



**MINUTES**  
**WORKSHOP CITY COUNCIL MEETING**  
**JULY 21, 2008, AT 6:10 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 July 21, 2008 at 6:10 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 Activities Center Director Leslie Lyne  
Director of Finance Steve Ramsey  
Director of Public Safety David Sembach

Call to Order/Roll Call Mayor Brown called the meeting to order at 6:10 p.m.

**PRESENTATIONS**

Mayor Brown recognized Jacksonville City Councilor Art Graham and thanked him for his involvement in making the Beaches Trolley possible.

Councilor Graham responded that Jacksonville Transportation Authority, Beaches Leader, and several other sponsors contributed to the Beaches Trolley this year. He explained the trolley was currently running under a ten week trial period and next year he would like to add a "Park and Ride" perhaps at the K-Mart Shopping Center.

**CITY MANAGER'S ACTION LIST**

City Manager Jarboe reported on the following:

- The First Coast Tennis Foundation was pulled from the agenda because the information necessary to make a decision was not provided.
- Public Services was in the process of cleaning the drainage ditches using the menzi muck.
- The Kings Road Bridge repairs were scheduled to begin in three weeks.
- With approval of Council he would negotiate a contract with Atlantic Beach to conduct a joint study on nitrogen removal.
- A request for proposals went out for engineering services for recommendations and construction regarding nitrogen removal.
- St. Johns River Water Management District would not allow reuse water in Jarboe Park or behind K-Mart because they were afraid it would seep into drainage ditches.
- Budget workshop sessions would begin in August.

City Clerk Volpe suggested rescheduling the September regular council meeting to Tuesday, September 2, 2008, due to the Labor Day Holiday. The meeting would also include the first read of the budget. The second read of the budget would be scheduled for September 15, 2008.

Consensus: **TO HOLD THE SEPTEMBER REGULAR MEETING TUESDAY, SEPTEMBER 2, 2008.**

#### **PUBLIC COMMENTS**

Rona and Buford Brinlee, 299 Atlantic Boulevard, owner of Book Mark, Atlantic Beach, opposed paid parking in Town Center.

Vita Hope, 324 Driftwood Road, opposed allowing the First Coast Tennis Foundation to give tennis lessons in Jarboe Park.

Cindy Strouse Benedict, 576 Valley Forge Road North, objected to First Coast Tennis Foundation giving tennis lessons in Jarboe Park on the weekends.

Myles Donaldson, 1126 Hamlet Lane East, also opposed tennis lessons in Jarboe Park.

Alan Martin, 1113 First Street, suggested allowing gas stations in the C-3 district by special exception only.

Linda Stewart, owner of Archway Gallery and Framing, Coordinator for the North Beach Art Walk, opposed paid parking in Town Center.

#### **PROPOSED ORDINANCES**

#### Gas Stations

**ORDINANCE NO. 2008-XX, GAS STATIONS:** AN ORDINANCE OF THE CITY OF NEPTUNE BEACH, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 27 UNIFIED LAND DEVELOPMENT REGULATIONS, AMENDING ARTICLE I, IN GENERAL, SECTION 27-15, DEFINITIONS, AMENDING ARTICLE IV, LAND USE, SECTION 27-225, USES EXPRESSLY PROHIBITED WITHIN ZONING DISTRICTS, AND AMENDING TABLE 27-226-1 AND PROVIDING AN EFFECTIVE DATE.

Councilor Pardee explained the Shell Gas Station on Atlantic Boulevard recently called to inquire about a ~~submitted an application to~~ remodel and to improve the building. The application was denied due to the current zoning use table not permitting gas stations in the C-3 district. He proposed this ordinance to permit gas stations in the C-3 district.

City Manager Jarboe stated gas stations were prohibited from the permissible use table back in 1991. Due to Environmental Protection Agency and the State of Florida guidelines the Shell Station recently updated their gas tanks.

Mayor Brown suggested allowing gas stations in the C-3 district by special exception. He felt this would allow the city to have more control over future uses and allow the Shell Station to remodel and improve.

Councilor Weldon stated he would be willing to compromise by allowing gas stations by special exception in an effort to help the existing Shell Station make improvements to their property.

Vice Mayor Pruette agreed to allow gas stations by special exception in the C-3 district would be appropriate and allow the Shell Station to remodel.

Councilor Lee also agreed the Shell Station needed improvements and felt permitting gas stations in C-3 by special exception would be a compromise.

Consensus: **AGREE TO PERMIT GAS STATIONS BY SPECIAL EXCEPTION ONLY IN THE C-3 DISTRICT AND FORWARD TO FIRST READ IN AUGUST.**

Councilor Weldon asked staff to research ideas on how to allow the Shell Station to improve their property without amending the zoning use table.

### **CONTRACTS / AGREEMENTS / NONE**

#### **ISSUE DEVELOPMENT**

Jarboe Park

**RESOLUTION NO. 2008-XX:** A RESOLUTION OF THE CITY OF NEPTUNE BEACH, FLORIDA SETTING THE RULES AND STANDARDS FOR THE USE OF JARBOE PARK BY GROUPS AND ACTIVITIES.

City Manager Jarboe explained this Resolution would allow the City Manager to approve short term uses and events in Jarboe Park. The Council would have to authorize any long term uses or events.

City Manager Jarboe explained the First Coast Tennis Foundation had requested to reserve the tennis courts in Jarboe Park for tennis lessons. Since they had not contacted him regarding a formal agreement the request was pulled from tonight's agenda.

Councilor Lee clarified that the request of First Coast Tennis Foundation to reserve the tennis courts for private lessons included public input before any decision would have been finalized by the Council. He thanked those citizens who spoke during public comments.

Consensus: **FORWARD TO THE AUGUST REGULAR MEETING FOR APPROVAL AS AMENDED.**

Town Center Parking

**TOWN CENTER PARKING:** City Manager Jarboe stated he recently spoke with the Town Center Merchants regarding the parking situation. They agreed that parking did not seem to be a problem at this time. He felt the Beaches Trolley has helped improve the parking in Town Center. He suggested if the parking became an issue in the future then maybe the merchants would be willing to develop more parking.

Vice Mayor Pruette asked Mr. Lovett if he would like to make any comments. Mr. Lovett stated he opposed paid parking in Town Center.

Councilor Weldon asked the Town Center Merchants Association if they would meet and present to both city councils advice as to how the cities could help the Town Center businesses prosper. He asked Mr. Ed Jones if he would like to comment.

Mr. Ed Jones felt the parking in Town Center was working and should not be altered at this time.

Councilor Weldon asked Mr. Lovett and Mr. Jones if they would provide both city councils with advice as well so they could monitor the publicly owned parking.

Mr. Lovett stated he owned a major portion of the parking in Town Center and it would be nice if other Town Center merchants would like to contribute to the cost and maintenance of the parking lots.

Councilor Pardee commented that a memo written by Vice Mayor Pruetto to City Attorney White regarding the Wal-Mart settlement agreement was between her and the City Attorney and was not an act of the Council.

Adjournment

There being no further business, the meeting adjourned at 7:10 pm.

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Richard A. Brown, Mayor

Attest:

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Lisa Volpe, CMC, City Clerk

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