



MINUTES
WORKSHOP CITY COUNCIL MEETING
JANUARY 22, 2007 AT 6:00 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 January 22, 2007 at 6:00 p.m., in the Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida.

Attendance:

IN ATTENDANCE:

STAFF:

Mayor Richard Brown
Vice Mayor Harriet Pruette
Councilor Fred Lee
Councilor Eric Pardee
City Attorney Chris White
City Manager Jim Jarboe
City Clerk Lisa Volpe, CMC

Community Development Director Amanda Askew
Director of Finance Steve Ramsey
Director of Public Services Leon Smith
Director of Public Safety David Sembach
Deputy City Clerk Karla Strait, CMC

ABSENT:

Councilor John Weldon

Call to Order/Roll Call

Mayor Brown called the meeting to order at 6:00 p.m.

PRESENTATIONS / NONE

CITY MANAGERS ACTION LIST

City Manager Jarboe reported on the following:

- He would be meeting with representatives of the City of Jacksonville Beach and Infratech regarding concerns about the installation of underground electric.
- He introduced new Community Development Director Amanda Askew.

PUBLIC COMMENTS

Steven Carter, 1723 Indian Woods Drive, felt the proposed environmental ordinance was too restrictive in comparison with state regulations. He also questioned the jurisdiction and ownership of the marshlands.

PROPOSED ORDINANCES

Ord. No. 2006-XX

ORDINANCE NO. 2006-XX, PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS: AN ORDINANCE OF THE CITY OF NEPTUNE BEACH, FLORIDA AMENDING CHAPTER 27 ARTICLE IV, LAND USE, ADDING SECTION 27-243, PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS.

Consensus: **DEFER WHILE GATHERING MORE INFORMATION AND ALLOWING CITY ATTORNEY WHITE TO CLARIFY LEGAL ISSUES.**

CONTRACTS / AGREEMENTS

Caribbee Key

CARIBBEE KEY SIDEWALK LEASE AGREEMENT: City Manager Jarboe explained the new sidewalk lease agreement for the restaurant addressed concerns regarding fixed boundaries and regular pressure washing. The sum of \$400.26 would be paid to the city monthly as rent.

Consensus: **TO INCREASE THE AMOUNT OF MONTHLY RENT FROM \$399.25 TO \$400.26.**

Councilor Lee questioned how the city determined the amount of monthly rent. City Manager Jarboe explained the amount was based on a calculation of the number of tables and the total square footage.

Mr. Brocato, owner of Caribbee Key stated he would like for the area to continue to remain open until 11:00 p.m. City Manager Jarboe agreed Mr. Brocato had been given permission by the Council in the past to allow the area to remain open until 11:00 p.m. and he would amend the contract to reflect the change.

Consensus: **TO AMEND THE AGREEMENT TO ALLOW THE OUTDOOR DINING UP TO NO LATER THAN 11:00 P.M.**

Councilor Pruette felt that in the future, parking conditions should be taken into consideration when allowing outdoor seating.

City Manager Jarboe suggested decreasing the number of allowable outdoor tables from fifteen (15) to nine (9).

Consensus: **TO CHANGE THE NUMBER OF ALLOWABLE TABLES FROM FIFTEEN (15) TO NINE (9).**

Consensus: **FORWARD TO THE FEBRUARY CONSENT AGENDA.**

ISSUE DEVELOPMENT

Zoning Change

REQUEST FOR ZONING CODE CHANGE: Mr. Mack McCuller, attorney representing 2100 Florida, LLC, the property owner of 2100 Florida Boulevard, explained the owner was requesting a zoning change in order to use the property for a vehicle repair service. The property was previously occupied by a boat repair shop, but the current zoning for the property excluded the use of a motor vehicle repair service.

As requested by the Council, the Planning & Development Review Board reviewed the change and recommended allowing "Motor Vehicle Service" by special exception only in the C-2 district. The Board also recommended changing the allowance of "Motor Vehicle Service" in the C-3 district from permitted to permitted by special exception.

City Manager Jarboe explained the Council was not approving the development order at this time and did not need to hear the presentation from Mr. McCuller. The proposed development order for the project would have to be submitted to the building department and go through the usual development order process before returning to Council for final approval.

City Manager Jarboe stated the nine conditions listed in the proposed ordinance may change with each individual exception. He recommended that conditions be set and included for each individual special exception and not in the ordinance itself.

Consensus: **FORWARD TO FEBRUARY REGULAR MEETING FOR FIRST READ.**

9-1-1 Agreement

9-1-1 INTER LOCAL AGREEMENT: City Manager Jarboe explained each year the city receives a portion of the 9-1-1 Telephone Tax for the purchase of equipment and operating cost for dispatch. The amount this year is \$120,462.

Consensus: **FORWARD TO THE FEBRUARY CONSENT AGENDA.**

General Discussion

Vice Mayor Pruette stated she would like to place the issue of underground electric on the next agenda.

Councilor Lee stated he had heard from residents that Waste Pro was not returning the trash containers to the sides of homes. He advised those residents to contact the Public Services Department to register the complaint in order that the city could fine Waste Pro. City Manager Jarboe advised he had a meeting with the regional manager of the company scheduled.

Adjournment

There being no further business, the meeting adjourned at 6:45 pm.

Richard A. Brown, Mayor

Attest:

Lisa Volpe, CMC, City Clerk

Approved: _____