



MINUTES
WORKSHOP CITY COUNCIL MEETING
LAND DEVELOPMENT REGULATIONS
FEBRUARY 9, 2004 AT 6:45 P.M.
CITY HALL, 116 FIRST STREET
NEPTUNE BEACH, FLORIDA

Pursuant to proper notice a Special Workshop Meeting of the City Council of the City of Neptune Beach was held February 9, 2004, at 6:45 p.m., in the Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida.

Attendance

IN ATTENDANCE:

Vice Mayor James Gilbert
Councilor Harriet Pruette
Councilor Larry Shealy
Councilor John Weldon
Interim City Manager & Public Safety Director William Brandt
Interim Assistant City Manager & City Clerk Lisa Volpe, CMC

ABSENT:

Mayor Richard A. Brown

STAFF:

Director of Community Development Jason Cleghorn
Assistant to the Building Official Piper Turner

Call to Order/Roll Call

The Vice Mayor called the meeting to order at 6:45 p.m.

Land Development

LAND DEVELOPMENT REGULATIONS GROUP 1 & 2: Vice Mayor Gilbert stated he had not had the opportunity to review the latest version of the revised land development regulations.

Councilor Weldon questioned the Council as to how they would like to proceed with the review. He spoke with Gary Dickens, formerly of Ivey, Harris & Walls. Mr. Dickens informed him there was an amount remaining on the contract with Ivey, Harris, & Walls. Councilor Weldon stated he would like to deplete the remainder of the amount of the contract.

City Clerk Lisa Volpe stated Mr. Dickens was no longer with Ivey, Harris & Walls. She added the amount remaining on the contract was \$9,400.

Councilor Weldon stated he was aware Mr. Dickens was no longer employed by Ivey, Harris, & Walls. But because Mr. Dickens did all the work on the project Mr. Ivey had no objection to transferring the contract from Ivey, Harris, & Walls.

City Clerk Lisa Volpe stated she was concerned about Mr. Dickens reliability because he had not returned telephone calls in the past.

Councilor Weldon stated Mr. Dickens had been hard to reach due to his transition from Ivey, Harris, & Walls. He added the city had invested a lot of money with Ivey, Harris, & Walls and recommended giving Mr. Dickens the opportunity to complete the task.

Councilor Pruette stated she had no confidence in Mr. Dickens. The Council had come to many consensuses to changes they wanted that were not implemented.

Interim City Manager Chief Brandt questioned whether the consultant had already been paid the \$9,400. If so they owed the city \$9,400 worth of services.

City Clerk Lisa Volpe stated the contract with the consultant included: turning over the 1998 and 1999 revised material, attendance at five council meetings, and the legal review. All that remained was the revisions to Group 3 and the legal review.

Interim City Manager Chief Brandt suggested proceeding in the following manner. Have Mr. Dickens turn over the revised materials to Community Development Director Jason Cleghorn, have Mr. Cleghorn review the material, send it to Council for approval, then back to Mr. Dickens to provide the legal review. He suggested during the process each Council member meet with Mr. Cleghorn to discuss any concerns.

Councilor Pruette replied she felt the Council Members needed to hear each other's concerns.

Vice Mayor Gilbert stated he did not want to go through the revisions line by line. He was willing to allow Mr. Dickens the opportunity to complete the project.

Councilor Shealy agreed to give Mr. Dickens another opportunity.

Community Development Director Jason Cleghorn explained the version of the land development regulations before the Council included some changes he had made without the knowledge of the Council.

City Clerk Lisa Volpe explained Group 1 and Group 2 up to Section 27-234, was reviewed by the consultant and changes agreed to by the Council before Mr. Cleghorn's changes. The Council had not started the review of Group 3.

Councilor Shealy questioned why Mr. Cleghorn made changes to Group 1 and Group 2, up to Section 27-234 if it had already been approved by the Council.

Mr. Cleghorn replied he was told to review the Code and make any changes he felt were necessary.

Councilor Weldon asked Mr. Cleghorn to go over the changes he made with the Council and have the Council agree or disagree and move forward from there.

City Clerk Volpe suggested Mr. Cleghorn draw up a document showing all the changes he made.

Vice Mayor Gilbert asked Mr. Cleghorn how many changes he had made.

Mr. Cleghorn replied the major changes he made were to Section 27-145, Variances, adding certain items that needed to be included on plat maps, a new Administrative Variance Section, and changes to zoning districts.

Councilor Weldon suggested for a starting point to have Mr. Cleghorn go over all the changes he made to Group 1 with the Council and have the Council agree or disagree on each change and finish up Group 1.

Vice Mayor Gilbert asked Mr. Cleghorn to be prepared to go over the changes he made with the Council at the next meeting.

City Clerk Volpe stated all the consensuses the Council agreed to up to Section 27-234 were included in the current document. She recommended that Mr. Cleghorn go over the changes he made up to Section 27-234 with the Council and complete the project up to that point. Then the Council needed to decide if they wanted the consultant or Mr. Cleghorn to complete Group 3.

Vice Mayor Gilbert stated if the Council agreed Mr. Cleghorn could go over his changes with the Council at the next meeting and finish up Group 1 and Group 2 up to Section 27-234.

Councilor Weldon asked City Clerk Volpe to make sure the changes the Council agreed to by consensus were included and had not been altered.

Vice Mayor Gilbert asked Mr. Cleghorn how much time he needed to prepare to go over the changes he made to Group 1 and Group 2, Section 27-234 with the Council.

City Clerk Lisa Volpe stated Monday, March 8, 2004, was available.

Mr. Cleghorn asked Council to clarify what they wanted him to do.

Vice Mayor Gilbert instructed Mr. Cleghorn to highlight the changes he made in his copy up to Section 27-234 and be prepared to go over those changes verbally with the Council at the next meeting.

Consensus: **TO HOLD THE NEXT LAND DEVELOPMENT WORKSHOP MEETING ON MONDAY, MARCH 8, 2004, STARTING AT 6:00 P.M.**

Adjournment

There being no further business, the meeting adjourned at 7:30 p.m.

Richard A. Brown, Mayor

ATTEST:

Lisa Volpe, CMC, City Clerk

Approved: _____