



MINUTES
WORKSHOP CITY COUNCIL MEETING
JULY 16, 2001 AT 7:00 P.M.
CITY HALL, 116 FIRST STREET
NEPTUNE BEACH, FLORIDA

Pursuant to proper notice a Workshop Meeting of the City Council of the City of Neptune Beach was held July 16, 2001 at 7:00 p.m., in the Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida.

Attendance:

IN ATTENDANCE:

Mayor Richard A. Brown
Vice Mayor Robert A. Shimp
Councilor Ronald A. Patronik
Councilor Harriet Pruette
Councilor J. W. "Buddy" Crout
City Manager Richard A. Linn
City Clerk Lisa Volpe, CMC

Finance Director Steve Ramsey
Deputy City Clerk Karla Strait
Assistant to the City Manager Terry Klein
Building Official Dan Arlington
Assistant to the Building Official Piper Turner

ABSENT:
City Attorney Christopher White

Call to Order/Roll Call The Mayor called the meeting to order at 7:10 p.m.

COMMITTEE REPORTS

IBBC

ISH BRANT BEAUTIFICATION COMMITTEE: City Manager Linn reported that he had signed the maintenance agreement for the Florida Boulevard Bike Path with DOT and would be meeting with Brett Goddard and engineers regarding the additional piping. He was also soliciting quotes for the construction of the irrigation system for the Third Street medians. A yard of the month had been selected.

CITY MANAGERS PUNCH LIST/NONE

PROPOSED ORDINANCES

Garage Apartments

PROPOSED ORDINANCE – GARAGE APARTMENTS – VICE MAYOR SHIMP: THAT THE CODE OF ORDINANCES, CITY OF NEPTUNE BEACH, FLORIDA, IS HEREBY AMENDED BY ADDING DEFINITIONS TO SECTION 27-216, DEFINITIONS; ADDING A NEW SECTION, TO BE NUMBERED 27-244, SECONDARY DWELLING UNITS; AND AMENDING SECTION 27-540(A)(2).

Vice Mayor Shimp explained his biggest concern was taking away property owner rights by not allowing construction of new garage apartments. He demonstrated that by not allowing garage apartments property owners could take advantage of their property by building out to the set back lines and covering the entire lot with one structure. Vice Mayor Shimp added that the ordinance would bring garage apartments that are already in

place into compliance as well.

Building Official Dan Arlington read the Ordinance in its entirety explaining the definitions and the guidelines it would require for garage apartments.

Councilor Pruette was concerned about how garage apartments would affect density and living conditions in Neptune Beach. She felt the ordinance; 1) should include that variances would not be allowed for garage apartments, 2) the ordinance was unfair because it limited garage apartments to corner lots, oceanfront lots and lots with two frontages and, 3) should include parking requirements. Councilor Pruette requested a consensus to send the ordinance to the Planning & Development Review Board for recommendations.

Councilor Crout asked that the size of garage apartments be limited to 500 square feet, which was the maximum size of detached garages.

Vice Mayor Shimp also agreed that variances should not be allowed for garage apartments and asked to move the ordinance forward by consensus having City Attorney White and Building Official Dan Arlington work on the details.

Consensus: **SEND TO THE PLANNING & DEVELOPMENT REVIEW BOARD FOR RECOMMENDATIONS AND FORWARD TO THE AUGUST REGULAR COUNCIL MEETING FOR FIRST READ.**

PRESENTATIONS

Air & Sea Show

Captain John Furness, presented an update on the Sea & Sky Spectacular regional event scheduled for November 1 through November 4, 2001.

CONTRACT/AGREEMENTS

Stormwater Utility Proposals

STORMWATER UTILITY PROPOSALS: The following three responses to the Request for Proposals for professional services to establish a stormwater utility were received.

1. Hartman & Associates, Jacksonville
2. Jones, Edmunds & Associates, Jacksonville (formerly Smith & Gillespie)
3. Post, Buckley, Schuh, & Jernigan, Jacksonville

City Manager Linn's first choice was PBS&J, and his second choice was Jones, Edmunds & Associates. Mr. Linn asked council if they would like each firm to give a presentation and the council make the decision or have him make a recommendation.

Consensus: **TO HAVE THE CITY MANAGER MAKE A RECOMMENDATION.**

ISSUE DEVELOPMENT

Employee Recognition Program

EMPLOYEE RECOGNITION PROGRAM: City Manager Linn supported Councilor Pruette's request to recognize years of service of the city employees in five-year increments. The recognition for five to fifteen years would consist of a certificate of appreciation and a pin presented by the Mayor. In addition, employees with fifteen years of service and above would also be awarded a savings bond and luncheon.

Consensus: **TO HAVE THE CITY MANAGER PROCEED WITH THE DEVELOPMENT OF THE EMPLOYEE RECOGNITION PROGRAM AND SUBMIT ESTIMATED THE COSTS.**

- Employee of the Year City Manager Linn announced that Accountant Gina Smith in the Finance Department, had been selected "Employee of the year."
- Mileage Rate SCHEDULE A DATE TO ADOPT THE "NOT TO EXCEED MILLAGE RATE": A date needed to be determined to establish the "Not to Exceed Millage Rate." City Manager Linn suggested holding a Workshop meeting before the Special meeting to firm up adjustments to the general fund.
- Consensus: **TO HOLD A SPECIAL MEETING TO ADOPT THE "NOT TO EXCEED MILLAGE RATE" MONDAY, JULY 30, 2001, AT 6:00 P.M.**
- Impervious Surfaces IMPERVIOUS SURFACES: Vice Mayor Shimp was concerned about impervious surfaces east of Third Street and suggested a tax incentive for property owners with greater green space.
- Noise Ordinance NOISE ORDINANCE – DIRECT LIGHT: Vice Mayor Shimp invited a resident who was concerned about his neighbor's floodlights shining into his home to speak to the council.
- Tim Ingram, 113 Pine Street, suggested that council adopt an ordinance to prevent lighting on the exterior of one residential property from shining directly into another because of a dispute between himself and his neighbor.
- Vice Mayor Shimp asked Building Official Dan Arlington to work with City Attorney Chris White to add verbiage to the nuisance ordinance that would take care of the problem.
- Consensus: **TO HAVE THE BUILDING OFFICIAL AND CITY ATTORNEY WORK TOGETHER ON AN ORDINANCE AMENDING CHAPTER 28, NUISANCES, AND SEND TO THE PLANNING & DEVELOPMENT REVIEW BOARD FOR RECOMMENDATIONS.**
- Councilor Patronik acknowledged that today was Mayor Brown's birthday and everyone wished him a happy birthday.
- Public Comments **PUBLIC COMMENTS ON AGENDA ITEMS ONLY**
- Glen and Kelly Greenberg, 801 First Street, were concerned about mischievous activity east of Third Street during the night and discouraged garage apartments as well as other rental property.
- Harriet Christovich, 110 Seagate Avenue, questioned why an ordinance was necessary for garage apartments when too many variances were being issued. Vice Mayor Shimp responded that the ordinance would provide guidelines and prevent variances.
- Lynda Padrta, 1113 First Street, stated that people could currently build garage apartments and passing the ordinance would be taking away property owners' rights. Ms. Padrta questioned the language and intent of the ordinance. Ms. Padrta felt that Vice Mayor Shimp should abstain from voting on the ordinance because he publicly stated personal self-interest.
- Adjournment There being no further business, the meeting adjourned at 9:18 p.m.

Richard A. Brown, Mayor

Attest:

Lisa Volpe, CMC, City Clerk

Approved: _____