



MINUTES
SPECIAL CITY COUNCIL MEETING
WEDNESDAY, JUNE 27, 2018, AT 4:00 P.M.
CITY HALL, 116 FIRST STREET
NEPTUNE BEACH, FLORIDA

Pursuant to proper notice a Special City Council Meeting of the City Council of the City of Neptune Beach was held on Wednesday, June 27, 2018, at 4:00 p.m., in the Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida.

Attendance:**IN ATTENDANCE:**

Mayor Elaine Brown
 Vice Mayor Scott Wiley
 Councilor Richard Arthur
 Councilor Rory Diamond (4:42 p.m.)

STAFF:

City Manager Andrew Hyatt
 City Attorney Patrick Krechowski
 Deputy City Manager Amanda Askew
 City Clerk Catherine Ponson

ABSENT:

Councilor Fred Jones

**Call to
Order/Pledge**

Mayor Brown called the special meeting to order at 4:09 p.m. and led the Pledge of Allegiance.

**ULI Technical
Assistance Panel
Presentation**

ULI Technical Assistance Panel Presentation of Initial Recommendations. Mayor Brown thanked the Panel for their time and for exploring the City of Neptune Beach and how it can improve.

ULI Technical Assistance Panel Members:

Jim Sellen, VHB, Inc.
 Garrett Avery, AECOM
 Margaret Jenness, Twin Branch Corp.
 Doris Goldstein, Walkable Mixed-Use

Holly Grimes, Wakefield-Beasley
 Brian Wheeler, GGI-Tapestry
 Irene Lombardo, Writer/ULI
 Carolyn Clark, ULI North Florida
 District Council Senior Director

Jim Sellen, VHB, Inc., stated that there were urban designers, urban planners, and representatives from the real estate, legal and architectural profession on the panel. He explained that this meeting would be the presentation of first impressions. Mr. Sellen added that a report would be compiled and presented based on the scope of work the panel was given.

Holly Grimes, Wakefield-Beasley, stated there was a general list of issues that helped the panel shape their thoughts and recommendations. That list includes insufficient stormwater drainage, height limitations, lot width changes, sea level rise concerns, parking issues, and city-owned rights-of-way. She added that the focus would be on maintaining the small, close-knit character of the City.

Mr. Sellen explained that a much more specific Comprehensive Plan is needed. He added that the City needs a regulatory plan that specifies the lot and block level and distinguishes within those lots and blocks, the issues that the City is experiencing. The Comprehensive Plan should have an overlay section that would have a definition and policies that would set out the details needed to address the current issues.

Ms. Jenness, Twin Branch, stated that based on the scope of work the panel was given, an overlay district would be an efficient and effective manner to solve most of the concerns and also easier to implement. Overlay districts are used in places with special character. Ms. Jenness reviewed the details of the proposed overlay district.

Ms. Goldstein, Walkable Mixed Use, continued the discussion and spoke regarding the relocation of City Hall and how connecting significant portions of the City would allow citizens to move from one to another.

Mr. Wheeler, GGI-Tapestry, spoke regarding parking in the Town Center and how to enhance the streetscape and character by not pushing the developing pattern into a low, modern flat roof box.

Mr. Avery, AECOM, spoke regarding resiliency and pre- and post-disaster planning. He stated that those types of plans are the enabling vehicles that allow grant money to be awarded. He recommended putting the rights-of-way to work while performing a service for the City in managing stormwater. Mr. Avery added that there are natural ditches that should be enhanced for improving water quality and they provide great connections through the communities.

Mr. Wheeler explained there are additional opportunities to create incentives related to drainage. He reviewed methods to improve drainage for lot owners.

Mr. Sellen spoke regarding rebuilding nonconforming uses in the event of a natural disaster, and the overlay district would allow to rebuild in a way that is sensitive to the design and the items discussed earlier.

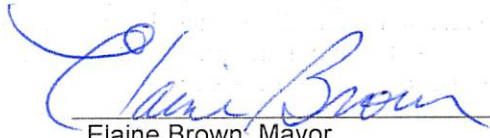
Discussion ensued between the Council and the ULI Panel regarding the details of the final report, implementation of the recommendations and incorporating the recommendations into the Comprehensive Plan.

Mayor Brown thanked the ULI Panel for their efforts and stated she is looking forward to the final report.

The final report would provide specific implementation recommendations and would be submitted to the City six to eight weeks from this special meeting.

Adjournment

There being no further business, the special meeting adjourned at 5:35 p.m.


Elaine Brown, Mayor

Attest:


Catherine Ponson, City Clerk

Approved: 8/6/18

