



Harbor Lights Jacksonville

FREQUENTLY ASKED QUESTIONS

What is Harbor Lights Jacksonville?

Harbor Lights Jacksonville is a planned mixed-use community located on the north side of Beach Boulevard just west of the Intracoastal Waterway. Harbor Lights Jacksonville will include multi-family residences, a marina and approximately 21,000 square feet of retail, commercial and restaurant space. As part of this redevelopment, a new waterfront Marker 32 would be built on site.

What type of residential living will be offered at Harbor Lights Jacksonville?

Harbor Lights Jacksonville will consist of a mixed-use building with first floor retail and upstairs residential, and a five-story multi-family building. The upscale residences will have one, two or three bedrooms, with access to parking on each level. There will be up to 215 multi-family residences.

What features will be included in Harbor Lights Jacksonville?

Harbor Lights Jacksonville has been carefully planned to create a walkable upscale community that celebrates its unique waterfront marina environment. Amenities include a boardwalk, pool and spa, fitness center and event lawn. The development will also include a marina with up to 115 boat slips.

What will happen to Marker 32 restaurant?

Marker 32, one of the most popular and established restaurants in Jacksonville, has been a long-time tenant in an older building on the site. Marker 32 will be relocated within Harbor Lights Jacksonville, and its new building – which will be modern and functional with stunning water views – is planned as the initial phase of development.

How will traffic and parking be provided for this development?

Parking will be provided for both residential and commercial use through multi-level parking designed in an integrated, wrap-around style, as well as through surface parking. There will be planned easy access to Beach Boulevard, as well as an improved internal connection to the adjacent Palm Cove Marina.

Will there be any environmental impacts from this development?

The development team of Harbor Lights Jacksonville team is extremely sensitive to the unique aesthetic of the project. The developer will partner with all necessary agencies to comply with all applicable federal, state and local protections, rules and regulations. The developer is also inspired by the fact that the adjacent marina is fully solar-powered and is a designated member of the Clean Marina program, and there are plans for this development to be a similar good steward. Harbor Lights Jacksonville will include green building practices and policies whenever possible.

What will happen to the existing marina and retail in the area?

The Palm Cove Marina, which is adjacent to the planned development, is not part of Harbor Lights Jacksonville. There are currently 11 existing retail establishments there, including a golf store, exotic car dealership and marine retailers, along with dry boat storage and wet slips. The marina and existing retail will remain in place and will not be affected.

Is there a need for this development in the area?

Harbor Lights Jacksonville will take an underutilized area of Beach Boulevard and transform it with upscale residential and retail uses – thus providing needed improvement to this corridor. It will also provide a new, upgraded location for Marker 32.

What is the timeline for Harbor Lights Jacksonville?

The development is currently in the permitting phase, with initial development expected to begin sometime in 2022.

Who is on the development team for Harbor Lights Jacksonville?

Cadenza Partners is the developer of Harbor Lights Jacksonville, with ELM serving as land planner and architect and Sodl and Ingram serving as land use attorney.

For more information on Harbor Lights Jacksonville,

visit harborlightsjacksonville.com.