



**MINUTES  
REGULAR CITY COUNCIL MEETING  
MONDAY, MAY 7, 2018 AT 6:00 P.M.**

**CITY HALL, 116 FIRST STREET  
NEPTUNE BEACH, FLORIDA**

Pursuant to proper notice a Regular Meeting of the City Council of the City of Neptune Beach was held Monday, May 7, 2018, at 6:00 p.m. in the City Hall Council Chambers, 116 First Street, Neptune Beach, Florida.

**Attendance**

**IN ATTENDANCE:**

Mayor Elaine Brown  
Vice Mayor Scott Wiley  
Councilor Richard Arthur  
Councilor Rory Diamond  
Councilor Fred Jones

**STAFF:**

City Manager Andrew Hyatt  
Deputy City Manager Amanda Askew  
City Attorney Patrick Krechowski  
Public Works Director Leon Smith  
Finance Director Leslie Rothenberg  
City Clerk Catherine Ponson  
Chief of Police Richard Pike  
Commander Gary Snyder  
Sergeant Liam Toal  
Officer Kelly Camacho

**Call to Order/  
Pledge**

Mayor Brown called the meeting to order at 6:00 p.m. Vice Mayor Wiley led the Pledge of Allegiance.

**AWARDS / PRESENTATIONS / RECOGNITION OF GUEST**

**Officer of the  
Year**

Police Chief Richard Pike, Commander Gary Snyder and Sergeant Liam Toal presented the Officer of the Year Award to Officer Kelly Camacho.

**APPROVAL OF MINUTES**

**Minutes**

Moved by Wiley, seconded by Diamond.

**MOTION: TO APPROVE THE FOLLOWING MINUTES:**

- **April 2, 2018, Regular City Council Meeting**
- **April 16, 2018 Special City Council Meeting**
- **April 16, 2018, Workshop City Council Meeting**
- **April 26, 2018, Special City Council Meeting**

**Roll Call Vote:**

Ayes: 5 – Arthur, Diamond, Jones, Wiley, and Brown.  
Noes: 0

**MOTION CARRIED**

**COMMUNICATIONS AND CORRESPONDENCE/NONE****CITY MANAGER REPORT**

City Manager Andy Hyatt reported the following:

- He commended Officer Camacho for the Officer of the Year award.
- Hurricane season begins June 1, 2018, and the City continues to be prepared.
- Dirt has been delivered for the concrete pad base for the Community Building in Jarboe Park.
- The cost for resurfacing the tennis courts and installing pickleball courts in Jarboe Park is \$75,000.

Police Chief      Chief Richard Pike reported that the Police Department is prepared for the Dancin' in the Streets event scheduled for Saturday, May 19, 2018, and the Operational Plan would be ready for City Manager review.

City Attorney      City Attorney Patrick Krechowski reminded Council that the Urban Land Institute Technical Assistance Panel meetings would be held on Wednesday, June 26, 2018 and Thursday, June 27, 2018. The meeting on Thursday, June 27 meeting would be the public meeting where the panel would present their recommendations.

**COMMENTS FROM THE PUBLIC**

Lynda Padrta, 1113 1<sup>st</sup> Street, Neptune Beach, commented on the parasailing activity being too close to homes and spoke regarding the Kmart property redevelopment. She stated that there needs to be more retail businesses instead of residential establishments. She added that she does not see the development contributing to the overall quality of life in Neptune Beach.

Nancy Vannoy, 435 Cherry Street, Neptune Beach, spoke in opposition to the Kmart property redevelopment. She stated that it would negatively impact the area.

Shellie Thole, 217 Oleander Street, Neptune Beach, spoke regarding the time that has been spent reviewing the proposed variance that had been submitted for the Kmart redevelopment.

Pat Hazouri, 207 Florida Boulevard, Neptune Beach, spoke regarding the Kmart property redevelopment and asked Council what it meant to represent the citizens.

Mary Frosio, 1830 Nightfall Drive, Neptune Beach, questioned who besides the developer wants the project to be built. She added that she is opposed to that development but is not opposed to some other type of development that would benefit the community.

**CONSENT AGENDA**

BrewHound  
Coffee-Bar Co.-  
Collateral  
Assignment of  
Lease

**BrewHound Coffee-Bar Co.-Collateral Assignment of Lease**

Moved by Diamond, seconded by Jones.

**MOTION:**

**TO APPROVE THE CONSENT AGENDA**

## Roll Call Vote:

Ayes: 5—Diamond, Jones, Arthur, Wiley, and Brown.  
Noes: 0

**MOTION CARRIED****VARIANCES/SPECIAL EXCEPTIONS/DEVELOPMENT ORDERS**

CDB V10-08,  
Seminole  
Shoppes, 630  
Atlantic Blvd

CDB V18-08 - Variance request of Seminole Shoppes LLC, property owner, and Julianne Lilly, business owner for the property known as 630 Atlantic Blvd. Suite 14 (RE# 172394-1700). The request is to vary section 27-585.A (b) (1) to increase the allowable building signage from 17.6 square feet to 29.4 square feet.

The applicant, Julianne Lilly, 75 W. 13<sup>th</sup> Street, Atlantic Beach, stated the sign variance was denied by a 7-0 vote from the Community Development Board(CDB) on April 11, 2018. She purchased the franchise one year ago. She convinced the franchisor that the location was ideal even though it was not directly on Atlantic Boulevard. She signed a lease with Regency Centers. The franchise is Cousins Maine Lobster which is a national brand and requires a lobster be part of the sign. She added that the sign would not be visible from Atlantic Boulevard, making it more difficult to attract business.

Made by Diamond.

**MOTION:**

**TO APPROVE CDB V18-08 VARIANCE REQUEST OF SEMINOLE SHOPPES, LLC. FOR PROPERTY KNOWN AS 630 ATLANTIC BOULEVARD, SUITE 14**

**MOTION FAILED FOR LACK OF A SECOND.**

Made by Wiley, seconded by Diamond.

**MOTION:**

**TO DENY CDB V18-08 VARIANCE REQUEST OF SEMINOLE SHOPPES, LLC. FOR PROPERTY KNOWN AS 630 ATLANTIC BOULEVARD, SUITE 14**

Councilor Jones stated he had concerns with the different sizes of signs if variances are granted, and added that the business would be successful based on the location.

Councilor Diamond commented that it is difficult to start a business and he asked that Council consider tabling this issue until the June 4, 2018, Regular Meeting to give the business owner an opportunity to work with the City.

Vice Mayor Wiley stated that there had been no other variances granted for this shopping center and granting this application would be inconsistent with rest of the location.

Councilor Arthur remarked that he does not support the variance due to the wording on the application and it does not present a hardship.

Mayor Brown added that she hopes the applicant looks at options for reducing the sign size. She stated that there are sign codes in place for a reason and granting an exception to one would set a precedent.

Councilor Diamond questioned if the applicant submits a smaller sign proposal would she go through the CDB process a second time.

Deputy City Manager Amanda Askew answered that the applicant would be required to go through the process as long as the sign size was different

Roll Call Vote:

Ayes: 4—Jones, Arthur, Wiley, and Brown.  
Noes: 1—Diamond

**MOTION CARRIED TO DENY CDB V18-08 VARIANCE REQUEST**

**ORDINANCES**

Ordinance No. 2018-04, Ch. 27, Sec. 27-226, Day Care Facilities  
Ordinance No. 2018-04, First Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Amending Chapter 27, Unified Land Development Regulations; Article IV, Land Use; Section 27-226, Allowable Uses within Zoning Districts (add Day Care Facilities by Special Exception in C-2 and C-3 Zoning Districts); and Providing an Effective Date

Mayor Brown opened the public hearing.

There being no comments from the public, the public hearing was closed.

Deputy City Manager Askew explained that it was discovered that day care facilities are not allowed in any zoning district unless associated with a worship facility. This ordinance would allow day care facilities in the C-2 and C-3 Zoning Districts by special exception. The Community Development Board has approved this change.

Made by Diamond, seconded by Jones.

**MOTION:                    TO PASS ORDINANCE NO. 2018-04 ON FIRST READ**

Roll Call Vote:

Ayes: 5 —Arthur, Diamond, Jones, Wiley, and Brown.  
Noes: 0

**MOTION CARRIED**

**NEW BUSINESS**

Resolution No. 2018-03, Employee Handbook  
Resolution No. 2018-03- Adopting Employee Handbook. City Manager Hyatt explained this consolidates and updates current policies and is in a format for employees to utilize.

Made by Diamond, seconded by Jones.

**MOTION:                    TO APPROVE RESOLUTION NO. 2018-03, ADOPTING THE EMPLOYEE HANDBOOK**

Roll Call Vote:

Ayes: 5 —Diamond, Jones, Arthur, Wiley, and Brown.  
Noes: 0

**MOTION CARRIED**

Contract for  
Insurance  
Broker

Authorize the City Manager to Negotiate a Contract with a Broker for Employee Benefits.  
City Manager Hyatt reported that the current insurance broker is retiring and a new broker has been chosen based on RFPs that were submitted. The City has chosen Abentras Benefit Administrators.

Made by Jones, seconded by Wiley.

**MOTION:**

**TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE A  
CONTRACT WITH ABENTRAS BENEFIT ADMINISTRATORS**

Roll Call Vote:

Ayes: 5 –Jones, Arthur, Diamond, Wiley, and Brown.

Noes: 0

**MOTION CARRIED**

**COUNCIL COMMENTS**

Councilor Diamond commented that he was glad to see the attendance at the meeting and that he listens to the citizens.

Vice Mayor Wiley questioned if anything had been submitted regarding the 500 Atlantic development. City Manager Hyatt and Deputy City Manager Askew confirmed that nothing had been submitted that could go to the CDB for review.

Councilor Arthur gave an update on the landscaping project in the Beaches Town Center.

Adjournment

There being no further business, the meeting adjourned at 6:52 p.m.

  
Elaine Brown, Mayor

ATTEST:

  
Catherine Ponson, City Clerk

Approved: 6/4/18

