



**MINUTES  
PUBLIC HEARING  
NOVEMBER 18, 2002 AT 7:15 P.M.  
CITY HALL, 116 FIRST STREET,  
NEPTUNE BEACH, FLORIDA**

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Pursuant to proper notice a Public Hearing of the City Council of the City of Neptune Beach was held November 18, 2002, at 7:15 p.m. following the Workshop Meeting, in the Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida.

Attendance

The following Council members and staff were in attendance:

Mayor Richard A. Brown	City Manager Richard A. Linn
Vice Mayor Robert D. Shimp	City Clerk Lisa Volpe, CMC
Councilor James Gilbert	Public Services Director Leon Smith
Councilor Ronald D. Patronik	Building Official Dan Arlington
Councilor Harriet Pruette	Assistant to the City Manager Terry Klein
City Attorney Christopher A. White	Deputy City Clerk Karla Strait, CMC

Call to Order

The Mayor called the meeting to order at 7:15 p.m. and announced the purpose of the Public Hearing was to consider proposed assessments for the Prado Ferrer area for the purpose of completing the platted right-of-ways.

Councilor Gilbert felt a single developer was not going to come in and buy all the property and develop it properly with water, sewers, and stormwater utility, that the City should take steps and develop the area and assess the property owners that it would benefit.

Legal Advise

City Attorney White advised the City would have to pass a Resolution based on the Improvement Project with a plan of assessment based on who would benefit and hold a public hearing with all affected property owners. He added the Council would have to determine who would benefit and who would be assessed on a uniform and consistent basis.

Public Comments

**PUBLIC COMMENTS**

Steve Jarrett, 210 South Street, stated the City of Jacksonville Beach had a similar problem with development back in the 80's. They used the "Community Redevelopment Act" of the Florida Statutes, which qualified them to take the county portion of the taxes collected in that particular area back to the local city government for a period of 20 years. That portion of taxes was dedicated to city sponsor improvements in that geographical district.

Edward Patterson, 670 Plaza Street, member of the Fargis Lodge property located at 2130

Florida Boulevard, questioned why the list of estimated cost were different based on footage. He opposed any assessment.

Fred Outlaw, 1967 Leon Road, member of the Fargis Lodge property located at 2130 Florida Boulevard, stated Mr. Davis would speak on his behalf because he had the same questions.

W. E. Davis, 1401-1407 First Street, opposed the assessment and felt the city should have had completed plans and cost before notifying property owners of assessments.

Michael Aston, 1523 Summer Sands Drive, stated in Ponte Gorda they had what was called an impact fee. He asked if a council member would be willing to sponsor the ability of Summer Sands Homeowners Association to clean up the area at the end of Oakhurst. They were hoping to turn the area into a greenspace. Vice Mayor Shimp stated he would be the sponsor and Councilor Patronik agreed to be the co-sponsor.

Linda Pershel, 2049 Florida Boulevard, owner of the Little Red Schoolhouse, opposed the assessment stating it would not benefit her at all. She added not one of the property owners that would be assessed had asked the city to develop the area. She felt the Council was creating a problem that did not exist.

Shelly Weikil, 2005 Windswept Circle and owner of property located at 2005 Florida Boulevard, stated she had wanted to sell the Florida Boulevard property and had been waiting since February for the Council to make a decision regarding the development. She also opposed the development and assessment. She was concerned because she was not notified.

Fred Outlaw, 1967 Leon Road, an officer of the Fargis Lodge on Florida Boulevard, questioned who was in the process of purchasing one of the back lots in the area and wanted it developed.

Cliff Squires, 2100 Florida Boulevard, opposed the assessment stating none of the property owners in the area wanted it developed.

Randy Osborne, 1932 Strickland Road, stated he was the one that was in the process of closing on the back lot of the property. He added he was not involved in the proposed assessments. He was concerned about the development being done correctly according to the city plans.

Steve Jarrett, 210 South Street, stated his plans to access his property through Summer Sands did not work and the whole area was examined. That was when the plans and permits for the utilities in the entire area were discovered. He hoped there was a way to develop the area that would be a good situation for everyone.

Tim Bressin, member of the Fargis Lodge, asked if it was a mistake that the assessment figures were mailed out with the notices because the cost per foot was not consistent.

Ron Powell, 1830 Nightfall Drive, stated he was assessed based on front footage. He liked the idea of a blighted area using county taxes to pay for it and asked if Nightfall Drive could be included in the blighted area.

Lana Huguenin, 1521 Summer Sands, informed Steve Jarrett estimated the first figures

and Building Official Dan Arlington estimated the second figures. She asked where Mr. Arlington got his figures.

Adjournment

There being no further business, the meeting adjourned at 8:26 p.m.

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Richard A. Brown, Mayor

ATTEST:

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Lisa Volpe, CMC, City Clerk

Approved: \_\_\_\_\_