bucket
- BT4550 Quick Coupler
- BT4552 12" Quick Attach Bkt
- BT4553 16" Quick Attach Bkt
- BT4554 18" Quick Attach Bkt
- BT4555 24" Quick Attach Bkt
- L9467 Flip Pads (2 Required)
- BT4598 Hydraulic Thumb
- BH4949 Mechanical Thumb

Front Quick Hitch
L4455A K3 Manual Quick Hitch
L4554A K3 Fully Auto Quick Hitch
- L4476 72" Front Blade
- L4486 84" Front Blade
- L2172A 72" Front Blade
- L2184 84" Front Blade
- L4469 64" Utility Snow Blower
- L4479 74" Utility Snow Blower
- L4474 74" Commercial Snow Blower
- L4485 80" Commercial Snow Blower
- L4457 72" Front Flail Mower
- L4456 Ground Pressure Relief

Rear Mounted Implements
- FC1521C 60" Rotary Tiller
- BL2664 64" Rear Snow Blower
- L2674 74" Rear Snow Blower

Confidential - Kubota reserves the right to change the above specifications without notice.

CITY OF ATLANTIC BEACH
CITY COMMISSION MEETING
STAFF REPORT

AGENDA ITEM: Surplus of a 2008 Kubota Tractor and purchase of a new 35hp 4WD Kubota Tractor for the Public Utilities Department.

SUBMITTED BY: Troy Stephens, Public Utilities Director

TODAY'S DATE: March 15, 2024

MEETING DATE: March 25, 2024

BACKGROUND: Public Utilities has requested an old Kubota Tractor to be classified as surplus. This 16-year old tractor has significant rust damage and is in constant need of repairs. Coastal Equipment Systems has offered $7,500.00 for trade-in value.

The FY23-24 budget for Public Utilities contains funding for a Kubota Tractor. Staff has received quote 2757380 from Coastal Equipment Systems through Sourcewell's (formerly NJPA) contract #040319, and intends to purchase the following per the quote: Kubota 35hp 4WD tractor with front end loader in the amount of $29,781.98, including the $7,500.00 trade in credit.

BUDGET: The Public Utilities account 410-5508-535-6400 (Equipment) has $35,000.00 in available funds.

RECOMMENDATION: Authorize the City Manager to approve the existing tractor as surplus and approve a purchase order in the amount of $29,781.98 to Coastal Equipment Systems for the new tractor.

ATTACHMENT(S):
1. Capital Asset Disposal Request Form for 2008 Kubota Tractor
2. Quote from Coastal Equipment Systems 2757380
3. Pictures of 2008 Kubota Tractor currently housed at the WWTP

REVIEWED BY CITY MANAGER: WSI

City of Atlantic Beach
Captial Asset Disposal Request Form

Date of Request: 3/5/2024 **Serial No.** 50656

Asset Tag #: K-09 **Vehicle VIN No.** 3029954340 (50656)

Department: Public Utilities **Location:** WWTP

Description of Item Including justification for disposal request:

Kubota Tractor. Severely rusted and have had to change all of the hydraulic hoses in 2023. Rust accumulation affects the hood and will not stay closed. Battery compartment is rusted through and battery must be tied to the vehicle to keep it in place.

2008 Kubota Tractor with 419.9 hours.

Reason for Disposal Request:

Not Working & Beyond Repair	
Not Working - Needs Repair	
Working-Obsolete	x
Working-Good	
Working-Fair	

Form Completed By:

Troy Stephens

Finance Department Use Only:

Date Sent to Commission: _____

Approved: ____ Denied: _____

Current Book Value _____

Amound Sold For/Trade In _____

Date Entered into System: _____

Disposition Method:

Online Auction/Sold	Date:	
Cannibalized	Date:	
Donated	Date:	
Destroyed	Date:	
Traded In	Date:	
Transferred	Date:	

Entered By: _____

TS

Quote

Date: 03/18/24

Company/Name: City of Atlantic Beach
Address:
City/State:
Postal code:

Phone:
Fax:

Coastal Equipment Systems

5287 New Kings Rd
Jacksonville, FL 32209
Phone (904) 924-9624
Fax (904) 861-0037

5463 Woodlawn Cemetary Rd
Macclenny, FL 32063
Phone (904)259-4277
Fax (904) 259-8025

From the desk of: Mallory Hollinger
Phone:
Email:

Item	Description	Quantity	Unit Price	Amount
L3560HSTC-LE	Kubota 35hp 4WD Tractor, Industrial Tires, AC Cab	1	$ 45,377.00	$ 45,377.00
	HST Plus Transmission			
LA805	Front End Loader w/ 72" Bucket			
	Sourcewell Discount	1	-$ 9,982.94	-$ 9,982.94
	Kubota L3240HSTC-1 S/N:50656	1	-$ 7,500.00	-$ 7,500.00
	416 Hours			

Comments:
Sourcewell Contract #040319

Quote #2757380

Sub-total	$ 27,894.06
Assembly	$ 394.17
Freight	$ 1,093.75
PDI	$ 400.00
Grand Total	$ 29,781.98

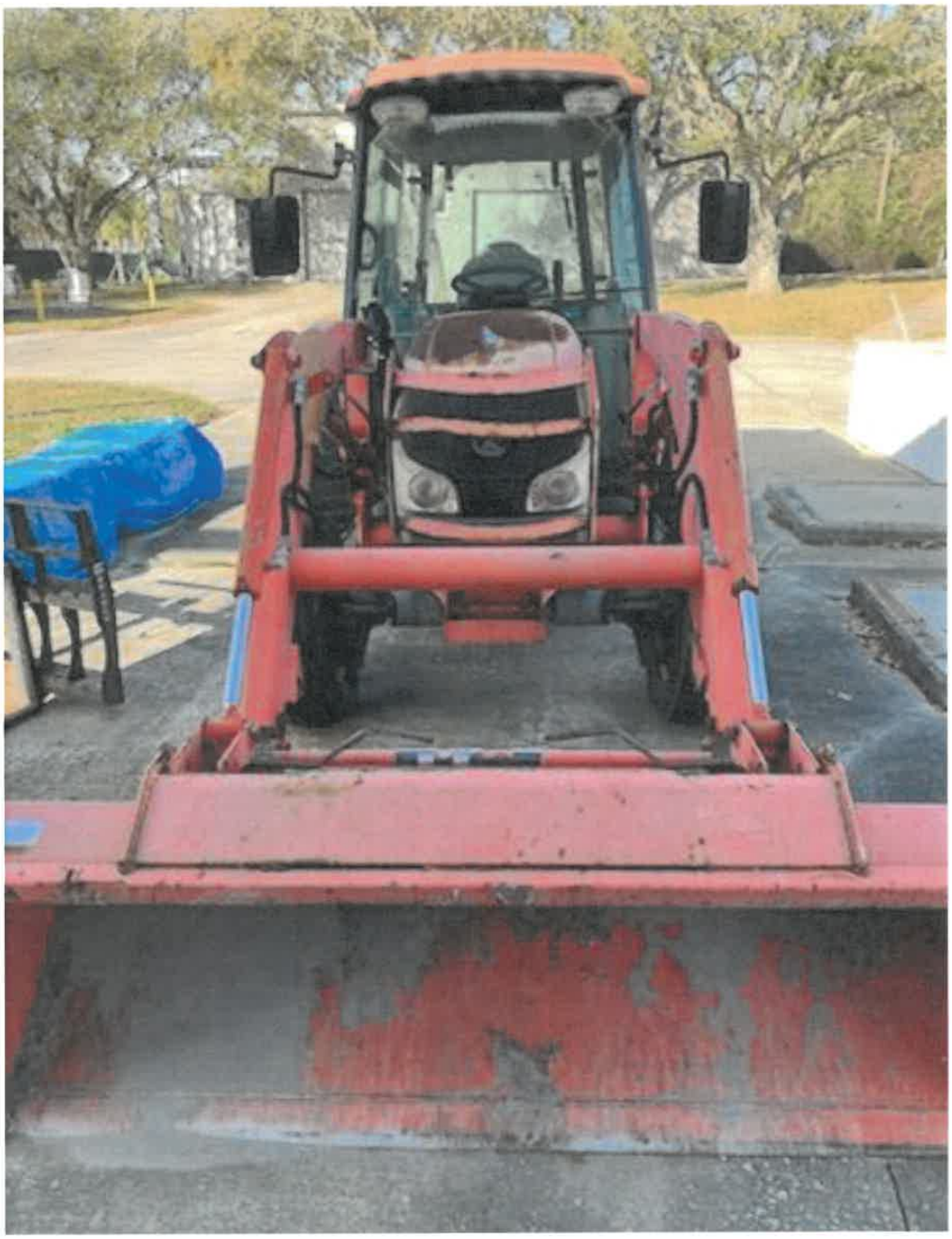
Authorized By:

Terms Invoice:
This offer to sell is made subject to buyer's acceptance **within Fifteen [15] days** from this date all quoted prices are subject to change without notice and those in effect on the date of shipment Shall Prevail.

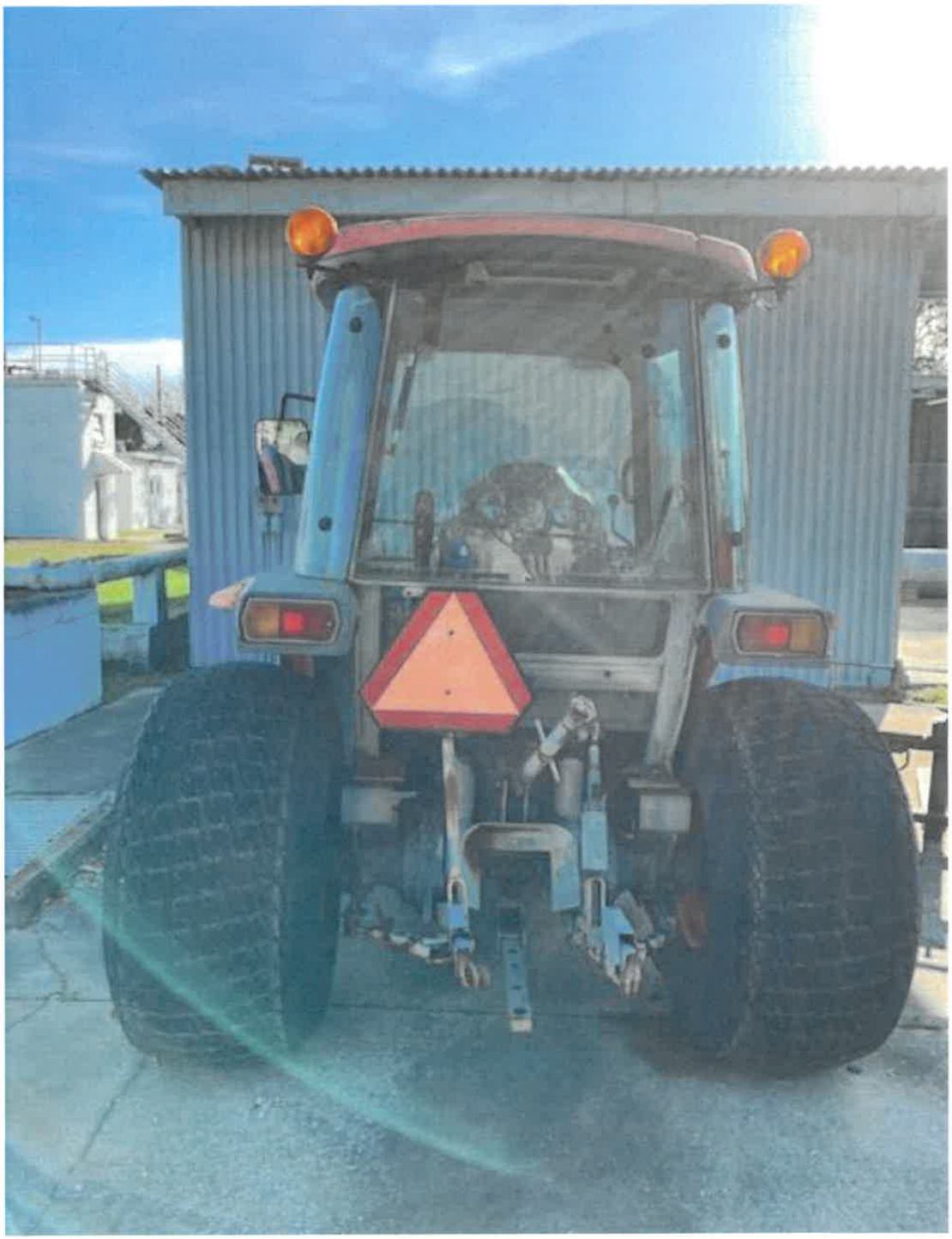
Kubota Land Pride GRAVELY STIHL HUSTLER



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IDNO 3029954340
L3240DHU-1
L3240MSTC-1

TS

CITY OF ATLANTIC BEACH
CITY COMMISSION MEETING
STAFF REPORT

AGENDA ITEM: Approve the purchase order for the repairs to the WWTP Centrifuge Scroll Assembly for the Public Utilities Department.

SUBMITTED BY: Troy Stephens, Public Utilities Director

TODAY'S DATE: March 18, 2024

MEETING DATE: March 25, 2024

BACKGROUND: The Public Utilities Centrifuge has 2 scroll assemblies. While one is in operation, the other is considered a backup. The backup scroll assembly is currently not operational and needs to be repaired.

Staff requested a quote from GEA Mechanical Equipment, the mechanical provider for the Centrifuge. Quote # 8700.499.946, was received on February 9, 2024 for $27,933.55. The quote includes parts, labor and materials to make the necessary repairs to the scroll assembly.

BUDGET: The Public Utilities account 410-5508-535-4600 (Repairs and Maintenance) has $254,859.00 in available funds.

RECOMMENDATION: Authorize the City Manager to approve the purchase order in the amount of $27,933.55 to GEA Mechanical Equipment for the repairs to the scroll assembly.

ATTACHMENT(S): 1. Quote from GEA Mechanical

REVIEWED BY CITY MANAGER:

Engineering for a better world.

TS

GEA Mechanical Equipment US, Inc.GEA Westfalia Separator Division - 100 Fairway Court - N

ATLANTIC BEACH, CITY OF
Attn: Accts Payable Clerk
800 Seminole Road
Atlantic Beach FL 32233-5444

Period of validity
02/09/2024 to 03/09/2024

Offer No. 8700.499.946
Date 02/09/2024

Enquiry No. customer
Labor & Parts Quote
from 02/09/2024

Customer No.
13031463

Co-ordinator
Thomas Lopez
Tel.:
Thomas.Lopez@gea.com

Quote for Requisition #113587

Quotation

Ship-to party
Atlantic Beach, City of
1100 Sandpiper Lane
Atlantic Beach FL 32233

Terms of delivery
Incoterms 2020
EXW Ex Works Romeoville, Il

Terms of payment currency: USD
30 days

Trading conditions

Major Service and Inspection
M#: UCF 406-00-35
S#: 8007-649

This is an estimate of the approximate costs. Final charges will be totaled at the completion of the service and may differ from the quotation.
Any parts to be returned after service is completed must be sent back within two weeks of the service date otherwise you will be charged a restocking fee of 18%.
A PURCHASE ORDER IS REQUIRED BEFORE WORK CAN BE SCHEDULED OR PARTS SHIPPED.
For the safety of our service technicians the customer must supply assistance.

GEA Mechanical Equipment US, Inc.
GEA Westfalia Separator Division
100 Fairway Court, Northvale, NJ, 07647 USA
Tel: +1 201 767 3900
www.gea.com

Goods and services provided in accordance with GEA Mechanical Equipment US, Inc. Standard Terms and Conditions of Sale.

GEA Engineering for a better world.

TS

ATLANTIC BEACH, CITY OF
Attn: Accts Payable Clerk
800 Seminole Road
Atlantic Beach FL 32233-5444

Offer No. 8700.499.946
Date 02/09/2024
Enquiry No. customer Labor & Parts Quote from 02/09/2024

Equipment

185312 Atlantic Beach, Atlantic Beach, FL,US 0013025633
0010-0227-994 8007-649 /UCF 406-00-35

**PRICES VALID FOR 30 DAYS FROM DATE OF QUOTE
**LABOR & TRAVEL TIMES ARE ESTIMATED AND SUBJECT TO CHANGE
**EXPENSES WILL BE INVOICED AT ACTUAL COST
PLEASE INCLUDE QUOTE NUMBER ON PURCHASE ORDER
** BY ISSUING A PURCHASE ORDER FOR THIS QUOTE, YOU AGREE TO GEA TERMS AND CONDITIONS. ANY TERMS AND CONDITIONS ATTACHED TO THE PURCHASE ORDER FOR THIS QUOTE ARE NULL AND VOID.

Item	Material Designation	Qty	UQ	Net (USD)	Price (USD)
000003	9300-0002-900	24.00	PC	210.00	5,040.00
	SERVICE - WORKING HOURS				
000006	9300-0002-241	6.00	PC	277.00	1,662.00
	LABOUR OT MON.-FRI.				
000009	9300-0002-120	10.00	PC	210.00	2,100.00
	TRAVEL MON.-FRI.				
000012	9300-0002-306	1.00	PC	2,225.00	2,225.00
	ESTIMATED EXPENSES				
000015	9300-0002-270	1.00	PC	184.00	184.00
	STANDARD SHIPPING				
000018	0015-0013-000	2.00	PC	264.30	528.60
	LUBRICATING OIL				
000021	0015-0129-010	2.00	PC	118.81	237.62
	ROLLING BEARING GREASE				
000024	0015-0132-000	3.00	PC	230.81	692.43
	ROLLING BEARING GREASE - TSCA COMPLIANT				
000027	0015-0104-080	1.00	PC	352.38	352.38
	LUBRICATING GREASE - TSCA COMPLIANT				
000030	0011-6222-400	1.00	PC	2,589.83	2,589.83
	GROOVED BALL BEARING				
000033	0011-1022-500	1.00	PC	3,410.34	3,410.34

GEA Mechanical Equipment US, Inc.
GEA Westfalia Separator Division
100 Fairway Court, Northvale, NJ, 07647 USA
Tel: +1 201 767 3900
www.gea.com

Goods and services provided in accordance with GEA Mechanical Equipment US, Inc. Standard Terms and Conditions of Sale.

Engineering for a better world.

TS

ATLANTIC BEACH, CITY OF
Attn: Accts Payable Clerk
800 Seminole Road
Atlantic Beach FL 32233-5444

Offer No. 8700.499.946
Date 02/09/2024
Enquiry No. customer
Labor & Parts Quote
from 02/09/2024

Equipment

185312 Atlantic Beach, Atlantic Beach, FL,US 0013025633
0010-0227-994 8007-649 /UCF 406-00-35

Item	Material Designation	Qty	UQ	Net (USD)	Price (USD)
	CYLINDRICAL ROLLER BEARING				
000036	0011-6216-960	1.00	PC	661.73	661.73
	GROOVED BALL BEARING				
000039	0011-7218-980	2.00	PC	982.54	1,965.08
	ANGULAR CONTACT BALL BEARING				
000042	0004-3284-850	2.00	PC	1,055.55	2,111.10
	SHAFT SEALING RING				
000045	0004-3135-000	2.00	PC	81.40	162.80
	NILOS GASKET				
000048	0004-3304-850	1.00	PC	1,388.98	1,388.98
	SHAFT SEALING RING				
000051	0004-3281-300	2.00	PC	188.12	376.24
	NILOS GASKET				
000054	0004-3012-850	2.00	PC	674.93	1,349.86
	SHAFT SEALING RING				
000057	0004-2214-780	1.00	PC	18.20	18.20
	GASKET				
000060	0007-1717-830	2.00	PC	34.57	69.14
	GASKET				
000063	0007-2088-750	2.00	PC	37.91	75.82
	GASKET				
000066	0007-2535-830	1.00	PC	31.00	31.00
	GASKET				
000069	0007-2637-750	1.00	PC	34.97	34.97
	GASKET				
000072	0007-1693-750	4.00	PC	9.37	37.48
	GASKET				

GEA Mechanical Equipment US, Inc.
GEA Westfalia Separator Division
100 Fairway Court, Northvale, NJ. 07647 USA
Tel: +1 201 767 3900
www.gea.com

Goods and services provided in accordance with GEA Mechanical Equipment US, Inc. Standard Terms and Conditions of Sale.

GEA Engineering for a better world.

TS

ATLANTIC BEACH, CITY OF
Attn: Accts Payable Clerk
800 Seminole Road
Atlantic Beach FL 32233-5444

Offer No. 8700.499.946
Date 02/09/2024
Enquiry No. customer
Labor & Parts Quote
from 02/09/2024

Equipment

185312 Atlantic Beach, Atlantic Beach, FL,US 0013025633
0010-0227-994 8007-649 /UCF 406-00-35

Item	Material Designation	Qty	UQ	Net (USD)	Price (USD)
000075	0007-2300-750 GASKET	1.00	PC	10.97	10.97
000078	0007-2825-750 GASKET	1.00	PC	18.87	18.87
000081	0007-3364-760 GASKET	1.00	PC	76.09	76.09
000084	0007-2941-750 GASKET	3.00	PC	36.17	108.51
000087	0007-2482-750 GASKET	2.00	PC	7.89	15.78
000090	0007-2011-750 GASKET	1.00	PC	12.58	12.58
000093	0021-3884-810 SET OF NARROW V-BELTS	1.00	PC	386.15	386.15
Net value:				27,933.55	USD
Tax				0.00	USD
Sum total				**27,933.55**	**USD**

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from 02/09/2024

Equipment

185312	Atlantic Beach, Atlantic Beach, FL,US 0013025633
0010-0227-994	8007-649 /UCF 406-00-35

We thank you for your inquiry and look forward to receiving your firm order.

GEA Mechanical Equipment US, Inc.
GEA Westfalia Separator Division
100 Fairway Court, Northvale, NJ, 07647 USA
Tel: +1 201 767 3900
www.gea.com

Goods and services provided in accordance with GEA Mechanical Equipment US, Inc. Standard Terms and Conditions of Sale.

CITY OF ATLANTIC BEACH
CITY COMMISSION MEETING
STAFF REPORT

AGENDA ITEM: Authorizing submission of a grant application to the Gary Sinise Foundation to request funding for a TruNarc Narcotics analyzer ($30,000)

SUBMITTED BY: Victor Gualillo, Chief of Police VLH/bw

TODAY'S DATE: March 15, 2024

MEETING DATE: March 25, 2024

BACKGROUND: This is a device that we have used several times in the past while working with other agencies like FHP and JSO narcotics. The device allows officers in the field to analyze drugs through the packaging, eliminating the need to open and handle the substance, which is much safer for the officers. Also because the device uses light to analyze the drugs it will identify compounds ranging from over the counter medication to illegal drugs. This is many more substances than we could ever test for using the chemical reagent kits we have. If the foundation agrees that purchasing this device for us would be within their mission, there would be no cost to the City.

BUDGET: The Police Department did not budget for this equipment. There would be no financial impact to the police budget.

RECOMMENDATION: Authorize the City Manager or designee to sign the initial grant request, any subsequent documents associated with application, and sign acceptance of award (if granted).

REVIEWED BY CITY MANAGER: WBH

CITY OF ATLANTIC BEACH
CITY COMMISSION MEETING
STAFF REPORT

AGENDA ITEM: Resolution No. 24-11 authorizing staff to negotiate a contract with Yewtree Environmental Services, authorizing the City Manager to execute the contract, and authorizing the expenditure of the Department of Environmental Protection (DEP) Grant and a city match to perform an inventory of and create a management plan for the invasive and exotic species on the city's coastal dunes.

SUBMITTED BY: Amanda Askew, Director of Planning, Community Development & Building

DATE: March 13, 2024

MEETING DATE: March 25, 2024

BACKGROUND:

In August, 2023, the city was awarded a grant from the Florida Department of Environmental Protection (FDEP) to inventory invasive species on the coastal dunes and to create a management plan to identify, remove, and dispose of these invasive species. The grant award from FDEP is $10,000 with a $10,000 match from the city.

On October 25, 2023, the city issued Request for Proposal # 24-01R and three firms submitted proposals. City staff ranked the firms based on the criteria included in the RFP and intends to award the contract to Yewtree Environmental Services, LLC. This resolution authorizes staff to negotiate a contract with Yewtree Environmental Services and for the city manager to execute such contract.

This grant was awarded after the 2023-2024 budget was approved however, the match will be taken out of the printing and publishing budget (001-1005-515.47-00). Staff will reallocate $10,000 to cover the match.

BUDGET: Up to $20,000 ($10,000 from FDEP & $10,000 city match)

RECOMMENDATION: Commission review and vote on Resolution No. 24-11

ATTACHMENTS: Resolution No. 24-11

REVIEWED BY CITY MANAGER:

RESOLUTION NO. 24-11

A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF A $10,000 DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT AND $10,000 CITY FUNDS TO YEWTREE ENVIRONMENTAL SERVICES TO CONDUCT AN INVENTORY OF AND CREATE A MANAGEMENT PLAN FOR THE INVASIVE AND EXOTIC SPECIES ON THE CITY'S COASTAL DUNES; AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS AND PURCHASE ORDERS IN ACCORDANCE WITH AND AS NECESSARY TO EFFECTUATE THE PROVISIONS OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Atlantic Beach was awarded a $10,000 Department of Environmental Protection (DEP) grant with a match of $10,000 from the City of Atlantic Beach to conduct an inventory of and create a management plan for the invasive and exotic species on the city's coastal dunes; and

WHEREAS, the City desires to engage Yewtree Environmental Services to undertake this project at a cost of $14,371.08.

NOW THEREFORE, be it resolved by the City Commission of the City of Atlantic Beach as follows:

SECTION 1. The City Commission hereby authorizes the expenditure of a $10,000 Department of Environmental Protection grant and $10,000 in city funds to engage Yewtree Environmental Services to conduct an inventory of and create a management plan for the invasive and exotic species on the city's coastal dunes; and

SECTION 2. The City Commission hereby authorizes the City Manager to execute the contract and such purchase orders in accordance with and as necessary to effectuate the provisions of this Resolution; and

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED by the City of Atlantic Beach, this 25th day of March, 2024.

_____
Curtis Ford, Mayor

Attest:

_____
Donna L. Bartle, City Clerk

Approved as to form and correctness:

_____
Jason Gabriel, City Attorney

CITY OF ATLANTIC BEACH
CITY COMMISSION MEETING
STAFF REPORT

AGENDA ITEM: Resolution No. 24-13 approving the replacement of the Air Conditioning units in City Hall and Commission Chamber

SUBMITTED BY: Scott Williams, Public Works Director

TODAY'S DATE: March 12, 2024

MEETING DATE: March 25, 2024

BACKGROUND: In 2012, the City was awarded a state energy efficiency grant for HVAC retrofit. Multiple units were installed throughout City buildings at that time. Three (3) of those units installed in 2012 will now need to be replaced.

The stands and drip pan in the A/C closet on the south end of City Hall is rusted out, and has to be replaced. One of the units within that closet has to be replaced, but the newer unit will also have to be pulled out in order to replace the existing stands with new. Two (2) units in the Commission Chamber were installed in 2012, and will also need to be replaced.

Four (4) quotes were gathered from air conditioning contractors. Two quotes were for the Commission Chamber air conditioning replacement only, including $34,542.00 from AC Masters HVAC Inc. and $30,303.00 from Donovan Air, Electric, & Plumbing. Two other quotes were obtained for the replacement of both City Hall and Commission Chamber air conditioning units, including $48,230.00 from Snyder Air Conditioning, Plumbing, & Electric and $42,468.00 from Buehler Air Conditioning.

BUDGET: From the approved FY2023-2024 budget, there is $40,000.00 budgeted for HVAC replacement in the Public Works Building Maintenance Account 001-1012-519-3400. There is also $15,000.00 budgeted for new HVAC units in the Public Works Administrative Account 001-5001-541-6400.

RECOMMENDATION: Approve the replacement of the air conditioners in City Hall and the Commission Chamber and authorize the City Manager to approve a purchase order in the amount of $42,568.00 to Buehler Air Conditioning.

ATTACHMENT(S): Resolution No. 24-13
Quote from AC Masters HVAC Inc.
Quote from Buehler Air Conditioning
Quote from Donovan Air, Electric, & Plumbing
Quote from Snyder Air Conditioning, Plumbing, & Electric

REVIEWED BY CITY MANAGER:

RESOLUTION NO. 24-13

A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA, APPROVING THE REPLACEMENT OF HVAC UNITS IN CITY HALL AND THE COMMISSION CHAMBER; AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS AND PURCHASE ORDERS IN ACCORDANCE WITH AND AS NECESSARY TO EFFECTUATE THE PROVISIONS OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the HVAC units in City Hall and the Commission Chamber were installed in 2012 and are in need of replacement; and

WHEREAS, four quotes were obtained from various HVAC contractors; and

WHEREAS, the lowest quote that included the replacement of the HVAC units in both the Commission Chamber and City Hall was from Buehler Air Conditioning for $42,568.00; and

WHEREAS, there is $40,000.00 budgeted in the Public Works Building Maintenance Account 001-1012-519-3400 and $15,000.00 budgeted in the Public Works Administrative Account 001-5001-541-6400 from the approved FY2023-2024 budget for HVAC replacement.

NOW THEREFORE, be it resolved by the City Commission of the City of Atlantic Beach as follows:

SECTION 1. The City Commission hereby approves the replacement of the HVAC units in City Hall and the Commission Chamber; and

SECTION 2. The City Commission hereby authorizes the City Manager to approve a purchase order to Buehler Air Conditioning in the amount of $42,568.00 for HVAC replacement in City Hall and the Commission Chamber.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED by the City of Atlantic Beach, this 25th day of March, 2024.

_____
Curtis Ford, Mayor

Attest:

_____
Donna L. Bartle, City Clerk

Approved as to form and correctness:

_____
Jason Gabriel, City Attorney

AC Masters
COOLING & HEATING EXPERTS

AC Masters HVAC Inc
445 Tresca Road Suite 404, Jacksonville, FL 32225
(904) 722-8995

Estimate 30445927
Job
Estimate Date 2/8/2024

Commission Chambers only

Billing Address
City of Atlantic Beach
800 Seminole Road
Atlantic Beach, FL 32233 USA

Job Address
City of Atlantic Beach
800 Seminole Road
Atlantic Beach, FL 32233 USA

Estimate Details

System quote

Task #	Description	Quantity	Your Price	Your Total
25VNA0860A	5 Ton Carrier 18 Seer Variable Speed Heat Pump System with Variable Speed Indoor Unit Includes: • Outdoor and Indoor unit • 5KW Heater • Ecobee Wi-Fi thermostat with humidity control, powered by Carrier • New water safety switches • 4-inch 6-month MERV11 filter assembly • 1st Year Maintenance Agreement (2 visits per year) Labor, Materials and disposal of old equipment 10 year parts warranty on all Carrier parts 5 year labor and refrigerant warranty Equipment needs to be registered within 60 days	2.00	$17,271.00	$34,542.00
Carrier 25VNA086A				
FE4ANB006	5 ton 20 Seer Variable Speed Carrier	2.00	$0.00	$0.00
Carrier FE4ANB006				

Potential Savings	$0.00
Sub-Total	$34,542.00
Tax	$0.00
Total	$34,542.00
Est. Financing	$331.60

PLEASE MAKE NOTE OF OUR SUITE CHANGE
Thank you for choosing AC Masters!

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by AC Masters as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Buehler
AIR CONDITIONING

207 20th Street N | Jacksonville Beach, FL 32250
Ph. (904) 233-8831 | CAC 1816716

February 14, 2024

NAME: City of Atlantic Beach
STREET: 800 Seminole Rd

SOUTH END CITY HALL CLOSET REMOVING AND REINSTALLING ALL 3 SYSTEMS:
Quote to uninstall 3 air handlers. Remove existing metal custom made stand and secondary drain pan. Install new air handler insulated duct stands and secondary drain pans under each machine. Replace all of the drainage piping that connects the machines. Re-install all 3 air handlers. Pressurize / evacuate systems. Dump charge and ensure systems are operating correctly. Once job is completed systems will have their own stands/drain pan so that we never have to uninstall/reinstall all 3 again. Quote includes all required labor, tax, permit and materials. 100% satisfaction guaranteed.

NOTE: One of the machines is 11 years old and could fail as we uninstall/reinstall it. We would highly recommend against doing this as both of the other machines in the closet have already failed/been replaced.

Total $5400-3%(check discount)=$5238

SOUTH END CITY HALL CLOSET REPLACING 11 YEAR OLD SYSTEM AND REINSTALLING OTHER TWO:
Quote to uninstall 3 air handlers. Remove existing metal customer made stand and secondary drain pan. Install new air handler insulated duct stands and secondary drain pans under each machine. Replace all of the drainage piping that connects the machines. Re-install the 2 new air handlers and replace the entire 4 ton system that is 11 years old. New system will come with new safety switches to ensure it does not flood if the drains ever back up. New heat strip. New thermostat. 1 year supply of filters. Coastal coat the entire outdoor unit to help protect from the salt air. Hurricane strap the new outdoor unit. Quote includes all required labor, tax, permit, and materials.
100% satisfaction guaranteed.

Total $5400+$9125=$14525-$1800(new system, no reinstallation)=$12,725-3%(check discount)=$12,343
Air Handler Model # FJ4DNXC48 (Carrier 15 seer2 2023 model)
Condenser Model # 25SCA548 (Carrier 15 seer2 2023 model)

Equipment Warranty: 5 years compressor, 1 year parts , 1 year labor

COMMISSIONERS CHAMBERS (2) 5 TON SYSTEMS:
Quote to remove and haul away all existing equipment. Install new CARRIER Infinity 5 stage heat pump systems. New air handler stands. New heat strips. New infinity WiFi thermostats. New 4" filters (last 6 months, are included in our maintenance agreement). New float switch. Coastal coat outdoor unit to help protect it from the salt air. Hurricane strap outdoor unit to existing rack. Quote includes 1st year maintenance agreement (2) visits, all required labor, tax, permit, and materials. 100% satisfaction guaranteed.

Warranty: 5 years compressor, 1 year parts, 1 year labor (25VNA860 / FE4ANB006)

NOTE: THESE SYSTEMS ARE VARIABLE SPEED. THEY WILL ONLY RUN AT 5 TON CAPACITY WHEN THERE ARE SEVERAL PEOPLE IN THE ROOM. WHEN NO ONE IS IN THE ROOM THEY ARE CAPABLE OF RUNNING AS LOW AS 1 TON. THIS ALLOWS THEM TO DEHUMIDIFY MUCH BETTER AND THEY ARE MUCH MORE EFFICIENT.

Total: $38,084-$4000(COAB DISCOUNT)-$2924(Multiple System Discount)=$31,160-3%(check discount)=$30,225 001 162 519 3402

NORTH END IT CLOSET 5 TON SYSTEM: I. T. office closet
Quote to remove and haul away all existing equipment. Install new Carrier Heat Pump system. Reuse existing drain pan and safety switches. New heat strip. New Honeywell Pro 6000 programmable thermostat. New 4" filter (last 6 months, included in our $199 biannual maintenance). Coastal coat outdoor unit to help protect it from the salt air. Hurricane strap outdoor unit to existing rack. Quote includes 1st year maintenance agreement (2) visits, all required labor, tax, permit, and materials. 100% satisfaction guaranteed.

Warranty: 5 years compressor, 1 year parts, 1 year labor (25SCA560 / FJ4DNXD60)

TOTAL: $11,472-$1189(repair from last year)=$10,472-3%(check discount)=$10,158

Proposed by: Aaron Thacker
315 6th Ave S
Jacksonville Beach, FL 32250
Tel : 904-482-2129
athacker@donovanac.com
www.donovanac.com

City Of Atlantic Beach
800 Seminole Rd
Atlantic Beach, FL 32233
Tel : 904-524-9066
nreid@coab.us





CARRIER PERFORMANCE 17 TWO STAGE

Your Investment

$30,303

2 Systems Quoted

MODELS

Carrier	Carrier	Carrier	Honeywell
25TPA760A003	FT4BNBD60L00	FC-0801N08LC	PRO 8000
-Two-Stage -Performance -Heat Pump	-Performance Series -Air Handler -Variable-Speed	-Auxillary Heater	-Honeywell TH8321WF -Wifi touchscreen thermostat -7-day programmable
-10-Yeer Limited Warranty Upon Timely Registration *- 5 Year Limited Warranty If Not Registered* *-Must Be Registered In 90 Days*	*-10 Year Limited Parts Warranty If Registered within 90 Days of Original Installation*		*5 YEARS PARTS WARRANTY*

Net Investment
$30,303

AHRI Matchup:
AHRI # : 213280678
Cooling Capacity : 56000
Heating Capacity : 58000
SEER : 0
EER : 0
SEER2 : 16.5
EER2 : 12.5
HSPF2 : 8.1

Commission chambers only.

Snyder

Contact U

Hello, these are your estimates

Location: 800 Seminole Road, Atlantic Beach, FL, 32233

JOB ID
154995711

Chambers

2-5 ton Unit Replacement for Town Hall

Your Price
$32,690.00

2 Phase

Accept Estimate

~~2-5 ton Unit Replacement for Town Hall~~

~~Your Price~~
~~$33,618.00~~

~~3 Phase~~

View

A/C Closet S. end Replacement & Replace Stand

HR Unit Replacement

Your Price
$15,540.00

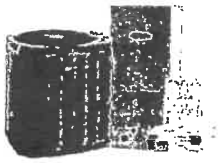
A/C hallway & Stand

View

Summary

Single Phase Electric 208-230
New Air Handler Stands in Closet.
4" Thick Filter and Cabinet

$48,230



HE-P3-PRI-TRN-HP_060(Qty: 2)

5 Ton Trane Heat Pump
Rated up to 15.6...

View More

Your Price
$32,690.00

Subtotal	$32,690.00
Tax	$0.00
Total	**$32,690.00**

CITY OF ATLANTIC BEACH
CITY COMMISSION MEETING
STAFF REPORT

AGENDA ITEM: Resolution No. 24-14 authorizing the City to amend its design-services agreement with ACON Construction to include design-build services for the reconstruction of the Atlantic Beach Ocean Rescue Station.

SUBMITTED BY: Kevin Hogencamp, Deputy City Manager, and Steve Swann, City Engineer, for Vic Gualillo, Chief of Police

TODAY'S DATE: March 18, 2024

MEETING DATE: March 25, 2024

BACKGROUND: The lifeguard station at 1 Ahern St. is in need of construction and remodeling due to water leaks, growth of the lifeguard staff, and expansion of lifeguard services. The City of Atlantic Beach has an agreement with ACON Construction for 30% design services for the lifeguard station through a City of Jacksonville agreement with ACON Construction that provides design-build services for parks and recreation facilities in Duval County.

ACON Construction has completed the contracted 30% design services. Based on the 30% design, ACON Construction developed a guaranteed-maximum-price proposal of $1,173,863 to complete the final design and to construct all renovations. This amount is in addition to the $43,337.80 that has been spent on design, bringing the total project cost to $1,217,200.

BUDGET: Initial funding ($562,500) for this project was secured through Section 12.25 of City of Jacksonville Ordinance 2021-504-E authorizing direct contracting and remodeling of the lifeguard station. City of Atlantic Beach Ordinance No. 20-24-172 appropriating $654,700 -- $200,000 of which will be offset through City of Jacksonville Ordinance 2024-164 -- will provide the remaining funding.

RECOMMENDATION: The City Commission approve Resolution No. 24-14

ATTACHMENTS: Resolution No. 24-14
ACON Construction Proposal Design and Construction Services memo and plan

REVIEWED BY CITY MANAGER:

RESOLUTION NO. 24-14

A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA, AUTHORIZING THE CITY TO AMEND ITS DESIGN-SERVICES CONTRACT WITH ACON CONSTRUCTION TO COMPLETE DESIGN-BUILD SERVICES FOR THE RECONSTRUCTION OF THE ATLANTIC BEACH OCEAN RESCUE STATION; AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS AND PURCHASE ORDERS IN ACCORDANCE WITH AND AS NECESSARY TO EFFECTUATE THE PROVISIONS OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Atlantic Beach Ocean Rescue Station was constructed in 2000 and had numerous water leaks before it was renovated in 2019; and

WHEREAS, the building has been professionally tested and reports have shown persistent elevated mold spore counts present in the wall spaces of the building; and

WHEREAS, Atlantic Beach Ocean Rescue has increased its service level to the public and has increased the number and diversification of its workforce such that the existing single restroom facility is inadequate; and

WHEREAS, the equipment Atlantic Beach Ocean Rescue uses during its daily operations is wet at the end of the day and needs to be more appropriately stored to help reduce the level of humidity in the station, and Ocean Rescue's vehicles should be stored on site for rapid deployment to the beachfront when needed in an emergency; and

WHEREAS, during instances of lightning and rainstorms, the space available inside the current lifeguard station is often insufficient to house the number of lifeguards working along with participants of junior lifeguard summer camps; and

WHEREAS, City staff comprised of subject-matter-experts in engineering, planning, public safety and ocean rescue have reviewed the existing building conditions, the current site of the lifeguard station, and the programmatic needs of the Atlantic Beach Ocean Rescue corps and found there to be compelling reasons and sufficient space to improve and enlarge the existing lifeguard station; and

WHEREAS, the City of Atlantic Beach has a design-services agreement with ACON Construction to complete 30% design services. Based on the design, ACON Construction developed a guaranteed-maximum price proposal of $1,173,863 to complete the final design and to construct all renovations; and

WHEREAS, funding for this project is in place and/or is being established via City of Jacksonville Ordinances 2021-504-E and 2024-164; the City of Atlantic Beach FY 2023-24 operating budget; and City of Atlantic Beach Ordinance No. 20-24-172.

NOW THEREFORE, be it resolved by the City Commission of the City of Atlantic Beach as follows:

SECTION 1. The City Commission hereby authorizes the City to amend its design-services contract with ACON Construction to complete design-build services for the reconstruction of the Atlantic Beach Ocean Rescue Station.

SECTION 2. Funding for this project is in place and/or is being established via City of Jacksonville Ordinances 2021-504-E and 2024-164; the City of Atlantic Beach FY 2023-24 operating budget; and City of Atlantic Beach Ordinance No. 20-24-172.

SECTION 3. The City Commission hereby authorizes the City Manager to execute contracts and purchase orders in accordance with and as necessary to effectuate the provisions of this resolution.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED by the City of Atlantic Beach, this 25th day of March, 2024.

_____
Curtis Ford, Mayor

Attest:

_____
Donna L. Bartle, City Clerk

Approved as to form and correctness:

_____
Jason Gabriel, City Attorney

ACON Construction Co., Inc.
3653 Regent Boulevard, Suite 401 • Jacksonville, Florida 32224 • Telephone (904) 565-9060 Fax (904) 565-9080

Feb 27, 2024

City of Atlantic Beach (COAB)
800 Seminole Road
Atlantic Beach, FL 32233

Attention: Mr. Steve Swann, P.E.
City Engineer
Reference: Lifeguard Station Project Complete Design & Construction Phase
COJ DB Contract #71629—22 "Piggyback"

Mr. Smith,

We are pleased to provide this proposal for the work on the subject project under the guidelines of the referenced contract.

The scope of this project phase is to provide the complete design of the renovations to the Lifeguard Station described in the previous 60% design phase and attached breakdown. Included are some allowances to complete basic construction where specific data was unavailable. We have included a restrained contingency of fifty thousand dollars to be used to cover unknown or unforeseen issues. This contingency will be used by ACON per the base contract.

Our Guaranteed Maximum Price (GMP) for the project scope as stated is $1,173,863.00.

The Guaranteed Completion Date (GCD) will be 180 days from issuance of the building permit. The city and ACON will work closely with the Lifeguard Staff to work as a team to facilitate the project while maintaining the operations of the station. It is anticipated that early material acquisition will utilized to aid in ensuring the project will not be delayed due to long lead times and to avoid price escalations that could occur during permitting process.

Breakdowns follow this letter. Please contact me if you have any questions or need further information.

Sincerely,

Frank Anderson
Construction Manager

DRAWING LIST

GENERAL

AG1.1 COVER SHEET
AS1.1 SITE PLAN

ARCHITECTURAL

A1.1 GROUND/1ST AND 2ND FLOOR PLAN
A1.2 3RD FLOOR PLAN AND ROOF PLAN
A2.1 BUILDING ELEVATIONS
A3.1 BUILDING SECTIONS
A3.2 WALL SECTIONS
A4.1 ENLARGED RESTROOM PLANS AND ELEVATIONS
A5.1 DOOR AND WINDOW TYPES



ATLANTIC BEACH LIFEGUARD TOWER

Ahern Street, Jacksonville Beach, Florida 32233

PROJECT TEAM

ARCHITECT OF RECORD
CRONK DUCH
ARCHITECTURE AND PLANNING
1936 SAN MARCO BLVD., STUDIO 101,
JACKSONVILLE, FLORIDA 32207

LANDSCAPE ARCHITECT
MARQUIS LATIMER + HALBACK
LANDSCAPE ARCHITECTURE
87 CORDOVA STREET, SUITE A.
ST. AUGUSTINE, 32084
904 825 6747

STRUCTURAL ENGINEER
ATLANTIC ENGINEERING SERVICES
ENGINEERING
4141 SOUTHPOINT DRIVE, SUITE C
JACKSONVILLE, FLORIDA 32216
904 743 4623

CIVIL ENGINEER
HANSON
ENGINEERING
8075 GATE PARKWAY WEST, SUITE 204
JACKSONVILLE, FLORIDA 32216
904 737 0690

VICITY MAP



Design Development Phase II 100% - 08.24.2023

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

CRONK DUCH

ATLANTIC BEACH LIFEGUARD TOWER RENOVATION

RENOVATION

1 AHERN STREET
ATLANTIC BEACH
FLORIDA 32233

COVER

AG1.1

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1 SITE PLAN
SCALE: 1/16" = 1'-0"

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

CRONK DUCHI

MAP SHOWING SURVEY OF

THAT PORTION OF AHERN STREET (PREVIOUSLY KNOWN AS PLUM STREET) LYING BETWEEN LOT 4, BLOCK 33, AND LOT 8, BLOCK 38, PLAT NO. 1 SUBDIVISION "A" ATLANTIC BEACH, AS RECORDED IN PLAT BOOK 6, PAGE 89, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH ALL OF THE LAND LYING EAST OF AND BETWEEN THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 8, AND SOUTH LINE OF SAID LOT 4, TO THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN.

LEGEND:

- WV ⋈ DENOTES WATER VALVE
- CPP ⊙ DENOTES CONCRETE POWER POLE
- WPP ⊙ DENOTES WOOD POWER POLE
- GA ⊢ DENOTES GUY ANCHOR
- RD ⊕ DENOTES ROLLARD
- WM D DENOTES WATER METER
- CMB DENOTES CABLE RISER
- ELB ☐ DENOTES ELECTRIC BOX
- SIGN DENOTES SIGN
- DENOTES SANITARY MANHOLE
- BFP DENOTES BACK-FLOW PREVENTER
- ELB ☐ DENOTES ELECTRIC BOX
- PB DENOTES PLAT BOOK
- MB DENOTES MAP BOOK
- PG DENOTES PAGE
- CONC. DENOTES CONCRETE

NOTES:

1. THIS IS A TOPOGRAPHIC SURVEY.
2. BEARINGS ARE BASED ON A LINE FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION MONUMENT NUMBER 72-81-A21 TO MONUMENT NUMBER 72-81-A22, AS PER THE COASTAL CONSTRUCTION CONTROL LINE FOR DUVAL COUNTY, FLORIDA AS RECORDED IN MAP BOOK "C", PAGES 72 – 72H, AND APPROVED ON JULY 21, 1993.
3. THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 55, PAGES 59, 59A AND 59B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA WAS ESTABLISHED AS THE SEAWARD BOUNDARY OF ALL OCEANFRONT PROPERTY IN DUVAL COUNTY BY FLORIDA STATUTES CHAPTER 161.181.
4. THE GENERAL PERMIT LINE IS SHOWN AS PER OFFICIAL RECORDS BOOK 12935, PAGE 1781 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
5. MEAN HIGH WATER LINE (MHW) BASED ON EXTENDED DATUM FOR TIDE STATION 872-0291, JACKSONVILLE BEACH, MHW=2.1 M.A.V.D.(1988) WITH A TIDE RANGE OF 5.1 FEET.
6. THE COASTAL CONSTRUCTION CONTROL LINE (CCCL) WAS DETERMINED BY GPS OBSERVATIONS USING SPECTRA PRECISION SP80 L1/L2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE.
7. SEASONAL HIGH WATER LINE CALCULATED ACCORDING TO CHAPTER 16B-33.002(45), FLORIDA ADMINISTRATIVE CODE, MHW (2.1)+(1.5 X TIDE RANGE (5.1)) = 9.75.
8. BENCH-MARK USED IS DEPARTMENT OF NATURAL RESOURCES MONUMENT No. 72-81-A21, HAVING AND ELEVATION = 11.27' (N.A.V.D. 1988 DATUM)
9. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE [illegible] SHOWN HEREON ARE SUBJECT TO ANY FACTS WHICH AN ABSTRACT MAY SHOW, INCLUDING BUT NOT LIMITED TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
10. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
11. NO BUILDING RESTRICTION LINES, AS PER PLAT.
12. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" (AREA OF MINIMAL FLOOD HAZARD) AND "VE" (EL 10) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0410J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

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ATLANTIC BEACH LIFEGUARD TOWER RENOVATION

RENOVATION

1 AHERN STREET
ATLANTIC BEACH
FLORIDA 32233

SITE PLAN.

AS1.1

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1 GROUND/1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

APPLICABLE BUILDING CODES AND REGULATIONS

CODE REFERENCE

2020 FBC - Building, 7th edition
2020 FBC - Existing Building, 7th edition
2020 FBC - Energy Conservation, 7th edition
2020 FBC - Mechanical, 7th edition
2020 FBC - Plumbing, 7th edition
2020 FBC - Fuel Gas, 7th edition
Florida Fire Prevention Code, 7th edition
Florida Electrical Code, 2017

CODE SUMMARY

OCCUPANCY TYPE (NON-RESIDENTIAL)	UTILITY GROUP U	ref FBC 312.1
CONSTRUCTION TYPE	V-B NON-SPRINKLERED	ref FBC 602.5
BUILDING HEIGHT	40 FEET Maximum Actual Height 24'-0" + Max - Compliant	ref TABLE 504.3a
BUILDING STORY	U 3 STORY	ref TABLE 504.4
BUILDING AREA	U 8,500 SF Actual Area - 2,464 SF + Max - Compliant	ref TABLE 506.2
SEPARATION	0 min/hr - Non required	ref 508.2.1.1
TRAVEL DISTANCE	U 500	ref TABLE 1017.2
SINGLE EXIT	115 + Max - Compliant	ref TABLE 1006.2.1

AREA BREAKDOWN - ASSEMBLY

CONDITIONED SPACE	AREA = 1,210 SF
COVERED	AREA = 1,216 SF
	TOTAL = 2,426 SF

OCCUPANCY CALCULATION - PLUMBING

1ST FLOOR

SPACE	AREA	LOAD FACTOR	OCCUPANCY LOAD
GARAGE NORTH & SOUTH	1764 SF	200 SF/ GROSS	7
STORAGE	151 SF	300 SF/ GROSS	1
RECEPTION	156 SF	15 SF/ GROSS	9

2ND LEVEL

OFFICE	327 SF	50 SF/ GROSS	7

3RD FLOOR

CONTROL CENTER	186 SF	50 SF/ GROSS	4
		TOTAL OCCUPANT LOAD	28

WALL TYPES:

W-1 8" CONCRETE MASONRY UNIT
F-1 2X WOOD FURRING
1/2" GYPSUM BOARD
W-1 2X6 WOOD STUD
1/2" GYPSUM BOARD EA. SIDE
W-2 2X4 WOOD STUD
1/2" GYPSUM BOARD EA. SIDE
W-2 2X6 WOOD STUD WITH 2X FURRING
1/2" GYPSUM BOARD EA. SIDE

EXTERIOR FINISH:

CD CEDAR SHAKE SIDING FINISH
LS LAP SIDING FINISH WITH 7" EXPOSURE
PS PANEL BOARD SIDING FINISH

NOTE
1. MOISTURE RESISTANT ONLY IN RESTROOMS AND GARAGE TYPICAL
2. TILE BACKER BOARD FOR TILE BACKING IN RESTROOMS

A/C AND COVERED AREA SUMMARY

LEVEL	AREA CONDITIONED	AREA COVERED	
GRND	[illegible]	1,184 SF	1,184 SF
2ND	944 SF	64 SF	1008 SF
3RD	266 SF		266 SF
RFD	266 SF		266 SF
	1,210 SF	1,248 SF	2,458 SF

ADDITION AND RENOVATION AREA SUMMARY

LEVEL	ADDITION	EXISTING RENOV.	
GRND	1,184 SF		1,184 SF
163	64 SF	127 SF	191 SF
2ND	944 SF	330 SF	1,274 SF
3RD	266 SF		266 SF
	1,458 SF	773 SF	2,231 SF

DO NOT MEASURE DRAWINGS
PRINT ARCHITECT OF ANY A/E/C ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

CRONK DUCI

ATLANTIC BEACH LIFEGUARD TOWER RENOVATION

RENOVATION

1 AHERN STREET
ATLANTIC BEACH
FLORIDA 32233

GROUND/1ST AND 2ND FLOOR PLANS

A1.1

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CRONK DUCH

DO NOT MEASURE DRAWINGS

ATLANTIC BEACH LIFEGUARD TOWER RENOVATION

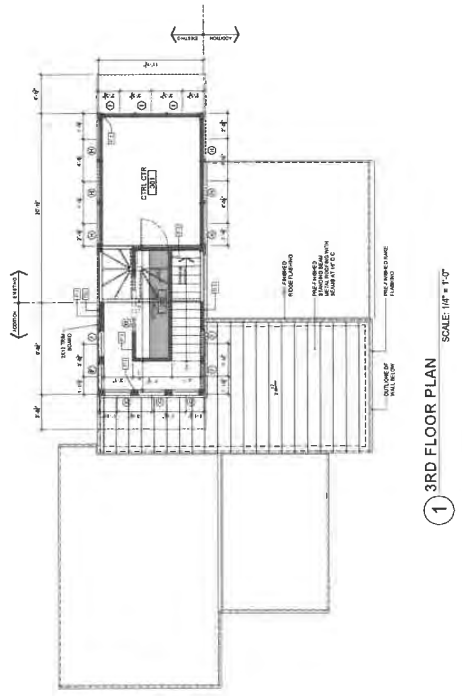
RENOVATION

1 LARSEN STREET ATLANTIC BEACH FLORIDA 32233

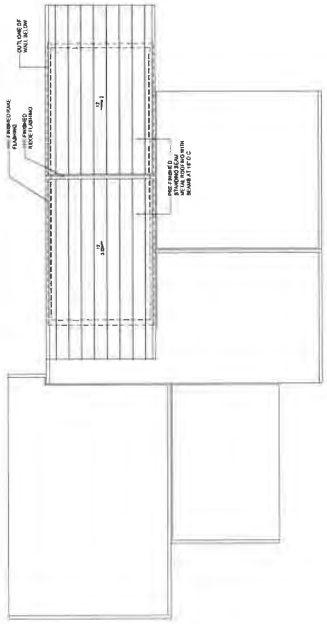
3RD FLOOR PLAN AND ROOF PLAN

A1.2

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1 3RD FLOOR PLAN SCALE: 1/4" = 1'-0"



2 ROOF PLAN SCALE: 1/4" = 1'-0"

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CRONK DUCH ARCHITECTURE

ATLANTIC BEACH LIFEGUARD TOWER RENOVATION

RENOVATION

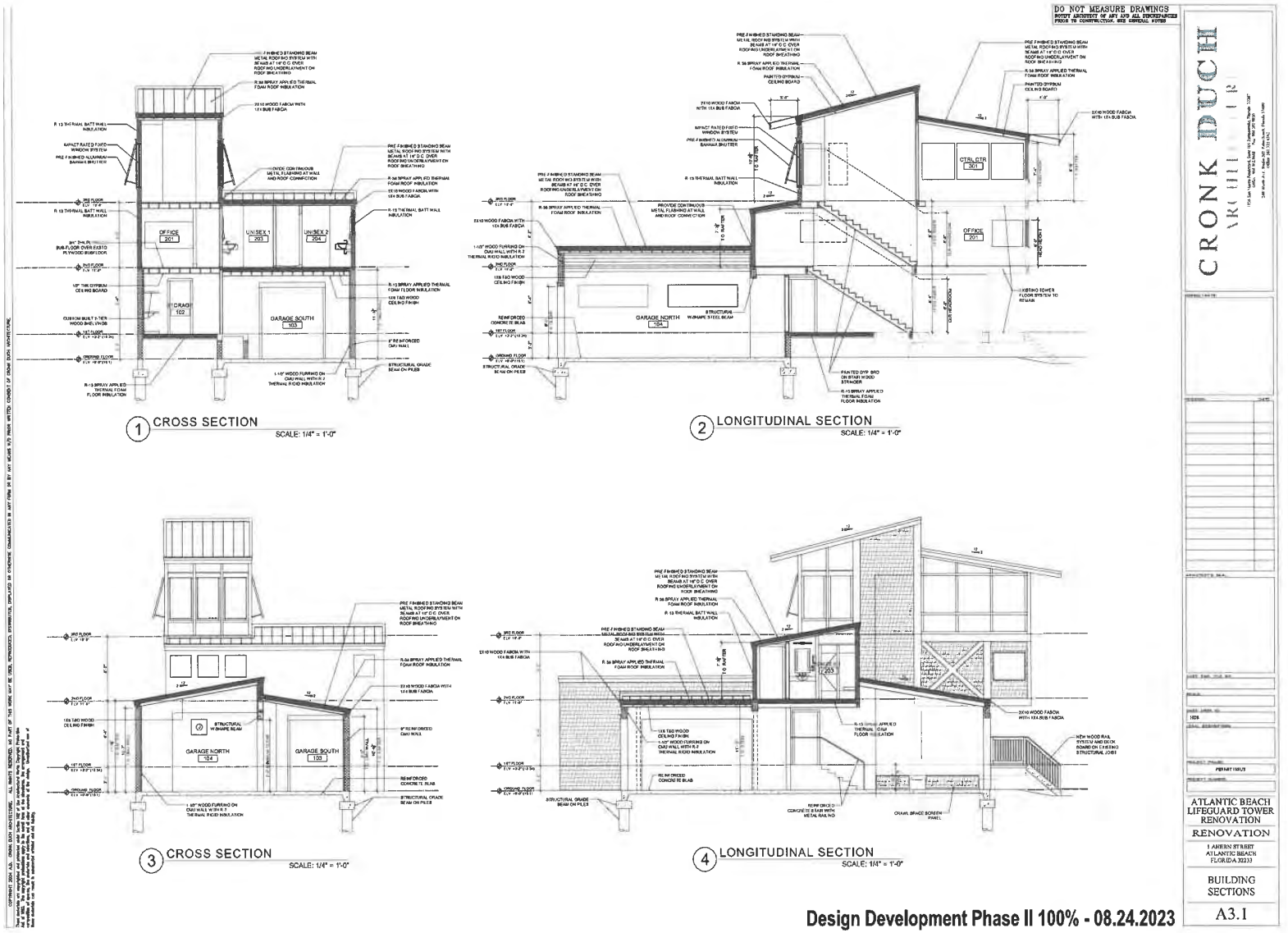
1 AHERN STREET
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BUILDING ELEVATIONS

A2.1

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1 WALL SECTION
SCALE: 3/4" = 1'-0"

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

CRONK DUCH

ATLANTIC BEACH LIFEGUARD TOWER RENOVATION

RENOVATION

1 AHERN STREET
ATLANTIC BEACH
FLORIDA 32233

WALL SECTIONS

A3.2

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1 RESTROOM ENLARGED PLAN

SCALE: 1/2" = 1'-0"

RESTROOM ACCESSORY LEGEND

ALDER AND OAK

ITEM	MANUFACTURER	NAME	MODEL NO.	FINISH
R1	BOBRICK	TOILET PAPER DISPENSER	B-4388	
R2	BOBRICK	SOAP DISPENSER	B-2111	
R3	BOBRICK	PAPER TOWEL DISPENSER	B-4262	
R4	BOBRICK	MIRROR	B-169	
R5	BOBRICK	COAT HOOK	B-682	

ELEVATION - A

ELEVATION - B

ELEVATION - C

ELEVATION - D

2 RESTROOM ELEVATIONS

SCALE: 1/2" = 1'-0"

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES FROM TO CONSTRUCTION. SEE GENERAL NOTES

CRONK DUCH

ATLANTIC BEACH LIFEGUARD TOWER RENOVATION

RENOVATION

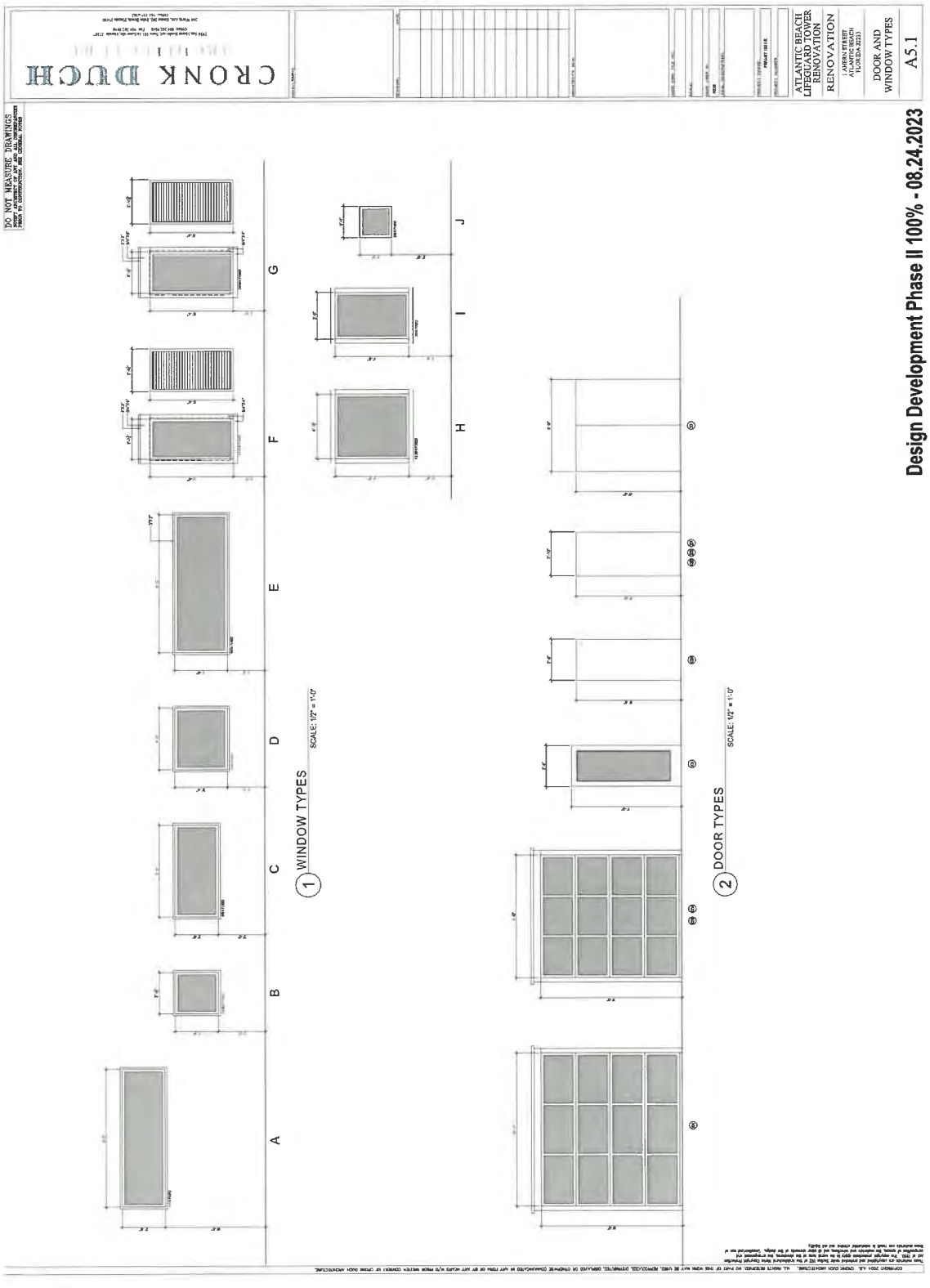
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ENLARGED RESTROOM PLANS AND ELEVATIONS

A4.1

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DO NOT MEASURE DRAWINGS
CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ARE GENERAL INTENT
CRONK DUCH
ATLANTIC BEACH LIFEGUARD TOWER RENOVATION
RENOVATION
1 JARDEN STREET ATLANTIC BEACH FLORIDA 32233
DOOR AND WINDOW TYPES
A5.1
Design Development Phase II 100% - 08.24.2023
A
B
C
D
E
F
G
H
I
J
1 WINDOW TYPES
SCALE: 1/2" = 1'-0"
2 DOOR TYPES
SCALE: 1/2" = 1'-0"

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GENERAL NOTES

100. DESIGN CRITERIA

100.1 DESIGN BUILDING CODE:

A. FLORIDA BUILDING CODE, SEVENTH EDITION (2020)

100.2 GRAVITY LOADS:

A. FLOOR LIVE LOADS:
1. OFFICE ___ 50 PSF
2. PARTITIONS ___ 15 PSF
3. STAIRS ___ 100 PSF

B. ROOF LIVE LOADS:
1. ROOF ___ 20 PSF

100.3 LATERAL LOADS:

A. WIND LOADS IN ACCORDANCE WITH DESIGN BUILDING CODE PER GENERAL NOTE 100.1:
1. ULTIMATE DESIGN WIND SPEED (3 SECOND GUST), V_{ult} = 140 MPH
2. NOMINAL DESIGN WIND SPEED (3 SECOND GUST), V_{asd} = 108 MPH
3. RISK CATEGORY = II
4. EXPOSURE CATEGORY = D
5. ENCLOSURE CLASSIFICATION = ENCLOSED
6. INTERNAL PRESSURE COEFFICIENT (GC_{pi}) = +/-0.18
7. COMPONENTS AND CLADDING PRESSURES: SEE "COMPONENTS AND CLADDING WIND LOADS" TABLE, AND "COMPONENTS AND CLADDING WIND PRESSURE DIAGRAM"

100.4 FLOOD CRITERIA:

A. FLOOD ZONE: X (BUILDING IS WESTWARD OF SCOUR LINE)
B. MINIMUM BASE FLOOD ELEVATION (BFE) = 12.1 FT (NAVD)
C. MINIMUM FINISHED FLOOR ELEVATION (FOR BREAKING WAVES) = 18.1 FT (NAVD)
D. FLOOD DESIGN CLASS 3

110. GENERAL

110.1 THESE DRAWINGS HAVE BEEN PRODUCED ENTIRELY ON ATLANTIC ENGINEERING SERVICES CADD SYSTEM. ANY OTHER LETTERING, LINES OR SYMBOLS OTHER THAN PROFESSIONAL STAMPS AND SIGNATURES, HAVE BEEN MADE WITHOUT THE AUTHORIZATION OF ATLANTIC ENGINEERING SERVICES AND ARE INVALID.

110.2 THE STRUCTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL STRUCTURAL FEATURES. UNLESS NOTED OTHERWISE, THE ARCHITECTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL DIMENSIONS.

110.3 DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ONLY DIMENSIONS INDICATED ON DRAWINGS MAY BE USED TO ESTABLISH THE LOCATION AND EXTENT OF STRUCTURAL WORK. IF A REQUIRED DIMENSION IS NOT FURNISHED ON DRAWINGS, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION TO OBTAIN THE DIMENSION.

110.4 UNLESS OTHERWISE INDICATED, PROVIDE EQUAL SPACING OF STRUCTURAL COMPONENTS BETWEEN OVERALL DIMENSIONS INDICATED ON DRAWINGS.

110.5 THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ETC., AND SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES, ADDITIONAL INFORMATION, ETC., BEFORE BEGINNING THE WORK.

110.6 THE CONTRACTOR SHALL USE EXTREME CAUTION IN THE DEMOLITION OF EXISTING STRUCTURES. SUCH DEMOLITION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE SHORING AS REQUIRED.

110.7 STRUCTURAL WORK SHALL BE INSPECTED IN ACCORDANCE WITH ALL LOCAL ORDINANCES. THE CONTRACTOR SHALL ENGAGE AN EXPERIENCED, QUALIFIED INSPECTION AGENCY, SUBJECT TO THE REVIEW OF THE ARCHITECT, TO PERFORM ALL INSPECTION WORK, AS REQUIRED.

120. SHOP DRAWINGS AND DELEGATED DESIGN SUBMITTALS

120.1 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY ATLANTIC ENGINEERING SERVICES AND THE PROJECT ARCHITECT. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

A. FABRICATED STRUCTURAL STEEL
B. REINFORCING STEEL FOR CONCRETE AND MASONRY
C. CONCRETE MIX DESIGN
D. CONCRETE AND/OR MASONRY POST-INSTALLED ANCHORS

120.2 SHOP DRAWINGS TO BE SUBMITTED SHALL PROVIDE COMPLETE INFORMATION FOR THE PRODUCTS OR COMPONENTS TO BE SUPPLIED. SUBMITTAL INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: MEMBER SIZES AND DIMENSIONS; GRADES OF MATERIAL FURNISHED; MATERIAL PREPARATION REQUIRED; MATERIAL FINISH AND MATERIAL COATINGS TO BE FURNISHED; INFORMATION REGARDING CUTS, COPES, AND HOLES REQUIRED FOR OTHER TRADES; END CONNECTIONS; CAMBER AND OTHER DEVIATION FROM LINE; SPECIAL ERECTION AND/OR INSTALLATION PROCEDURES, INCLUDING REQUIREMENTS FOR TEMPORARY STABILIZATION.

120.3 ALL SHOP DRAWING RESUBMITTALS AND RECORD COPY SUBMITTALS SHALL HAVE ALL REVISIONS SUBSEQUENT TO THE PREVIOUS SUBMISSION CLOUDED OR OTHERWISE IDENTIFIED ON THE RESUBMITTED SHEETS. RESUBMITTALS AND RECORD COPY SUBMITTALS WITHOUT IDENTIFICATION OF REVISIONS WILL BE REJECTED WITHOUT REVIEW.

120.4 THE CONTRACTOR SHALL SUBMIT ELECTRONIC OR PRINTED COPIES OF SHOP DRAWINGS (ELECTRONIC COPIES ARE PREFERRED). COPIES SHALL BE SUBMITTED TO ATLANTIC ENGINEERING SERVICES IN PDF FILE FORMAT (ISO 32000-1), WITH ONE (1) ELECTRONIC FILE PER SUBMISSION. ATLANTIC ENGINEERING SERVICES WILL REVIEW, ANNOTATE, AND RETURN ONE (1) FILE TO THE ARCHITECT FOR THEIR REVIEW AND DISTRIBUTION TO THE CONTRACTOR.

120.5 THE REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS FOR THIS PROJECT IS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND FOR GENERAL COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. COMMENTS REGARDING THESE SUBMITTALS DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

200. FOUNDATIONS - GENERAL

200.1 FOUNDATIONS HAVE BEEN DESIGNED UTILIZING THE FOLLOWING "PRESUMPTIVE LOAD BEARING VALUES OF SOILS" INDICATED IN SECTION 1806 OF THE INTERNATIONAL BUILDING CODE:

A. ALLOWABLE VERTICAL FOUNDATION PRESSURE = 2000 PSF
B. ALLOWABLE LATERAL BEARING = 150 PSF/FT
C. COEFFICIENT OF FRICTION-SLIDING = 0.25

200.2 THE CONTRACTOR SHALL OBSERVE WATER CONDITIONS AT THE SITE AND TAKE THE NECESSARY PRECAUTIONS TO ENSURE THAT THE FOUNDATION EXCAVATIONS REMAIN DRY DURING CONSTRUCTION. PROVIDE FOR DEWATERING AS NECESSARY.

200.3 THE CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION. SUCH EXCAVATION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE TEMPORARY SHORING AS REQUIRED.

200.4 CONCRETE SLABS-ON-GROUND HAVE BEEN DESIGNED TO BEAR ON COMPACTED SUBGRADE SOILS OR PROPERLY COMPACTED FILL.

200.5 PROVIDE FLEXIBLE SHEET MEMBRANE VAPOR RETARDER BETWEEN THE CONCRETE FLOOR SLAB-ON-GROUND AND THE COMPACTED BEARING SOILS. VAPOR RETARDER SHALL BE IN ACCORDANCE WITH ASTM E1745, CLASS A. INSTALL VAPOR RETARDER PER ASTM E1643. LAP JOINTS 6 INCHES AND SEAL WITH RECOMMENDED ADHESIVE TAPE.

230. AUGER CAST GROUT PILES

230.1 FOUNDATIONS HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CRITERIA ESTABLISHED IN THE GEOTECHNICAL REPORT PER NOTE 200.1.

230.2 AUGER CAST GROUT PILES SHALL BE 18" DIAMETER 15-TON CAPACITY WITH 4-#6 VERTICAL AND #3 TIES AT 12" ON CENTER. EXTEND 1-#6 INTO EACH PILE CAP/GRADE BEAM WITH 180' HOOK.

230.3 GROUT FOR AUGER CAST GROUT PILES ___ F'c = 6000 PSI.

230.4 MINIMUM TIP ELEVATION - 25 FEET BELOW BOTTOM OF PILE CAP/GRADE BEAM.

230.5 PRODUCTION PILE WORK SHALL PROCEED ONLY AFTER SUCCESSFUL LOAD TESTING OF ONE TEST PILE BY AN APPROVED TESTING COMPANY. THE CONTRACTOR SHALL PAY FOR ALL LOAD TESTS.

230.6 THE AUGER CAST GROUT PILE CONTRACTOR SHALL SUBMIT EVIDENCE TO THE ENGINEER THAT HE HAS BEEN ENGAGED IN THE SUCCESSFUL INSTALLATION OF AUGER CAST GROUT PILES FOR AT LEAST FIVE YEARS.

230.7 AUGER CAST GROUT PILE INSTALLATION SHALL BE OBSERVED AND MONITORED BY A REPRESENTATIVE FROM THE GEOTECHNICAL ENGINEER OF RECORD AS INDICATED IN 200.1.

230.8 ELEVATIONS SHOWN ON THE DRAWINGS AT WHICH FOUNDATIONS ARE TO BEAR ARE APPROXIMATE. AUGER CAST GROUT PILES SHALL BE EXTENDED TO THE DEPTH REQUIRED TO DEVELOP THE CAPACITY AS INDICATED IN 230.2. ALL EXTERIOR FOUNDATIONS SHALL EXTEND A MINIMUM OF X'-X" BELOW FINISHED GRADE.

230.9 THE AUGER CAST GROUT PILE CONTRACTOR SHALL PROVIDE CERTIFICATION, SIGNED AND SEALED BY A LICENSED GEOTECHNICAL ENGINEER, THAT THE AUGER CAST GROUT PILES, AS INSTALLED, HAVE AT LEAST THE ABOVE NOTED CAPACITY. PROVIDE IN-SITU TESTING AS REQUIRED PER THE REPORT REFERENCED IN NOTE 200.1.

300. REINFORCED CONCRETE

300.1 ALL REINFORCED CONCRETE WORK SHALL BE IN CONFORMANCE WITH THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318, LATEST EDITION) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301, LATEST EDITION) OF THE AMERICAN CONCRETE INSTITUTE.

300.2 MINIMUM DESIGN COMPRESSION STRENGTH (f'c) REQUIRED AT 28 DAYS:

A. FOUNDATIONS ___ 4000 PSI
B. WALLS AND BEAMS ___ 5000 PSI
C. INTERIOR SLABS-ON-GROUND ___ 4000 PSI

300.3 MAXIMUM WATER TO CEMENTITIOUS MATERIALS RATIO:

A. FOUNDATIONS ___ 0.55
B. WALLS AND BEAMS ___ 0.40
C. INTERIOR SLABS-ON-GROUND ___ 0.50

300.4 ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (MINIMUM 144 PCF) WITH ALL PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE I, II OR III. MAXIMUM NOMINAL COARSE AGGREGATE SIZE SHALL BE 1-1/2" FOR FOUNDATIONS AND 3/4" FOR WALLS AND SLABS, CONFORMING TO ASTM C33.

300.5 THE CONTRACTOR SHALL BE PERMITTED TO FURNISH CONCRETE MIXES UTILIZING PORTLAND CEMENT SUPPLEMENTED WITH FLY ASH, NATURAL POZZOLAN, SLAG CEMENT AND/OR SILICA FUME CONFORMING TO THE SPECIFICATION REQUIREMENTS OF TABLE 26.4.1.1.1 (a) IN ACI 318.

300.6 MIXING WATER SHALL CONFORM TO ASTM C1602.

300.7 ADMIXTURES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 26.4.1.4.1 OF ACI 318.

300.8 REINFORCEMENT

A. DEFORMED BARS ___ ASTM A615, GRADE 60
B. WELDED WIRE REINFORCING ___ ASTM A1064

300.9 COVER FOR CAST-IN-PLACE CONCRETE REINF., UNLESS OTHERWISE SHOWN ON DRAWINGS, SHALL BE AS FOLLOWS (REFER TO ACI 117 FOR ALLOWABLE CONSTRUCTION TOLERANCES):

A. FOUNDATIONS & GRADE BEAMS ___ 3"
B. BEAMS (OVER MAIN REINF.) ___ 2"
C. SLABS CAST AGAINST EARTH ___ 2" FOR 4" SLABS; DEPTH/3 FOR SLABS GREATER THAN 4"

300.10 SPLICES IN REINFORCEMENT, WHERE PERMITTED, SHALL BE AS FOLLOWS:

A. WELDED WIRE REINFORCING ___ 6"
B. ALL OTHERS ___ CLASS "B" TENSION, CASE "1" MINIMUM, UNO

300.11 CLASS "B", CASE "1" TENSION SPLICES IN INCHES, SHALL BE AS FOLLOWS.

SIZE		3000 PSI TOP BARS	3000 PSI ALL OTHERS	4000 PSI TOP BARS	4000 PSI ALL OTHERS
#3	(#10)	28	22	24	19
#4	(#13)	37	29	32	25
#5	(#16)	47	36	40	31
#6	(#19)	56	43	48	37
#7	(#22)	81	63	70	54
#8	(#25)	93	72	80	62

SIZE		4500 PSI TOP BARS	4500 PSI ALL OTHERS	5000 PSI TOP BARS	5000 PSI ALL OTHERS
#3	(#10)	23	18	22	17
#4	(#13)	31	24	29	22
#5	(#16)	38	29	36	28
#6	(#19)	46	36	43	33
#7	(#22)	66	51	63	48
#8	(#25)	76	58	72	56

300.12 SPLICES IN TOP REINFORCEMENT SHALL BE LOCATED AT MIDSPAN AND SPLICES IN BOTTOM REINFORCEMENT SHALL BE LOCATED OVER SUPPORTS, UNLESS NOTED OTHERWISE.

300.13 TOP BARS IN BEAMS SHALL TERMINATE IN A CLASS "B" TENSION SPLICE OR HOOK AT DISCONTINUOUS END.

300.14 PARALLEL REINFORCEMENT PLACED IN TWO OR MORE LAYERS SHALL HAVE A CLEAR DISTANCE BETWEEN LAYERS OF 1", UPPER LAYER BARS SHALL BE PLACED DIRECTLY ABOVE BARS IN THE BOTTOM LAYER.

300.15 ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACEMENT OF CONCRETE. REINFORCING SUPPORTS FOR ALL EXPOSED CONCRETE SHALL BE GALVANIZED WITH PLASTIC COATED FEET. ALL WELDED WIRE REINFORCING SHALL BE CHAIRED.

300.16 ALL TIES/STIRRUPS SHALL HAVE 135 DEGREE BENDS UNLESS OTHERWISE APPROVED BY ENGINEER.

300.17 PROVIDE 1/2" PREMOULDED EXPANSION MATERIAL WHERE SLAB ON GRADE IS POURED AROUND COLUMNS AND AGAINST WALLS UNLESS OTHERWISE SHOWN ON DRAWINGS.

300.18 CONTRACTION JOINTS FOR SLABS-ON-GROUND SHALL BE SPACED AS INDICATED ON THE SLAB PLAN OR NO MORE THAN 12'-0" ON CENTER WHEN NOT INDICATED ON DRAWINGS. PANELS FORMED BY JOINTS OR SLAB EDGES SHALL BE AS SQUARE AS POSSIBLE WITH A LENGTH-TO-WIDTH RATIO NOT TO EXCEED 1.5.

300.19 CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES, ETC., AS REQUIRED FOR MECHANICAL TRADES BEFORE CONCRETE IS PLACED.

300.20 PRIOR TO CONCRETE PLACEMENT, THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN PREPARED IN ACCORDANCE WITH ACI 301 TO THE STRUCTURAL ENGINEER FOR REVIEW.

300.20 PRIOR TO CONCRETE PLACEMENT, THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN PREPARED IN ACCORDANCE WITH ACI 301 TO THE STRUCTURAL ENGINEER FOR REVIEW.

360. CONCRETE/MASONRY ANCHORS

360.1 ALL ADHESIVE FOR ANCHORING TO CONCRETE SHALL BE "HILTI HIT-HY 200 V3 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).

360.2 THE "HAS-E THREADED ROD" SHALL CONFORM TO ASTM F1554, GRADE 55 WITH A MINIMUM TENSILE STRENGTH OF 75 KSI. THE NUT SHALL CONFORM TO ASTM A194/194M, GRADE 2H HEAVY or ASTM A563-15 GRADE C.

360.3 ALL ADHESIVE ANCHORS FOR ANCHORING TO GROUT-FILLED MASONRY SHALL BE "HILTI HIT-HY 270 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR EQUAL).

360.4 THE SPACING AND MINIMUM EMBEDMENT OF POST-INSTALLED ANCHORS SHALL BE AS INDICATED ON DRAWINGS. THE INSTALLATION OF THE ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.

420. MASONRY

420.1 ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS 402/ACI 530/ASCE 5) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ASCE 6) OF THE MASONRY SOCIETY.

420.2 MORTAR SHALL CONFORM TO THE PROPORTION SPECIFICATION OF ASTM C270, TYPE M OR S.

420.3 GROUT SHALL CONFORM TO ASTM C476 AND AS FOLLOWS:

A. COMPRESSIVE STRENGTH (F'c) OF GROUT = F'm AS INDICATED BELOW BUT NO LESS THAN 2000 PSI.
B. SLUMP OF GROUT SHALL BE 8 TO 11 INCHES AS MEASURED ACCORDING TO ASTM C143.
C. MAX. AGGREGATE SIZE SHALL BE 3/8" (AGGREGATE GRADED TO PRODUCE FINE GROUT IN CONFORMANCE WITH ASTM C476 AND C404).

420.4 LIMIT CEMENTITIOUS MATERIALS IN MORTAR TO PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I; LIME CONFORMING TO ASTM C207; MORTAR CEMENT CONFORMING TO ASTM C1329; AND MASONRY CEMENT CONFORMING TO ASTM C91.

420.5 PROVIDE SOLID AND HOLLOW LOAD BEARING CONCRETE BLOCK UNITS CONFORMING TO ASTM C90. FURNISH CONCRETE BLOCK WITH NET AREA COMPRESSIVE STRENGTH AS SPECIFIED BY TABLE 2 OF TMS 602/ACI 530.1/ASCE 6, SECTION 1.4 B.2 BASED ON THE UNIT STRENGTH METHOD.

420.6 MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH OF MASONRY:

F'm ___ 1500 PSI

420.7 HORIZONTAL JOINT REINFORCING FOR ALL EXTERIOR AND LOAD BEARING WALLS SHALL BE GALVANIZED TRUSS OR LADDER TYPE DUR-O-WAL, OR EQUIVALENT AS APPROVED BY THE ENGINEER WITH 3-9 GAUGE LONGITUDINAL WIRE AND 9 GAUGE CROSS WIRE, SPACED AT 16" CENTER TO CENTER, UNLESS NOTED OTHERWISE. PROVIDE ADDITIONAL LAYERS OF JOINT REINFORCEMENT IN THE FIRST TWO COURSES ABOVE AND BELOW A MASONRY OPENING. PROVIDE LAP AS RECOMMENDED BY MANUFACTURER WITH A MINIMUM OF 6". DISCONTINUE JOINT REINFORCING AT CONTROL JOINTS. PROVIDE "L" SHAPE AND "T" SHAPE DUR-O-WAL AT ALL INTERSECTION CORNERS WITH 6" MINIMUM LAP. SEE TYPICAL DETAILS.

420.8 FULL BED AND HEAD JOINTS SHALL BE USED.

420.9 ALL MASONRY WALLS SHALL BE SECURELY BRACED UNTIL FLOOR OR ROOF SYSTEM HAS BEEN INSTALLED AND HAS BECOME CAPABLE OF STABILIZING THE WALLS.

420.10 GROUT SOLID ALL CELLS IN MASONRY UNITS INSTALLED BELOW GRADE.

420.11 GROUT SOLID ALL CELLS CONTAINING REINFORCING, AND WHERE INDICATED ON PLANS AND SECTIONS.

420.12 PROVIDE FINE GROUT PER ASTM C476 WHEN WIDTH OF GROUT SPACE IS LESS THAN 2". PROVIDE COARSE GROUT FOR GROUT SPACE WIDTHS 2" OR GREATER. PROVIDE FINE GROUT WHEN REINFORCING HAS LESS THAN 1/2" CLEARANCE.

420.13 PROVIDE CONTROL JOINTS IN MASONRY CONSTRUCTION PER THE TYPICAL DETAILS. REFER TO ARCHITECTURAL DRAWINGS FOR CONTROL JOINT WIDTH AND LOCATIONS. THE CONTRACTOR SHALL SUBMIT THE PROPOSED CONTROL JOINT LAYOUT TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL. PROVIDE MASONRY CONTROL JOINTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES UNLESS OTHERWISE INDICATED ON DRAWINGS:

A. ALIGN CONTROL JOINTS IN CONCRETE MASONRY BACKUP FOR MULTI-WYTHE AND CAVITY WALLS TO MATCH LOCATIONS IN MASONRY VENEER UNLESS NOTED OTHERWISE.
B. CONTROL JOINTS SHALL BE LOCATED AT A MAXIMUM SPACING OF 20 FEET ON CENTER IN THE WALL FIELD AND A MAXIMUM OF 10 FEET FROM BUILDING CORNERS.
C. LOCATE CONTROL JOINTS AT MAJOR HEIGHT CHANGES, CHANGES IN WALL THICKNESS AND AT WALL OPENINGS.
D. CONTROL JOINTS SHALL BE A MINIMUM WIDTH OF 3/8" AND SHALL UTILIZE COMPRESSIBLE MATERIAL WITH A MINIMUM EXTENSIBILITY OF 50%.

420.14 PROVIDE CLEAN OUT AND INSPECTION HOLES AT BOTTOM OF MASONRY WALL IN ACCORDANCE WITH MASONRY CODE AT REINFORCING IF HIGH LIFT GROUTING (OVER 4 FEET HIGH) IS USED.

420.15 DEFORMED BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60. PROVIDE LAP SPLICES OF 72 BAR DIAMETERS MINIMUM UNLESS 48 BAR DIAMETERS IS PERMITTED PER TYPICAL DETAILS OR SECTIONS. PROVIDE BAR SPACERS AS REQUIRED TO PROPERLY LOCATE REINFORCING.

420.16 MASONRY COURSING SHOWN IN SECTION IS APPROXIMATE. REFER TO PLANS AND ELEVATIONS FOR ACTUAL COURSING. COORDINATE ACTUAL COURSING REQUIREMENTS WITH ARCHITECTURAL DRAWINGS.

420.17 ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A307.

510. STRUCTURAL STEEL

510.1 ALL STRUCTURAL STEEL WORK SHALL BE IN ACCORDANCE WITH ANSI/AISC 360 - 10 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS." LOADS FORCES AND MOMENTS INDICATED ARE SERVICE LEVEL AND ARE INTENDED FOR USE WITH THE ALLOWABLE STRENGTH DESIGN PROVISIONS OF THE CODE.

510.2 GRADE OF STEEL

A. STRUCTURAL W SHAPES ___ ASTM A992
B. STRUCTURAL C, MC, AND L SHAPES ___ ASTM A36
C. HOLLOW STRUCTURAL SECTIONS (HSS) (ROUND OR RECTANGULAR) ___ ASTM A500, GRADE B OR ASTM A1085, GRADE 50
D. PLATES AND BARS ___ ASTM A36

510.3 ALL BOLTED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" (LATEST EDITION).

510.4 ALL BOLTS SHALL BE ASTM A325, TYPE 1, 3/4" DIAMETER MINIMUM, UNLESS OTHERWISE NOTED. WHERE NECESSARY DUE TO CONNECTION REQUIREMENTS THE CONTRACTOR MAY UTILIZE ASTM A490 TYPE 1 BOLTS. THE USE OF BOLTS WITH DIFFERENT ASTM DESIGNATIONS AND THE SAME DIAMETER IS PROHIBITED.

610.5 ALL BOLTS SHALL BE 5/8" DIAMETER ASTM A307 UNLESS NOTED OTHERWISE WITH 2 WASHERS PER BOLT UNLESS OTHERWISE NOTED.

610.6 EXTERIOR STUD WALLS SHALL BE CONTINUOUSLY BRIDGED AT THIRD-POINTS WITH WOOD BLOCKING.

610.7 PROVIDE CONTINUOUS DOUBLE 2X TOP PLATE TYPICAL AT ALL WOOD STUD WALLS. SPLICES IN TOP PLATE PLYS SHALL BE MADE OVER STUDS. PROVIDE CONTINUOUS SINGLE 2X BOTTOM PLATE AT ALL WOOD STUD WALLS. BOTTOM PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED UNLESS NOTED OTHERWISE.

610.8 BRACE ALL EXTERIOR BUILDING CORNERS WITH 1/2" PLYWOOD SHEATHING FASTENED TO STUD WALLS FULL HEIGHT FOR A MINIMUM WIDTH OF 4'-0".

610.9 NO CUTS, HOLES, OR COPES REQUIRED FOR OTHER TRADES IN STRUCTURAL WOOD FRAMING WILL BE PERMITTED WITHOUT PRIOR REVIEW AND APPROVAL OF ENGINEER AND ARCHITECT.

610.10 ONE ROW OF BRIDGING SHALL BE PROVIDED AT CENTER LINE OF JOIST SPAN OR AS INDICATED ON THE DRAWINGS.

610.11 PRESSURE TREAT WITH WATER-BORNE PRESERVATIVES ALL LUMBER FOR SILL PLATES AND OTHER WOOD WHICH MAY BE EXPOSED TO WEATHER OR EARTH. PRESSURE TREATMENT SHALL COMPLY WITH REQUIREMENTS OF AWPA STANDARDS C2 AND LP-22.

610.12 ALL "MICROLLAM" LUMBER (LVL) SHALL BE MANUFACTURED BY THE "TRUS JOIST, A WEYERHAEUSER BUSINESS" OR AN APPROVED EQUIVALENT MANUFACTURER WITH AT LEAST THE FOLLOWING MINIMUM DESIGN STRESSES:

A. Fb (BENDING) ___ 2600 PSI
B. Fv (SHEAR) ___ 285 PSI
C. Fc (COMPRESSION PARALLEL TO GRAIN) ___ [illegible] PSI
D. Fc (COMPRESSION PERPENDICULAR TO GRAIN) ___ 750 PSI
E. E ___ 1,900,000 PSI

610.13 PROVIDE MINIMUM 4" BEARING FOR ALL "MICROLLAM" MEMBERS.

610.14 PROVIDE NAILING PATTERN IN COMPLIANCE WITH THE DESIGN BUILDING CODE'S RECOMMENDED FASTENING SCHEDULE WHEN JOINING TWO OR MORE FRAMING MEMBERS.

610.15 ALL WOOD JOISTS BEARING ENDS SHALL BE ANCHORED TO SUPPORT IN WOOD FRAMING WITH A TYPE A34 FRAMING ANCHOR, AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC.

620. STRUCTURAL WOOD PANELS/WOOD SHEATHING

620.1 FURNISH PANELS THAT ARE EACH FACTORY MARKED WITH A CERTIFICATION STAMP EVIDENCING COMPLIANCE WITH GRADE AND SPAN RATING REQUIREMENTS. THE CENTER-TO-CENTER SPACING IN INCHES SHALL NOT EXCEED THE SPAN RATING STAMPED ON THE PANELS. INSTALLATION OF THE PANELS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE APA.

620.2 PANELS SHALL COMPLY WITH USDOC PS-1 OR PS-2 AND APA PRP-108 AND SHALL MEET THE FOLLOWING REQUIREMENTS:

A. FLOORING:
1. MIN. THICKNESS = 3/4"
2. BOND CLASSIFICATION = EXPOSURE 1
3. GRADE = APA RATED SHEATHING
4. SPAN RATING = AS REQUIRED TO SUIT JOIST/TRUSS SPACING

B. WALL SHEATHING:
1. MIN. THICKNESS = 1/2"
2. BOND CLASSIFICATION = EXPOSURE 1
3. GRADE = APA RATED SHEATHING
4. SPAN RATING = AS REQUIRED TO SUIT STUD SPACING

C. ROOF SHEATHING:
1. MIN. THICKNESS = 5/8"
2. BOND CLASSIFICATION = EXPOSURE 1
3. GRADE = APA RATED SHEATHING
4. SPAN RATING = AS REQUIRED TO SUIT JOIST/TRUSS SPACING

620.3 ALL PANELS WHICH HAVE ANY EDGE OR FACE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE CLASSED EXTERIOR, EXCEPT OPEN SOFFITS OR ROOF SHEATHING EXPOSED ON THE UNDERSIDE MAY BE CLASSED EXPOSURE 1.

620.4 ALL FLOOR AND ROOF PANELS SHALL HAVE THE END JOINTS LOCATED OVER SUPPORTS AND SHALL HAVE THE ROWS STAGGERED ONE HALF PANEL LENGTH FROM ADJACENT PANELS. PROVIDE 1/8" SPACE AT PANEL ENDS AND EDGES.

620.5 ALL WALL PANELS SHALL HAVE THE END JOINTS LOCATED OVER SUPPORTS.

620.6 WALL PANELS WHICH ARE INSTALLED IN MULTIPLE COURSES (ROWS) SHALL HAVE VERTICAL PANEL JOINTS STAGGERED ONE HALF THE PANEL LENGTH AND SHALL HAVE THE FREE EDGES OF THE PANELS BLOCKED BETWEEN THE STUDS WITH 2X4 BLOCKING INSTALLED WITH THE BROAD FACE AGAINST THE FACE OF THE PANEL. PROVIDE 1/8" SPACE AT PANEL ENDS AND EDGES.

620.7 ALL PANELS INSTALLED IN FLOORS SHALL HAVE TONGUE-AND-GROOVE EDGES.

620.8 ALL ROOF STRUCTURAL PANELS SHALL BE NAILED WITH 8d SPIRAL OR RING SHANK NAILS AT 6" OC AT ZONE 1, 4" OC IN ZONES 2 AND 3. SHEATHING SHALL BE NAILED AT ALL ENDS AND INTERMEDIATE SUPPORTS. PROVIDE 2X4 BLOCKING AT ALL PANEL EDGES IN ZONE 2 AND 3. NAIL PANELS TO BLOCKING AT 4" OC. REFER TO COMPONENT AND CLADDING WIND PRESSURE DIAGRAM FOR LOCATION OF ROOF ZONES.

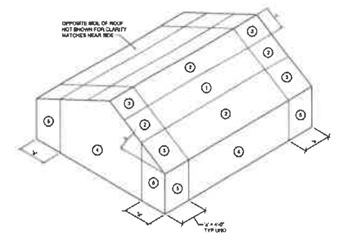
620.9 ALL WALL STRUCTURAL PANELS SHALL BE NAILED WITH 8D COMMON NAILS AT 6" ON CENTER AT ALL ENDS, EDGES, AND INTERMEDIATE SUPPORTS. NAIL SPACING SHALL BE 4" ON CENTER AT CORNER STUDS.

620.10 ALL FLOOR STRUCTURAL PANELS SHALL BE NAILED WITH 8D COMMON NAILS AT 6" ON CENTER AT ALL ENDS AND EDGES AND AT 10" ON CENTER AT ALL INTERMEDIATE SUPPORTS.

620.11 PROVIDE MINIMUM 2X4 EDGE BLOCKING AT ALL HORIZONTAL STRUCTURAL ROOF PANEL JOINTS FOR A DISTANCE OF 4'-0" FROM ALL GABLE END WALLS. ALL STRUCTURAL ROOF PANELS SHALL BE NAILED WITH 8D SPIRAL OR RING SHANK NAILS AT 6" ON CENTER AT ALL ENDS, EDGES, AND INTERMEDIATE SUPPORTS IN THOSE AREAS. PROVIDE MIDSPAN SIMPSON PSCL/AB PANEL SHEATHING CLIPS (OR APPROVED EQUIVALENT) AT UNBLOCKED JOINTS BETWEEN ROOF FRAMING MEMBERS FOR STRUCTURAL ROOF PANELS THAT ARE NOT TONGUE AND GROOVE AND ARE BEYOND 4'-0" FROM GABLE END WALLS.

620.12 ALL PLYWOOD PANELS SHALL COMPLY WITH THE WIND UPLIFT REQUIREMENTS OF NM518 [NM520] FOR FULLY-WIND-RESISTIVE ROOF ASSEMBLIES COMPLYING WITH UL CLASS 90 CLASSIFICATION.

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



GABLE ROOF AND WALL ZONES

1. POSITIVE WIND PRESSURES ACT TOWARDS THE BUILDING SURFACE. NEGATIVE WIND PRESSURES ACT AWAY FROM THE BUILDING SURFACE.
2. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN, THE PRESSURE ASSOCIATED WITH THE LOWER EFFECTIVE AREA SHALL BE USED.
3. TABULATED COMPONENT AND CLADDING PRESSURES HAVE BEEN CALCULATED IN ACCORDANCE WITH THE DESIGN BUILDING CODE PER NOTE 100.1 BASED ON THE ULTIMATE DESIGN WIND SPEED (VULT) PER NOTE 100.3A AND SHOULD BE USED IN CONJUNCTION WITH ASCE 7-16 LOAD COMBINATIONS. TABULATED PRESSURES CAN BE CONVERTED TO NOMINAL VALUES BY MULTIPLYING BY 0.6.

ULTIMATE COMPONENTS AND CLADDING WIND PRESSURES

TRIBUTARY AREA (SF)	ROOF ZONE 1	ROOF ZONE 2	ROOF ZONE 3	WALL ZONE 4	WALL ZONE 5
10	+37/-110	+37/-180	+37/-180	+60/-65	+60/-80
20	+33/-110	+33/-136	+33/-163	+57/-62	+57/-74
50	+28/-87	+28/-110	+28/-127	+54/-58	+54/-67
100	+25/-38	+25/-88	+25/-100	+51/-56	+51/-62

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PERMIT ISSUE

ATLANTIC BEACH LIFEGUARD TOWER RENOVATION

RENOVATION

1 AHERN STREET
ATLANTIC BEACH
FLORIDA 32233

GENERAL NOTES

S0.01

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CRONK BUCH

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ATLANTIC BEACH LIFEGUARD TOWER RENOVATION

RENOVATION

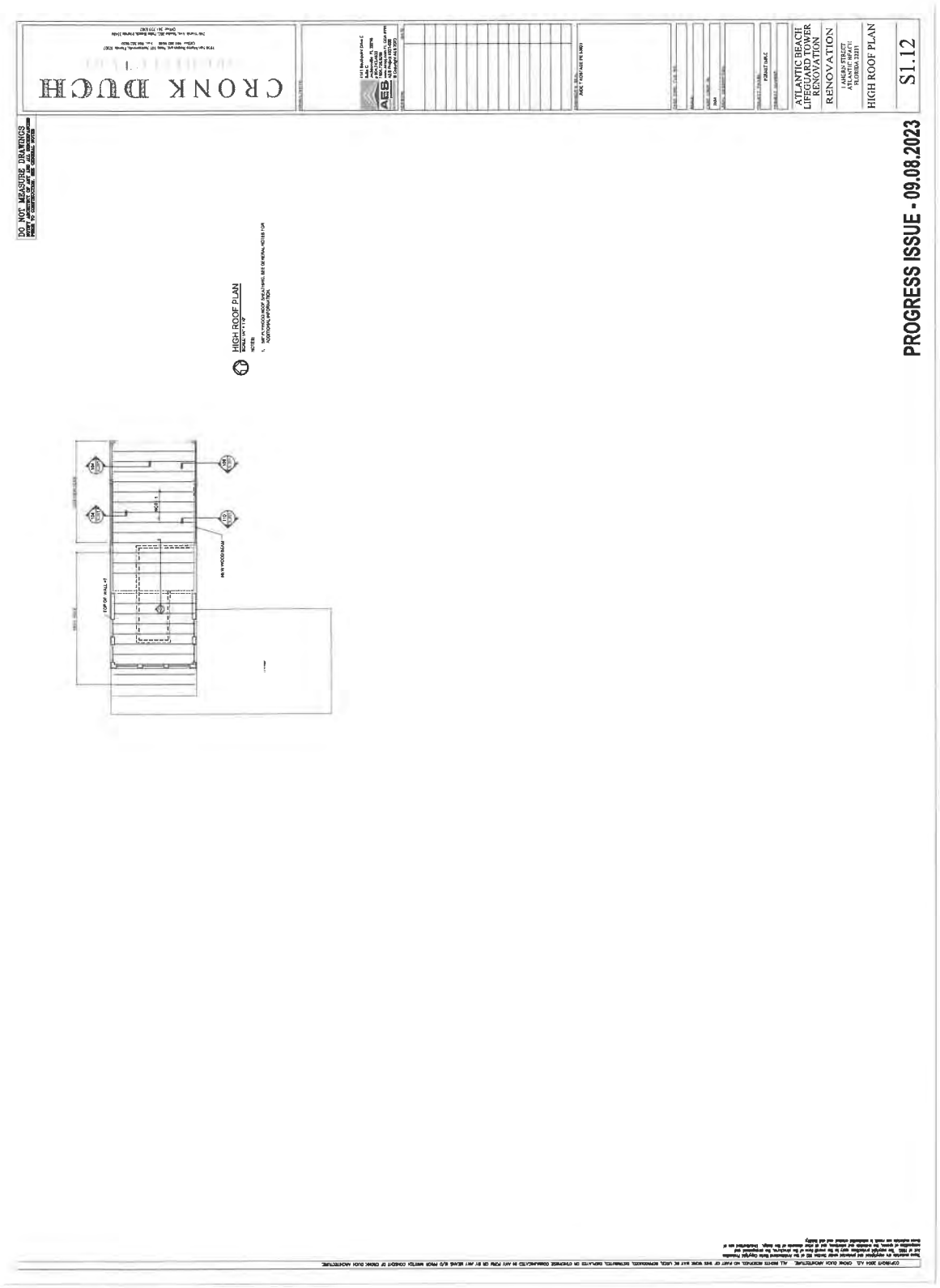
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FLORIDA 32233

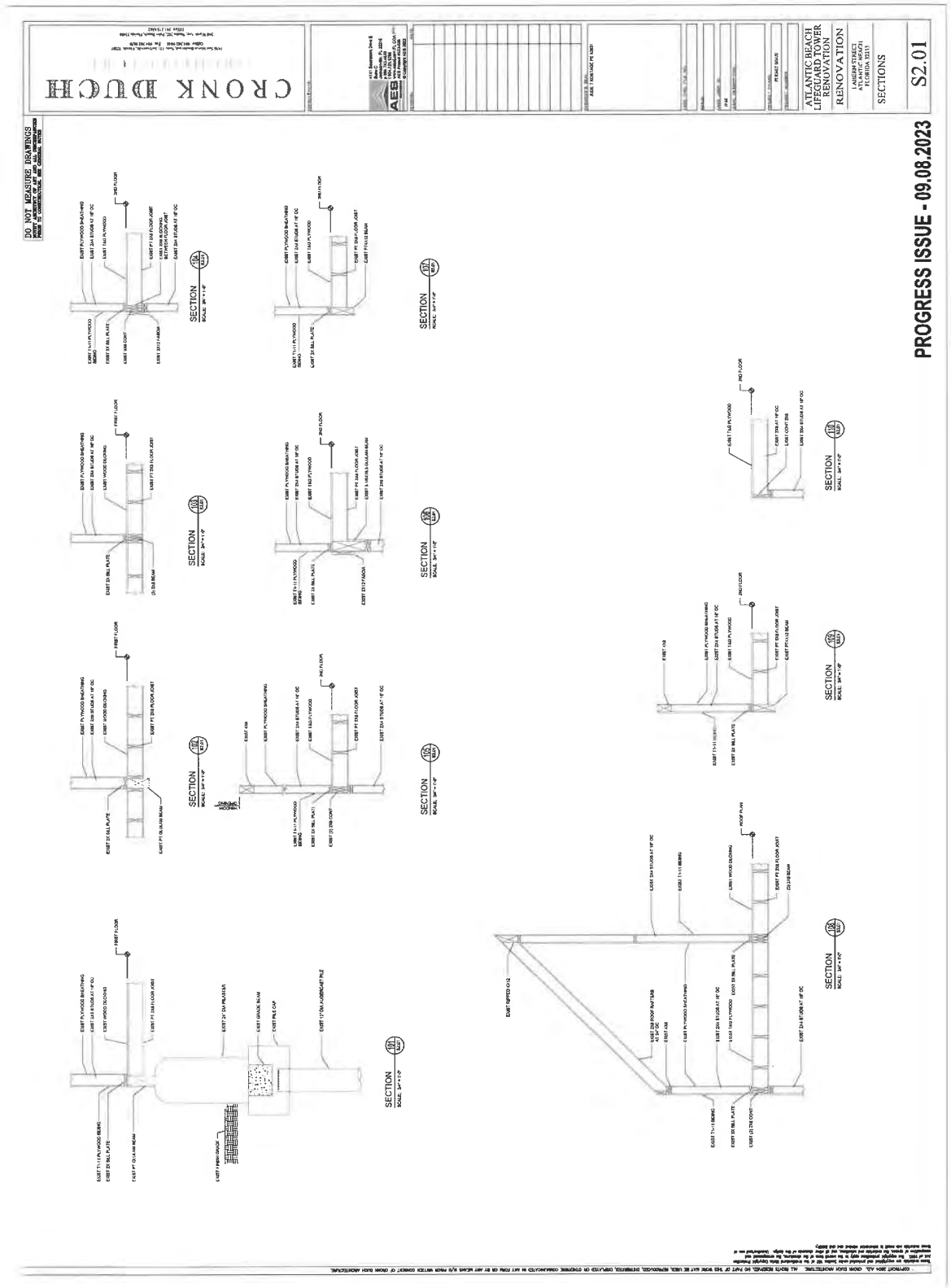
2ND / 3RD AND LOW ROOF PLANS

S1.11

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CRONK DUCH
ATLANTIC BEACH LIFEGUARD TOWER RENOVATION
HIGH ROOF PLAN
S1.12
PROGRESS ISSUE - 09.08.2023
DO NOT MEASURE DRAWINGS
HIGH ROOF PLAN


DO NOT MEASURE DRAWINGS
CRONK DUCH
PROGRESS ISSUE - 09.08.2023
ATLANTIC BEACH LIFEGUARD TOWER RENOVATION
SECTIONS
S2.01

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AES Project #22-0220

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ATLANTIC BEACH
LIFEGUARD TOWER
RENOVATION

RENOVATION

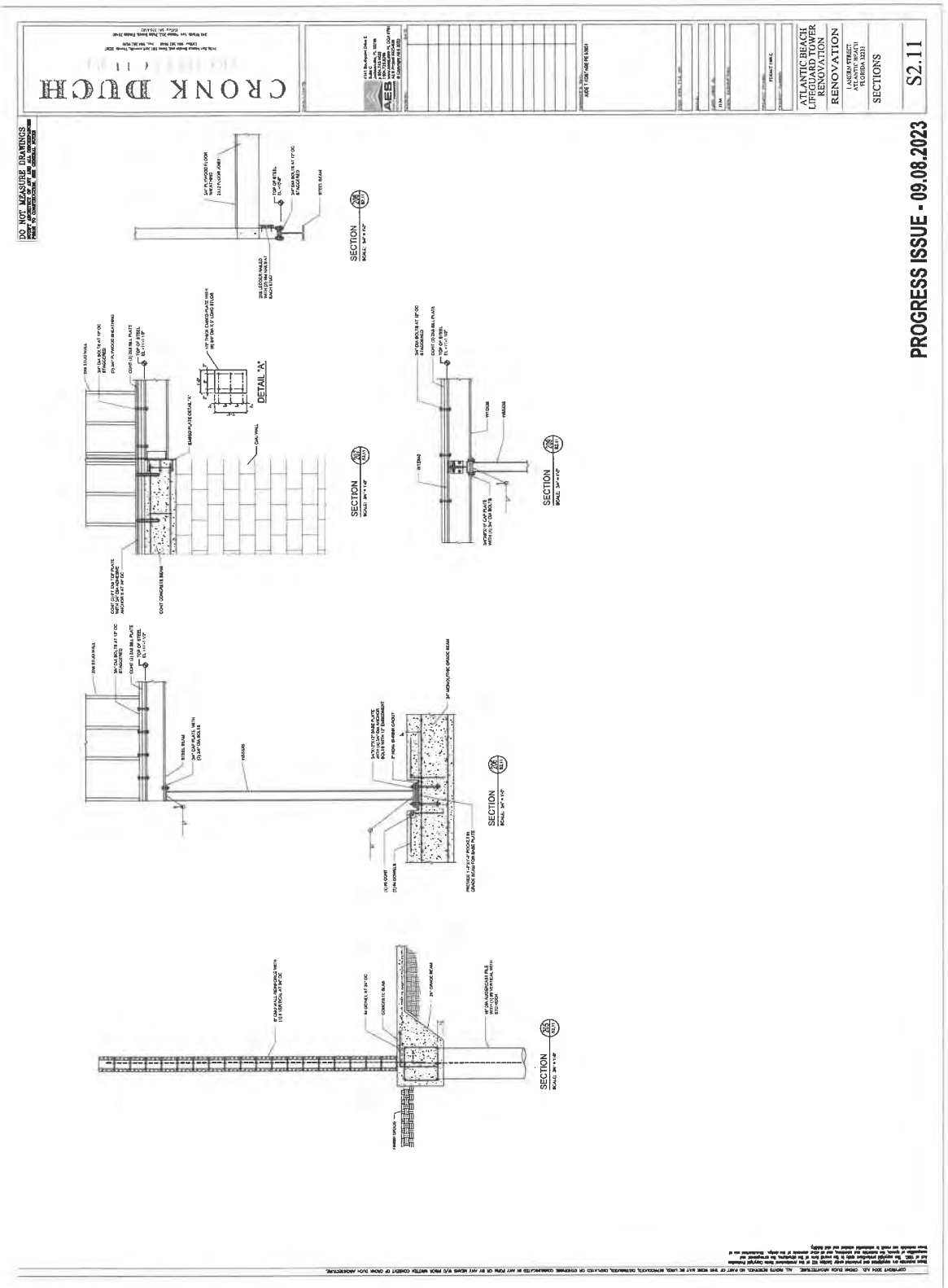
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SECTIONS

S2.02

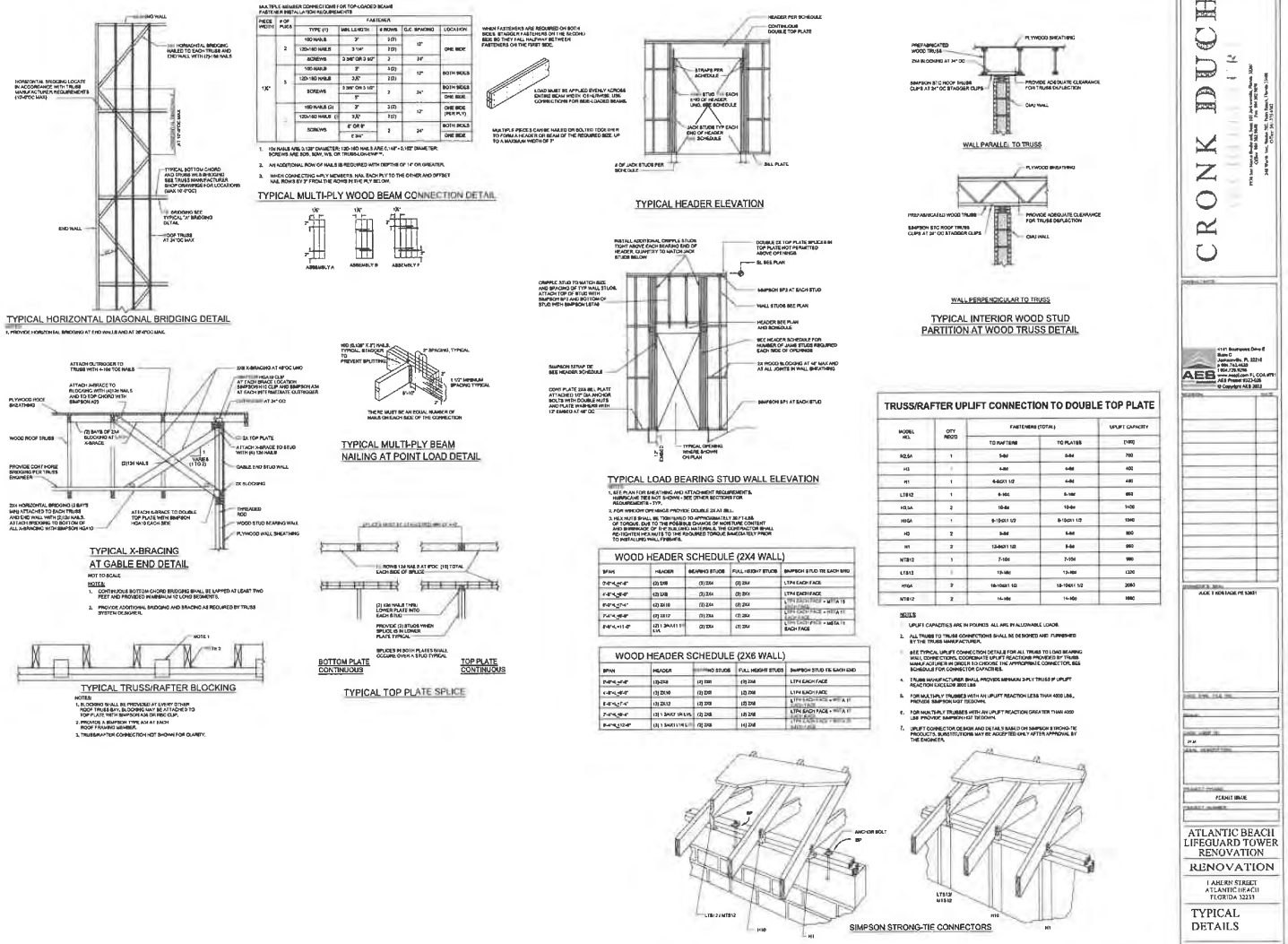
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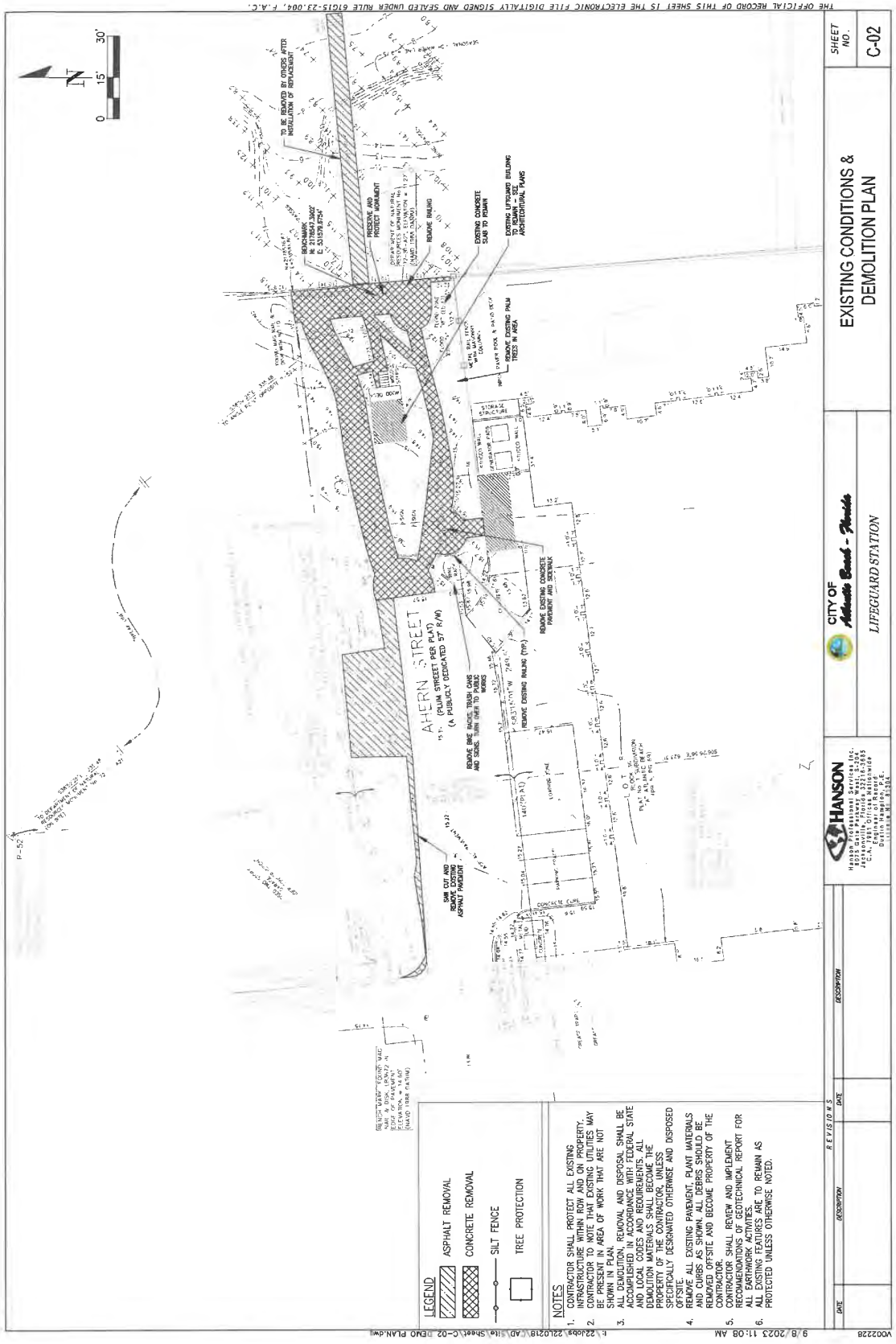
DO NOT MEASURE DRAWINGS
SEE ARCH
PLYWOOD SHEATHING
FASCIA
2X10 ROOF RAFTERS
8" CONCRETE BEAM REINFORCE WITH (4) #5 CONT AND #3 TIES AT 24" OC
8" CMU WALL REINFORCE WITH (1) #5 VERTICAL AT 24" OC
#4 DOWEL AT 24" OC
CONCRETE SLAB
24" GRADE BEAM
FINISH GRADE
SECTION
SCALE: 3/4" = 1'-0"
CRONK DUCH
AES
ATLANTIC BEACH LIFEGUARD TOWER RENOVATION
RENOVATION
1 AMERN STREET
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SECTIONS
S2.10
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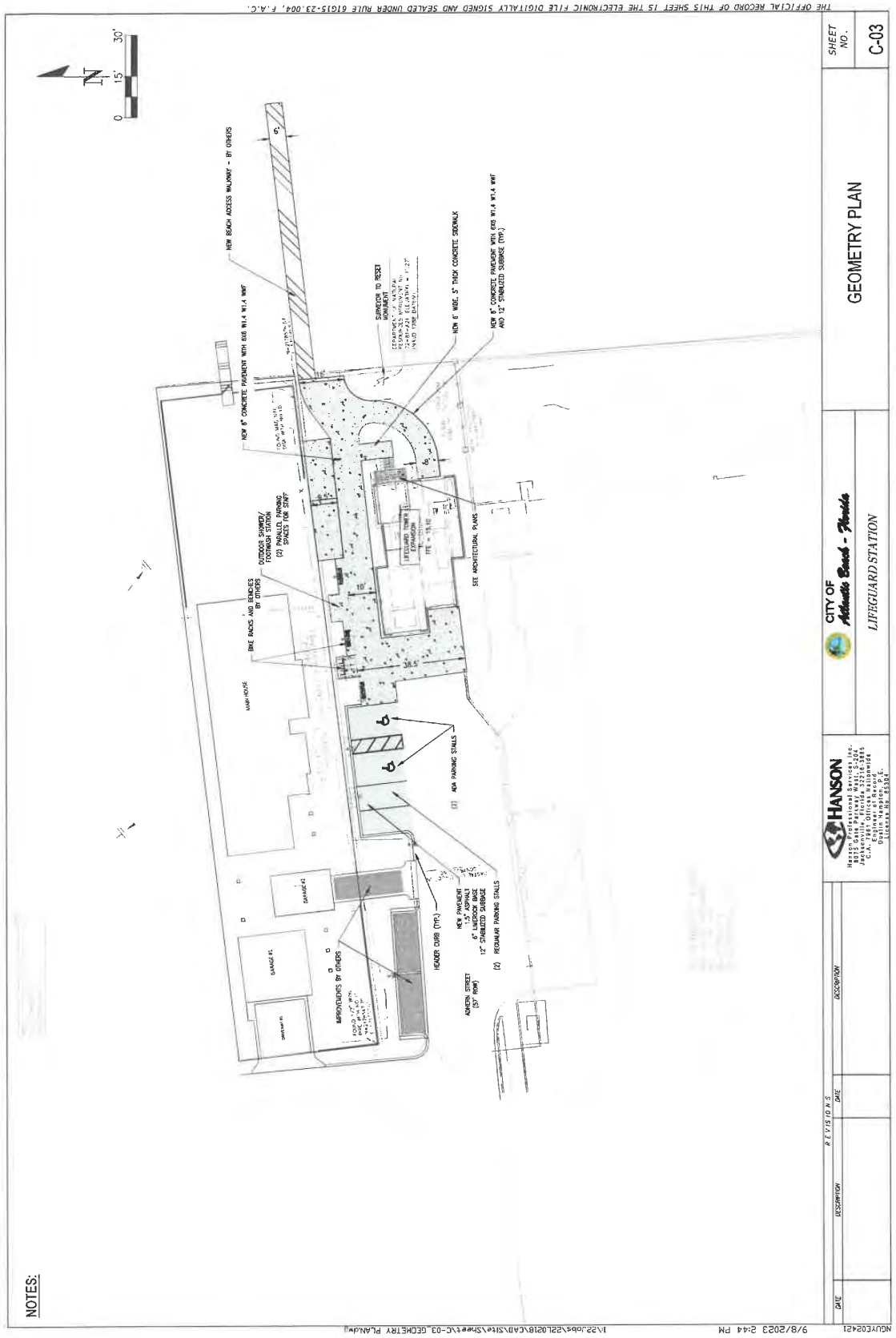

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CRONK DUCH
AEB
ATLANTIC BEACH LIFEGUARD TOWER RENOVATION
SECTIONS
S2.11
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DETAIL "A"
SECTION

DO NOT MEASURE DRAWINGS
CRONK DUCH
TYPICAL SLAB DETAIL
TYPICAL CONSTRUCTION JOINT IN SLAB ON GRADE DETAIL
TYPICAL CONSTRUCTION JOINT IN SLAB ON GRADE DETAIL
TYPICAL CONSTRUCTION JOINT IN SLAB ON GRADE DETAIL
TYPICAL SLEEVED PIPE CROSSING THROUGH FOOTING DETAIL
TYPICAL STEPPED FOOTING DETAIL
TYPICAL WALL/FOOTING CORNER DETAIL PLAN VIEW
TYPICAL WALL/FOOTING INTERSECTION DETAIL PLAN VIEW
TYPICAL ANCHOR BOLT DETAIL
TYPICAL INTERIOR EQUIPMENT PAD ON SLAB DETAIL
TYPICAL SLEEVED PIPE CROSSING BELOW CONTINUOUS WALL FOOTING DETAIL
PROGRESS ISSUE - 09.08.2023
ATLANTIC BEACH LIFEGUARD TOWER RENOVATION
RENOVATION
1 AHERN STREET ATLANTIC BEACH FLORIDA 32233
TYPICAL DETAILS
S5.01

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES FROM TO CONSTRUCTION. SEE GENERAL NOTES
TYPICAL MASONRY WALL REINFORCING ELEVATION
TYPICAL MASONRY VERTICAL CONTROL JOINT DETAIL
TYPICAL CORNER AND INTERSECTING MASONRY BEARING WALL DETAILS
TYPICAL CONCRETE MASONRY WALL REINFORCEMENT DETAIL
TYPICAL BOND BEAM CORNER DETAIL
TYPICAL BOND BEAM INTERSECTION DETAIL
TYPICAL HORIZ WALL REINFORCING DETAIL
TYPICAL NON-LOAD BEARING MASONRY WALL TIE BEAM DETAIL
TYPICAL VERTICAL CELL REINFORCEMENT DETAIL
JAMB REINFORCING SCHEDULE AND DETAIL
REINFORCED CMU LINTEL SCHEDULE
PRECAST CONCRETE LINTEL SCHEDULE
TYPE DESIGNATION
TYPICAL STEEL BEAM TO CMU BOND BEAM OR CONCRETE TIE BEAM CONNECTION
EMBED PLATE #1
MASONRY WALL LINTEL NOTES:
CRONK DUCH
ATLANTIC BEACH LIFEGUARD TOWER RENOVATION
RENOVATION
1 AHERN STREET ATLANTIC HEACH FLORIDA 32233
TYPICAL DETAILS
S5.02
PROGRESS ISSUE - 09.08.2023


DO Nnot MEASURE DRAWINGS
CRONK DUCH
TYPICAL HORIZONTAL DIAGONAL BRIDGING DETAIL
TYPICAL MULTI-PLY WOOD BEAM CONNECTION DETAIL
TYPICAL HEADER ELEVATION
WALL PARALLEL TO TRUSS
WALL PERPENDICULAR TO TRUSS
TYPICAL INTERIOR WOOD STUD PARTITION AT WOOD TRUSS DETAIL
TYPICAL X-BRACING AT GABLE END DETAIL
TYPICAL MULTI-PLY BEAM NAILING AT POINT LOAD DETAIL
TYPICAL LOAD BEARING STUD WALL ELEVATION
TYPICAL TRUSS/RAFTER BLOCKING
TYPICAL TOP PLATE SPLICE
SIMPSON STRONG-TIE CONNECTORS
TRUSS/RAFTER UPLIFT CONNECTION TO DOUBLE TOP PLATE
WOOD HEADER SCHEDULE (2X4 WALL)
WOOD HEADER SCHEDULE (2X6 WALL)
ATLANTIC BEACH LIFEGUARD TOWER RENOVATION
RENOVATION
1 ASHERN STREET ATLANTIC BEACH FLORIDA 32233
TYPICAL DETAILS
S5.03
PROGRESS ISSUE - 09.08.2023


THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.
EXISTING CONDITIONS & DEMOLITION PLAN
SHEET NO. C-02
CITY OF Atlantic Beach - Florida
LIFEGUARD STATION
HANSON
LEGEND
ASPHALT REMOVAL
CONCRETE REMOVAL
SILT FENCE
TREE PROTECTION
NOTES
1. CONTRACTOR SHALL PROTECT ALL EXISTING INFRASTRUCTURE WITHIN AND ON PROPERTY. CONTRACTOR TO NOTE THAT EXISTING UTILITIES MAY BE PRESENT IN AREA OF WORK THAT ARE NOT SHOWN IN PLAN.
2. ALL DEMOLITION, REMOVAL AND DISPOSAL SHALL BE ACCOMPLISHED IN ACCORDANCE WITH FEDERAL STATE AND LOCAL CODES AND REQUIREMENTS. ALL DEMOLITION MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY DESIGNATED OTHERWISE AND DISPOSED OFFSITE.
3. REMOVE ALL EXISTING PAVEMENT, PLANT MATERIALS AND CURBS AS SHOWN. ALL DEBRIS SHOULD BE REMOVED OFFSITE AND BECOME PROPERTY OF THE CONTRACTOR.
4. CONTRACTOR SHALL REVIEW AND IMPLEMENT RECOMMENDATIONS OF GEOTECHNICAL REPORT FOR ALL DEMOLITION ACTIVITIES.
5. ALL EXISTING FEATURES ARE TO REMAIN AS PROTECTED UNLESS OTHERWISE NOTED.
AHERN STREET
(PLUM STREET PER PLAT)
(A PUBLICLY DEDICATED 57' R/W)
TO BE REMOVED BY OTHERS AFTER INSTALLATION OF REPLACEMENT
PRESERVE AND PROTECT MONUMENT
BENCHMARK EL. 21.78547.3402' EL. 5.51.01.7754
REMOVE RAILING
EXISTING CONCRETE SLAB TO REMAIN
EXISTING LIFEGUARD BUILDING TO REMAIN - SEE ARCHITECTURAL PLANS
REMOVE EXISTING PALM TREES IN AREA
REMOVE EXISTING CONCRETE PAVEMENT AND SIDEWALK
REMOVE EXISTING RAILING (TYP.)
REMOVE BIKE RACKS, TRASH CANS AND SIGNS, STORE SAFE FOR REINSTALLATION AFTER WORKS
SAW CUT AND REMOVE EXISTING ASPHALT PAVEMENT
LOT 36
BLOCK 36
PLAT NO. 2 ATLANTIC BEACH
PLAT BOOK 6, PG. 61
DESCRIPTION
DATE
REVISIONS
DESCRIPTION
DATE
9/8/2023 11:08 AM
V002228
I:\22Jobs\221021B\CAD\Xls\Sheet\C-02 DEMO PLAN.dwg


THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.
NOTES:
NEW BEACH ACCESS WALKWAY - BY OTHERS
NEW 6" CONCRETE PAVEMENT WITH 6X6 W1.4 WWF
DUMPSTER TO REMAIN
NEW 6' WIDE, 5" THICK CONCRETE SIDEWALK
NEW 6" CONCRETE PAVEMENT WITH 6X6 W1.4 WWF AND 12" STABILIZED SUBBASE (TYP.)
OUTDOOR SHOWER/ FOOTWASH STATION
(2) PARALLEL PARKING SPACES FOR STAFF
LIFEGUARD TOWER EXPANSION
SEE ARCHITECTURAL PLANS
BIKE RACKS AND BENCHES BY OTHERS
MAIN HOUSE
(2) ADA PARKING STALLS
GARAGE #1
GARAGE #2
GARAGE #3
IMPROVEMENTS BY OTHERS
HEADER CURB (TYP.)
NEW PAVEMENT W/ 6X6 W1.4 WWF
6" LIMEROCK BASE
12" STABILIZED SUBBASE
(2) REGULAR PARKING STALLS
KENILWORTH STREET (50' ROW)
N
30'
15'
0
SHEET NO.
C-03
GEOMETRY PLAN
CITY OF Atlantic Beach - Florida
LIFEGUARD STATION
HANSON
REVISIONS
DATE
DESCRIPTION
DATE
DESCRIPTION
NOV/DEC/2021
9/8/2023 2:44 PM
I:\22Jobs\22102818\CAD\Site\Sheets\C-03_GEOMETRY PLAN.dwg

CITY OF ATLANTIC BEACH
CITY COMMISSION MEETING
STAFF REPORT

AGENDA ITEM: Resolution No. 24-15 adopting an organizational mission statement

SUBMITTED BY: William B. Killingsworth, City Manager

TODAY'S DATE: March 13, 2024

MEETING DATE: March 25, 2024

BACKGROUND: On March 11, the City Commission followed up on its Feb. 5 priority-setting exercise by adopting its Fiscal Year 2024-25 priorities. Also, the City Commission received a briefing on the City's strategic plan development, at which the conceptual Mission Statement – "The place to be – through exceptional public services" was unveiled. The thought behind such a concise Mission Statement is that it is purposeful and is easily recitable, and that it can be applied as a measure of employee achievement.

BUDGET: None

RECOMMENDATION: Commission approve Resolution No. 24-15

ATTACHMENT(S): Resolution No. 24-15

REVIEWED BY CITY MANAGER: 

RESOLUTION NO. 24-15

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ATLANTIC BEACH, FLORIDA, ADOPTING AN ORGANIZATIONAL MISSION STATEMENT; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Mission Statement is a formal declaration that outlines an organization's core function; and

WHEREAS, the City of Atlantic Beach desires to establish a new Mission Statement – a streamlined maxim that City employees can justly and readily recite, and that can be applied as a measure of employee achievement; and

WHEREAS, "The place to be – through exceptional public services" serves this distinct purpose.

NOW THEREFORE, be it resolved by the City Commission of the City of Atlantic Beach, Florida:

SECTION 1. That the City Commission herby adopts the organizational Mission Statement, "The place to be – through exceptional public services".

SECTION 2. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

SECTION 3. That this Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED by the City Commission of the City of Atlantic Beach, this 25th day of March, 2024.

_____
Curtis Ford, Mayor

Attest:

_____
Donna L. Bartle, City Clerk

Approved as to form and correctness:

_____
Jason Gabriel, City Attorney

STAFF REPORT
City of Atlantic Beach
Commission Meeting

AGENDA ITEM: Ordinance No. 20-24-172 to appropriate $654,700 to the General Fund for additional funds required for the design and construction of the Atlantic Beach Ocean Rescue Station.

DATE: March 12, 2024

SUBMITTED BY: Brittany Percell, Director of Finance BP

BACKGROUND: At the Regular City Commission Meeting held on February 26, 2024, the City Manager received consensus from the City Commission to appropriate the additional funds needed to design and construct the Lifeguard Station; designating General Fund, fund balance (reserves) to be used for this purpose. Per City of Jacksonville's Ordinance 2024-164 the City is expecting to receive a grant totaling $200,000 from the City of Jacksonville to assist with the construction of the lifeguard station.

$562,500 was appropriated for this purpose in the FY 2023-24 budget; Ordinance No. 20-24-172 is necessary to fund the entire project cost of $1,217,200. If City of Jacksonville's Ordinance 2024-164 is passed at second reading the City will receive grants totaling $762,500 towards this project.

RECOMMENDATION: The City Commission consider approving Ordinance No. 20-24-172, at second and final reading on March 25, 2024.

ATTACHMENT: Ordinance No. 20-24-172

REVIEWED BY CITY MANAGER:

ORDINANCE NO. 20-24-172

AN ORDINANCE AMENDING THE OPERATING BUDGET FOR THE CITY OF ATLANTIC BEACH, FLORIDA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Charter of the City of Atlantic Beach requires that the City Commission approve all budgetary increases and transfers at the fund level; and

WHEREAS, the nature of budgetary systems and those day-to-day decisions affecting such budgetary systems require adjustments from time-to-time, and

WHEREAS, the City desires now to amend the current operating budget funds totaling $654,700; additional funds required for the design and construction of the Atlantic Beach Ocean Rescue Station. Per City of Jacksonville's Ordinance 2024-164 the City is expecting to receive a grant totaling $200,000 from the City of Jacksonville to assist with construction of the lifeguard station.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION ON BEHALF OF THE PEOPLE OF THE CITY OF ATLANTIC BEACH, FLORIDA that:

SECTION 1. The Fiscal Year 2023/2024 Operating Budget is hereby amended as follows:

GENERAL FUND

Expenditures:	
Buildings	Total Expenses: $654,700
Fund Balance:	($654,700)

SECTION 2. This ordinance shall take effect immediately upon adoption.

PASSED by the City Commission on first reading on the 11th day of March, 2024.

PASSED AND ADOPTED by the City Commission on second and final reading on this 25th day of March, 2024.

ATTEST:

Donna L. Bartle
City Clerk

Curtis Ford
Mayor

Approved as to form and correctness:

Jason Gabriel
City Attorney

CITY OF ATLANTIC BEACH
WAIVER HEARING PROCEDURES
WAIV24-0001 (550 Sherry Drive)

Quasi-judicial proceedings, such as rezonings, uses by exception, variances and waiver requests, are not controlled by strict rules of evidence and procedure, but certain standards of basic fairness must be adhered to in order to afford due process. In quasi-judicial hearings, the parties must be able to present evidence, cross-examine witnesses and be informed of all of the facts upon which the Commission acts. The hearing must be fair and impartial and contain the following requirements:

- Notice
- Quasi-judicial hearings can be very informal. The record must be made at the hearing and the parties must be able to comment on the evidence or to introduce contrary evidence
- Written decision. The decision must be based on the record as it is produced at the hearing and should include an analysis of the applicable statutes, ordinances, regulations and policies as well as the facts
- Fairness protections require an unbiased decision maker and decisions are to be based on information presented at the hearing and made a part of the record

Suggested Procedure for Waiver Hearing, WAIV24-0001

- Mayor to Open Hearing
- City Attorney – Procedural reminders/correspondence made part of record/swearing in of staff, applicant and any person(s) wanting to testify before Commission on this matter.
- Disclosure by the Commission members of any ex parte communications (per Resolution 95-26, each Commissioner must disclose the subject of the communication and the identity of the person, group or entity who made the communication before final action).
- Staff presents an overview of the subject matter and timeline of the application.
- Applicant, and/or Applicant's legal counsel, present the request and support for approving the waiver request and Applicant's witnesses, if any, make presentations.
- Public comments – 3 or 5 minutes, depending on number of speaker cards submitted to Clerk.
- Closing comments/rebuttal by Applicant (may include cross-examination if requested).
- Commission deliberation and action.
- Commission may approve, approve with conditions or deny the waiver request.
- Per Section 24-66, If the city commission "finds that undue hardship due to unreasonable practical difficulties may result from strict compliance with this chapter, the city commission may approve a waiver.

(b) Conditions of waiver. An applicant seeking a waiver shall submit to the city commission a written request for the waiver stating the reasons for the waiver and the facts, which support the waiver. The city commission shall not approve a waiver unless:

(1) Compliance with such provision(s) would be unreasonable; or
(2) Compliance with such provision(s) are in conflict with the public interest; or
(3) Compliance with such provision(s) are a practical impossibility.

(c) A waiver shall not modify any requirement or term customarily considered as a variance.
(d) A waiver shall be considered only in cases where alternative administrative procedures are not set forth within the city Code of Ordinances.
(e) A waiver from the land development regulations may be approved only upon showing of good cause, and upon evidence that an alternative to a specific provision(s) of this chapter shall be provided, which conforms to the general intent and spirit of these land development regulations. In considering any request for a waiver from these land development regulations, the city commission may require conditions as appropriate to ensure that the intent of these land development regulations is enforced."

REFERENCED CODE SECTIONS

Sec. 24-66. - Waiver.

(a) General. Except for those waivers authorized by section 24-190, where the city commission finds that undue hardship due to unreasonable practical difficulties may result from strict compliance with this chapter, the city commission may approve a waiver.

(b) Conditions of waiver. An applicant seeking a waiver shall submit to the city commission a written request for the waiver stating the reasons for the waiver and the facts, which support the waiver. The city commission shall not approve a waiver unless:

(1) Compliance with such provision(s) would be unreasonable; or

(2) Compliance with such provision(s) are in conflict with the public interest; or

(3) Compliance with such provision(s) are a practical impossibility.

(c) A waiver shall not modify any requirement or term customarily considered as a variance.

(d) A waiver shall be considered only in cases where alternative administrative procedures are not set forth within the city Code of Ordinances.

(e) A waiver from the land development regulations may be approved only upon showing of good cause, and upon evidence that an alternative to a specific provision(s) of this chapter shall be provided, which conforms to the general intent and spirit of these land development regulations. In considering any request for a waiver from these land development regulations, the city commission may require conditions as appropriate to ensure that the intent of these land development regulations is enforced.

REFERENCED CODE SECTIONS IN STAFF REPORT

Sec. 24-106. - Residential, single-family district (RS-2).

(a) *Intent.* The RS-2 zoning district is intended to apply to predominately developed areas of single-family dwellings with platted lots that are smaller than those in the RS-1 zoning district.

(b) *Permitted uses.* The uses permitted within the RS-2 zoning district shall be:

(1) Single-family dwellings.

(2) Accessory uses (see section 24-151).

(3) Government uses, buildings and facilities.

(c) *Uses-by-exception.* Within the RS-2 zoning district, the following uses-by-exception may be permitted:

(1) Churches, subject to the provisions of section 24-153.

(2) Public and private recreational facilities not of a commercial nature and of a neighborhood scale intended to serve the surrounding residential neighborhood.

(3) Schools.

(d) *Minimum lot area.* Existing legally established lots of record may exist, which do not meet the following requirements. These lots may be developed subject to all applicable land development regulations; however, all lots created after January 1, 2002 must comply with these minimum lot size requirements in order to obtain building permits authorizing development. The minimum size for lots within the RS-2 zoning district, shall be:

(1) Lot or site area: Seven thousand five hundred (7,500) square feet.

(2) Lot width: Seventy-five (75) feet.

(3) Lot depth: One hundred (100) feet.

(e) *Minimum yard requirements.* The minimum yard requirements within the RS-2 zoning district shall be:

(1) Front yard: Twenty (20) feet.

(2) Rear yard: Twenty (20) feet.

(3) Side yard: Combined fifteen (15) total feet and five (5) minimum feet on either side.

(f) *Building restrictions.* Building restrictions within the RS-2 zoning district shall be:

(1) Maximum impervious surface: Forty-five (45) percent; provided, however, where lawfully existing structures and improvements on a parcel exceed this applicable percentage, redevelopment of such parcels or additions/modifications to such structures and improvements shall not exceed the pre-existing impervious surface percentage, provided the requirements of section 24-68 are met.

(2) Maximum building height: Thirty-five (35) feet.

Sec. 24-84. - Lots of record and nonconforming lots of record.

(a) *Multiple lots and parcels treated as a single development parcel.* In the case where more than one (1) parcel, platted lot or lot of record has been merged or combined and developed as a single development parcel, such lots shall not later be developed as a single lot, unless all requirements for development as a single lot shall be met including, but not limited to, impervious surface area limitations and provision of all required yards for all structures. See Figure 5.

(b) *Nonconforming lots of record.*

(1) Where a residentially-zoned lot or parcel of land does not conform with the requirements of the zoning district in which it is located, but was a legally established and documented lot of record prior to the adoption of this Code or previous codes and applicable City of Atlantic Beach ordinances, such lot or parcel of land may be used for single-family dwellings or residential dwellings consistent with the applicable zoning district regulations and density as designated in the comprehensive plan and this Code, provided the proposed development complies with the minimum yard requirements for the applicable residential zoning district.

(2) In any zoning district, on a legally established and documented nonconforming lot of record, a structure may be expanded or enlarged provided such expansion or enlargement complies with other provisions of this chapter, including without limitation, yard requirements.

(3) No lot or parcel in any zoning district shall be divided to create a lot with area or width less than the requirements of this chapter and the comprehensive plan.

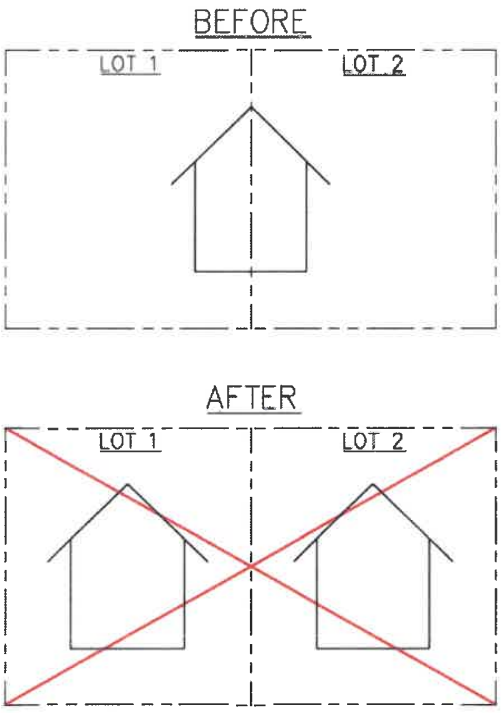


Figure 5 Dividing & Joining Lots of Record

CITY OF ATLANTIC BEACH
CITY COMMISSION MEETING
STAFF REPORT

AGENDA ITEM: WAIV24-0001 **Public Hearing** - Request for a waiver for 550 Sherry Drive as permitted by Section 24-66 to waive the provision of a minimum 75-foot lot width as required by **Section 24-106** to allow the division of the parcel into two lots.

SUBMITTED BY: Amanda Askew, Director of Planning, Community Development & Building

TODAY'S DATE: March 13, 2024

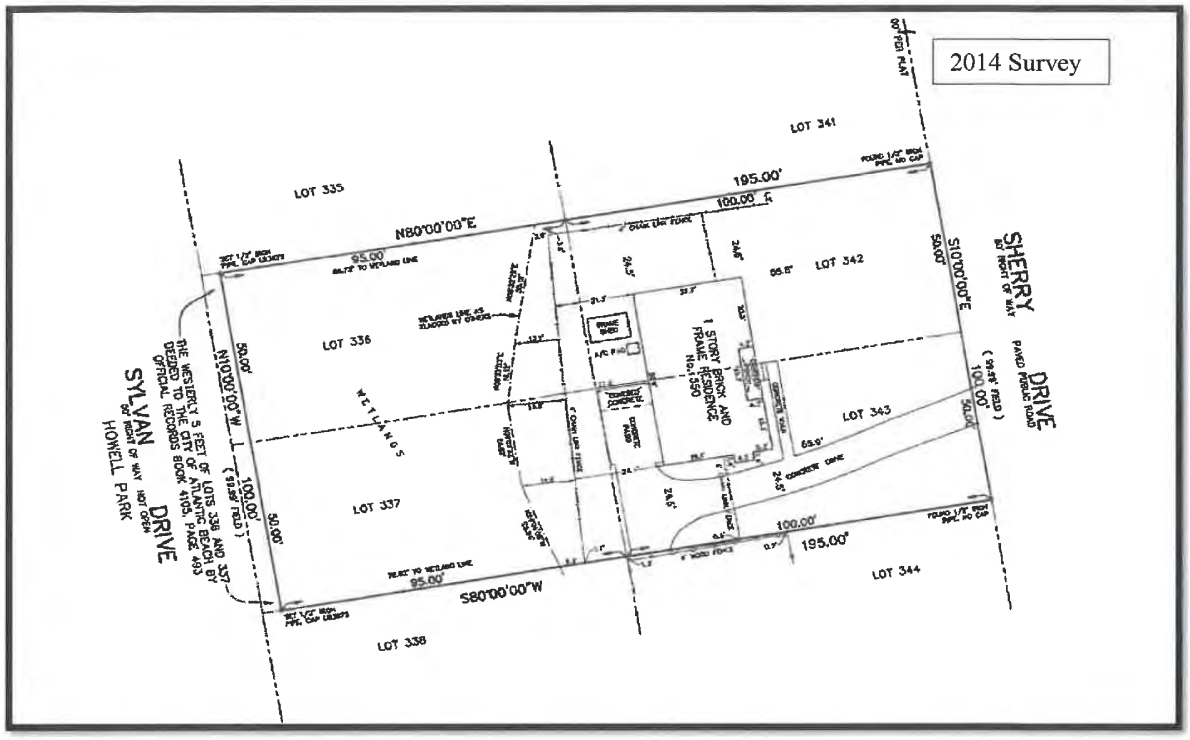
MEETING DATE: March 25, 2024

Property Location Map



BACKGROUND: The owners of 550 Sherry Drive, Nathan and Jennifer Briesmeister, are requesting to divide their property into two buildable parcels. The property is 100 feet wide by 195 deep and currently consists of four platted lots (except for a 5 foot strip) with one single family house built in 1971. Since the platted lots were combined for the development of the house, this property is considered a "single development parcel" as defined in Section 24-17 of the land development regulations and copied below:

Single development parcel shall mean a unified development constructed or reconstructed on contiguous lands. Multiple adjacent platted lots shall be considered a single development parcel when: a) removing any of the parcels would create a nonconformity, b) typical elements of a single development are shared across a lot line such as access points, accessory structures, or architectural projections, or c) any permitted structure is located across a lot line (with the exception of fences). Removal of elements from a single development parcel shall not revert any lot back to an individual buildable lot unless minimum lot standards can be met.



The request is to divide the property into two buildable lots, each one 50 feet wide by 195 feet deep.



Section 24-84(b)(3) states that "No lot or parcel in any zoning district shall be divided to create a lot with area or width less than the requirements of this chapter and the comprehensive plan." See figure 5 from this Section below:

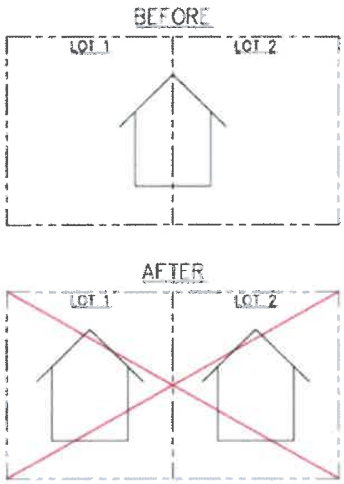


Figure 5 Dividing & Joining Lots of Record

In other words, in order to divide the property into two lots, each "new" lot must meet the minimum lot size required for the respective zoning district and meet density required by the Comprehensive Plan. This property is designated Residential Low Density (RL) in the Comprehensive Plan which requires 7,260 square feet of lot area per dwelling unit (house). The proposed new lots would meet this. The property is zoned Residential, Single-Family (RS-2) which requires a minimum lot size of 75 feet wide by 100 feet deep (7,500 square feet total). The proposed "new" lots would meet the minimum lot area required in this zoning district but would not meet the minimum 75 foot width requirement. The applicants are requesting a waiver from this 75 foot lot whttps://coab.us/2073/Safety-Traffic-and-Parking-Committee-Residth requirement.

	Comprehensive Plan Requirements	Zoning District (RS-2) Requirements	Proposed Lots
Lot Width	*Not applicable*	75 feet	50 feet
Lot Depth	*Not applicable*	100 feet	195 feet
Lot Size	7,260 square feet	7,500 square feet	9,750 square feet

The applicants submitted a letter dated 05/08/2014 from the city's Building and Zoning Director stating that the property may be divided into two buildable lots. During this time, the code was interpreted to allow such lot divisions. However, upon realizing this misinterpretation and confusing language in the

code, the code was updated in 2019 to clarify that divisions of single development parcels are not allowed unless the new lots meet the minimum lot requirements.

WAIVERS

Where the city commission finds that undue hardship due to unreasonable practical difficulties may result from strict compliance with this chapter, the city commission may approve a waiver.
The city commission shall not approve a waiver unless:

(1) Compliance with such provision(s) would be unreasonable; or

(2) Compliance with such provision(s) are in conflict with the public interest; or

(3) Compliance with such provision(s) are a practical impossibility.

BUDGET: None

RECOMMENDATION: Commission to consider waiver WAIV24-0001

ATTACHMENT(S): Waiver Hearing Procedures
Waiver Application

REVIEWED BY CITY MANAGER:

LAND DEVELOPMENT REGULATIONS WAIVER

City of Atlantic Beach
Community Development Department
800 Seminole Road Atlantic Beach, FL 32233
(P) 904-247-5800

FOR INTERNAL OFFICE USE ONLY
PERMIT# WAIV24-0001

☑ $300.00 Application Fee

APPLICANT INFORMATION

NAME Nathan and Jennifer Briesemeister
EMAIL Nathan.briesemeister42@gmail.com
ADDRESS 550 Sherry Drive
PHONE # 770-990-9768
CITY Atlantic Beach STATE FL ZIP CODE 32233
CELL # 770-990-9768

SITE INFORMATION

ADDRESS 550 Sherry Drive
SUBDIVISION N/A
BLOCK
LOT 336, 337, 342, 343
RE# 1704650010
LOT/PARCEL SIZE 0.45 Acre
ZONING CODE
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION Residential
REQUESTED PROVISIONS FROM WHICH WAIVER IS SOUGHT Residential Single-Family (RS-2) min. zoning district requirements (min. 75' lot width, min. 100' lot depth and min. lot area of 7,500).

PROVIDE ALL OF THE FOLLOWING INFORMATION:

1. Proof of ownership (deed or certificate by lawyer or abstract company or title company that verifies record of owner as above.
2. Survey and legal description of property.
3. If the applicant is not the owner, provide a letter of authorization from the owner(s) for applicant to represent the owner for all purposes related to this application.
4. Please submit a written request for the waiver stating the reasons for the waiver and the facts which support the waiver.

I HEREBY CERTIFY THAT ALL INFORMATION PROVIDED IS CORRECT: Signature of Property Owner(s) or Authorized Agent

Nathan Briesemeister — SIGNATURE OF APPLICANT
Nathan Briesemeister — PRINT OR TYPE NAME
January 25, 2024 — DATE

Jennifer Briesemeister — SIGNATURE OF APPLICANT (2)
Jennifer Briesemeister — PRINT OR TYPE NAME
January 25, 2024 — DATE

Signed and sworn before me on this 25 day of January, 2024 by Nathan Briesemeister

Identification verified: Known

MARIA E HOLT NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES 11/07/2027

State of Georgia
County of Gwinnett

Oath Sworn: ☒ Yes ☐ No

Notary Signature

My Commission expires 11/07/2027

15 LAND DEV REGULATION WAIVER 01.28.2020

MARIA E HOLMES NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA 11/07/2027

Section 24-66 permits the City Commission to authorize limited Waivers, on a case-by-case basis, from a specific provision(s) of these Land Development Regulations when it is demonstrated that compliance with such provision(s) would be unreasonable, in conflict with the public interest, or a practical impossibility. A Waiver from these Land Development Regulations may be approved only upon showing of good cause, and upon evidence that an alternative to a specific provision(s) of this Chapter shall be provided, which conforms to the general intent and spirit of these Land Development Regulations. In considering any request for a Waiver from these Land Development Regulations, the City Commission may require conditions as appropriate to ensure that the intent of these Land Development Regulations is enforced. A Waiver shall not modify any requirement or term customarily considered as a Variance or any requirement or term prohibited as a Variance, and shall be considered only in cases where alternative administrative procedures are not set forth within the City Code of Ordinances.

Statement of facts and any special reason(s) for the requested Waiver, which demonstrates compliance with Section 24-66 of the Zoning and Subdivision and Land Development Regulations and ***specifically describing how the request complies with the Conditions necessary for the City Commission to approve this request***. Please attach additional pages if needed.

Dear Madam or Sir:

We are submitting this application in order to request a waiver related to Residential Single-Family (RS-2) min. zoning district requirements (min. 75' lot width, min. 100' lot depth and min. lot area of 7,500).

Prior to purchasing our home in July 2020, the previous owner provided us with a letter from the City of Atlantic Beach Building and Zoning Department (attached) indicating the lot could be split into two buildable lots. We would like to move forward with dividing the lots and respectfully request an exception based on the attached letter.

Our family loves Atlantic Beach and we appreciate the building laws and regulations regarding how the town appears not only to residents, but visitors alike. We have nothing but respect for the city ordinances and building codes designed to protect and preserve the Atlantic Beach community. If the waiver is granted, it would provide us with flexibility that is very important to us personally. We would work closely with the city to ensure two homes on two separate lots would be feasible while maintaining the beauty and look and feel of Sherry Drive and the surrounding neighborhood.

Please let us know if you have any questions or need additional information.

Sincerely,

Nathan and Jennifer Briesemeister

15 LAND DEV REGULATION WAIVER 01.28.2020

CITY OF ATLANTIC BEACH
BUILDING AND ZONING
800 SEMINOLE ROAD
ATLANTIC BEACH, FLORIDA 32233
TELEPHONE (904) 247-5800
FAX: (904) 247-5845

Re: Zoning Confirmation

Dear Ms. Whitehead

This letter serves to confirm that you can split your property into two lots as we discussed last week. I will be able to split the property into two (including the rear two lots) administratively, without the need for approval at Atlantic Beach boards. However, the existing structure would need to be removed prior to splitting the lots (so as to not create a non-conforming structure).

As we discussed at the meeting, the 25 foot wetlands buffer would not apply eastward past the existing fence line but would extend westward from the fence into the back two lots. In addition, the setbacks as per city code from the front and back property lines are 20 feet with the side setbacks being a total of 15 feet.

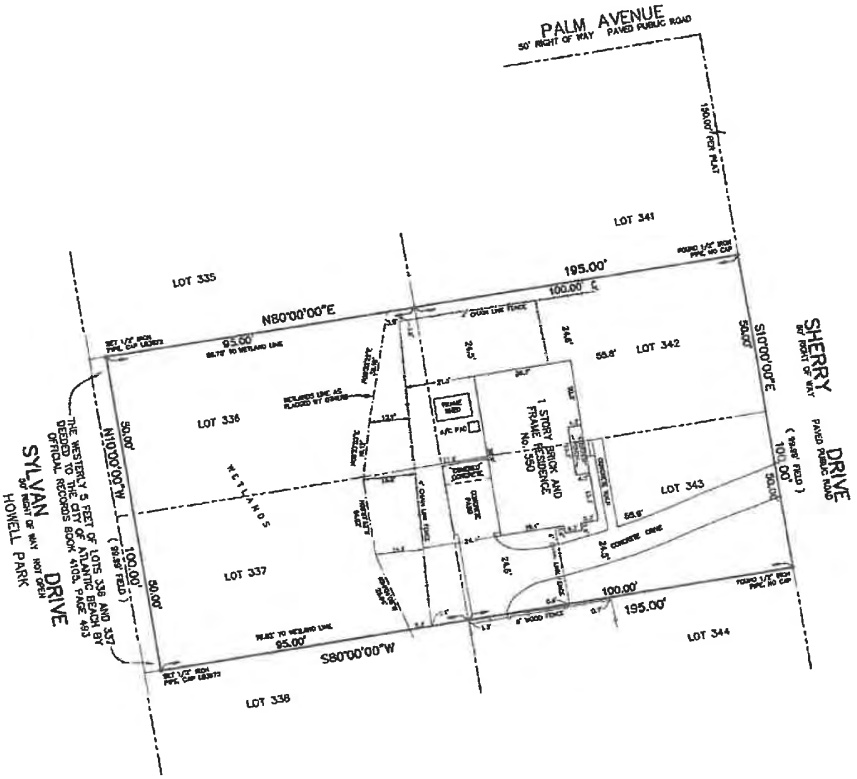
All of the above conditions are transferable and would be upheld to any purchaser of the property if it were to be sold.

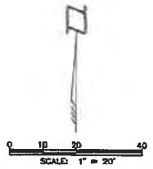
Please feel free to contact me at (904) 247-5817 if you have any questions.

Sincerely,
Jeremy Hubsch
Building and Zoning Director
05/08/2014

MAP SHOWING SURVEY OF

LOTS 336, 337, 342 and 343, SECTION No. 3 SALTAIR AS RECORDED IN PLAT BOOK 10, PAGE 16 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.





NOTES
1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE EAST LINE OF LOTS 342 AND 343 BEING SOUTH 10°00'00" EAST, ASSUMED DATUM.
3. BOUNDARY SHOWN AS PER PREVIOUS SURVEY OF SAME LANDS BY RIVER CITY SURVEYORS, INC. ORDER No. 83-3677, DATED OCTOBER 20, 1993.
4. NO BUILDING RESTRICTION LINES PER PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "A" (NO BASE FLOOD ELEVATION DETERMINED) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0409H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF W. RADFORD LOVETT II.

"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

CHECKED BY:	FILE: 2014-0511	DRAWN BY: SNC	BOATWRIGHT LAND SURVEYORS, Inc. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550	DATE: MAY 12, 2014	SHEET 1 OF 1

ANSBACHER & SCHNEIDER, P. A.
ATTORNEYS AT LAW
5150 BELFORT ROAD, BUILDING 100
JACKSONVILLE, FLORIDA 32256

LEWIS ANSBACHER (1928 - 2004)
MICHAEL N. SCHNEIDER
LAWRENCE V. ANSBACHER
JASON M. TRAGER

TELEPHONE (904) 296-0100
FACSIMILE (904) 296-2842

August 18, 2020

Nathan and Jennifer Briesemeister
6644 Woodberry Court
Columbus, GA 31904

RE: Purchase of 550 Sherry Drive, Atlantic Beach, FL 32233
Our file no. 200255

Dear Nathan and Jennifer:

Enclosed please find the following documents:

1. Original Owner's Policy No.OXFL-08895900 issued by Old Republic National Title Insurance Company insuring you in the amount of $650,000.00.
2. Original recorded Special Warranty Deed recorded on August 5, 2020 in O.R. Book 19313, Page 500, public records of Duval County, Florida.

Should you have any questions regarding the enclosed please do not hesitate to call.

Sincerely,

Ansbacher & Schneider, P.A.

Phoebe Stubbs, Legal Assistant

/Enclosures

Doc # 2020167435, OR BK 19313 Page 500, Number Pages: 2,
Recorded 08/05/2020 11:20 AM, RONNIE FUSSELL CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $18.50 DEED DOC ST $4550.00

Prepared by and Return to:
Jason M. Trager, Esq.
Ansbacher & Schneider, P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

20086762
$1650000

SPECIAL WARRANTY DEED

1. **Grantor's** name and address is:

   W. Radford Lovett II, a single person
   317 San Juan Drive
   Ponte Vedra Beach, FL 32082

2. **Grantee's** name and address is:

   Nathan Briesemeister and Jennifer Briesemeister, husband and wife
   6644 Woodberry Court
   Columbus, GA 31904

   The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. The real property ("Property") conveyed hereby is described as follows:

   Lot 336 and 337, Except that part conveyed to the City of Atlantic Beach, on February 11, 1976 as recorded in Official Records Book 4105, Page 493, and Lot 342 and 343, all of Section No. 3 of SALTAIR, according to the plat thereof as recorded in Plat Book 10, Page 16, and recorded in the current Public Records of Duval County, Florida;

   together with all appurtenances belonging to or benefiting such property.

   The Property Appraiser's Parcel Identification Number is 170465-0010.

4. Grantor for good and valuable consideration plus the sum of $10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.

5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except for (i) taxes subsequent to December 31, 2019, and (ii) covenants, reservations, restrictions and easements of record, if any, with reference hereto not serving to reimpose the same.

6. Grantor represents and warrants that the Property does not constitute nor is adjacent to the homestead or residence of Grantor or any member of Grantor's family.

All signatures appear on following page(s).

Prepared by and Return to:
Jason M. Trager, Esq.
Ansbacher & Schneider, P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

200867162
$1650000

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6. Grantor represents and warrants that the Property does not constitute nor is adjacent to the homestead or residence of Grantor or any member of Grantor's family.

All signatures appear on following page(s).

Executed as of July 30 2020.

1st Witness: _____

Print Name: Jason Fryer

2nd Witness: _____

Print Name: Kathryn V. Stokes

W. Radford Lovett II

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 31st day of July, 2020, by W. Radford Lovett II (✓) who is personally known to me or ( ) who has produced _____ (Florida Driver's License) as identification.

_____
Notary Public, State of Florida
My Commission Expires:

KATHRYN V. STOKES
MY COMMISSION # GG 153700
EXPIRES: October 22, 2021
Bonded Thru Notary Public Underwriters