



**MINUTES**  
**WORKSHOP CITY COUNCIL MEETING**  
**SEPTEMBER 17, 2007 AT 6:04 P.M.**  
**CITY HALL, 116 FIRST STREET**  
**NEPTUNE BEACH, FLORIDA**

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Pursuant to proper notice a Workshop Meeting of the City Council of the City of Neptune Beach was held September 17, 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  
Councilor John Weldon  
City Attorney Chris White  
City Manager Jim Jarboe  
City Clerk Lisa Volpe, CMC

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

Call to Order/Roll Call Mayor Brown called the meeting to order at 6:04 p.m.

**PRESENTATIONS / NONE**

**CITY MANAGER'S ACTION LIST**

Action List

City Manager Jarboe reported on the following:

- Today's heavy rains and flooding caused several accidents and some road closures.
- The city was in the process of collecting insurance quotes.
- It would be necessary to request proposals for a water & sewer rate study.
- The rehabilitation project for the Kings Road Bridge was in the engineering stage and should be ready for the bid process in three weeks.

Councilor Lee questioned when the joint meeting with Atlantic Beach to discuss Town Center issues would take place. He also questioned when the traffic study for the Kings Road speed humps would be completed. City Manager Jarboe responded that speed humps would be placed on King Road after the Kings Road Bridge rehabilitation project and a traffic study would not be necessary.

Vice Mayor Pruette stated she spoke with Jason Gabriel, Edwards Cohen, attorney for Wal-Mart, regarding the hold harmless they had asked the property owners, abutting the rear of the Lakeshore property, to sign. He had told her that only six had signed it but Wal-Mart planned on building the rear wall regardless of whether any one else signed it.

**PUBLIC COMMENTS / NONE**

### **PROPOSED ORDINANCES**

#### Rights of Ways

**ORDINANCE NO. 2007-XX, STREETS, SIDEWALKS, AND RIGHTS OF WAYS: AN ORDINANCE OF THE CITY OF NEPTUNE BEACH, FLORIDA AMENDING CHAPTER 27 ARTICLE X STREETS SIDEWALKS, AND RIGHTS OF WAY SECITON 27-480 DRIVEWAY APRONS AND PAVEMENT MATERIAL AND PROVIDING AN EFFECTIVE DATE.**

Vice Mayor Pruette stated this ordinance was introduced to prevent driveway materials such as gravel, pine, etc. from washing into the stormwater system and to bring about consistency of driveway encroachments on city property.

Community Development Director Amanda Askew explained this ordinance would be a good tool for standardizing construction of driveways. It was written based on Atlantic Beach's ordinance.

Councilor Lee voiced concern regarding the many existing driveways that would be considered non-conforming if the ordinance was adopted. Those property owners would need a variance for any improvements or additions to their property and because of the non-conformity they would be forced to bring the driveway into compliance.

Councilor Weldon was concerned the ordinance had too many contradictions. He suggested several changes to the proposed ordinance.

Councilor Pardee felt circular driveways should be clearly defined within the ordinance. He was also concerned about existing driveways being non-conforming.

Consensus: **TO HAVE STAFF REVIEW THE ORDINANCE AND BRING IT BACK TO THE COUNCIL AT THE OCTOBER WORKSHOP MEETING.**

### **CONTRACTS / AGREEMENTS**

#### Caribbee Assoc.

**SIDEWALK LEASE AGREEMENT FOR CARIBBEE ASSOCIATES, LLC:** John Brocato, owner of Caribbee Associates, recommended the city base his monthly rent increase on the CPI and requested the hours for the outdoor seating area be extended until 12:00 a.m.

Consensus: **TO HAVE STAFF REVIEW BOTH ISSUES FOR THE OCTOBER WORKSHOP AND FORWARD THE LEASE AGREEMENT TO THE OCTOBER REGULAR MEETING.**

### **ISSUE DEVELOPMENT**

#### Decks

**DEFINITION OF DECKS IN CHAPTER 27:** City Manager Jarboe stated the code currently defined decks as accessory structures. He explained that accessory structures were limited to 160 square feet. This proposed ordinance change would change the definition of decks and allow them to be larger than 160 square feet.

Councilor Weldon asked Community Development Director Amanda Askew if decks were considered impervious surface. Mrs. Askew replied that decks were not considered impervious surface.

Councilor Pardee felt there should be a definition of "elevated" and "materials" within the ordinance.

Vice Mayor Pruette asked if this would affect porches. Mrs. Askew stated this would not

affect porches because porches are considered part of the original structure and are required to stay within the setback lines.

Consensus: **FORWARD TO THE OCTOBER WORKSHOP.**

#### Donations

**DONATIONS TO NON-PROFIT ORGANIZATIONS:** City Manager Jarboe stated in the agenda packet was a list of organizations the city donated money to last year. This list did not include the Sea & Sky Show since it is once every two years. The playground sidewalk donation could be deleted since it was a one time donation.

<u>Organizations</u>	<u>2006 Contributions</u>	<u>2007 Contributions</u>
Fireworks	\$ 5,000.00	\$ 5,000.00
Playground (sidewalk)	5,000.00	None
F.A.C.E.	1,775.00	1,775.00
Beaches Resource Center	3,000.00	3,000.00
Dial-A-Ride	1,500.00	1,500.00
Sea & Sky Show	<u>None</u>	<u>2,000.00</u>
	<u>Totals</u> \$16,225.00	<u>\$13,225.00</u>

Councilor Lee stated Futch Park could use some improvements. He had spoken with some neighbors living near the park who were supportive and offered to volunteer to help raise money for improvements. He asked Council to add a \$1,500 contribution to the list for Futch Park improvements.

City Manager Jarboe stated the \$1,500 for park improvements could come out of the Convention Development Tax Fund.

Finance Director Steve Ramsey stated these organizations needed to send written requests for donations after October 1, 2007.

Consensus: **FORWARD THE APPROVAL TO THE OCTOBER CONSENT AGENDA – INCLUDING \$1,500.00 FUTCH PARK IMPROVEMENTS FROM THE CONVENTION DEVELOPMENT TAX FUND.**

#### Sun Dog Diner

**SUN DOG DINER SIGN:** City Manager Jarboe stated Code Enforcement had Sun Dog Diner remove a private sign they had placed on their outdoor seating enclosure. He explained that any private sign placed on public property must be approved by the Council.

Curtis Winters, owner of Sun Dog Diner, explained the sign was on the original drawings he submitted for the outdoor seating arrangement. He was not aware that he needed Council approval for the sign. He stated he would be willing to decrease the size of other signage on the building in order to comply with the limited sign space requirement.

Consensus: **FORWARD THE APPROVAL OF THE SIGN TO THE CONSENT AGENDA IN OCTOBER.**

#### A1A-Medians

**A1A MEDIANS – FLORIDA DEPARTMENT OF TRANSPORTATION:**

Mayor Brown stated he had met with the Secretary of the Florida Department of Transportation regarding the removal of the palm trees and medians on A1A. He explained to the Secretary the action could have a negative impact on public relations for FDOT. The Secretary agreed to have FDOT look into other options.

City Manager Jarboe stated he and representatives from Atlantic Beach would be meeting with the FDOT onsite this week.

Mayor Brown asked Councilor Pardee if he wished to discuss the sale of city hall since it was deferred when he could not be at the meeting. Councilor Pardee stated he missed the meeting due to his daughter's injury. He felt the subject should be brought up when council was ready to discuss all options for increasing revenue.

Adjournment

There being no further business, the meeting adjourned at 7:21 pm.

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Richard A. Brown, Mayor

Attest:

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Lisa Volpe, CMC, City Clerk

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