



MINUTES
SPECIAL CITY COUNCIL MEETING
WEDNESDAY, OCTOBER 31, 2018 AT 9:00 A.M.
COUNCIL CHAMBERS, 116 FIRST STREET
NEPTUNE BEACH, FLORIDA

Pursuant to proper notice a Special Meeting of the City Council of the City of Neptune Beach was held Wednesday, October 31, 2018, at 9:00 a.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
 Chief of Police Richard Pike
 City Attorney Patrick Krechowski
 Public Works Director Leon Smith
 City Clerk Catherine Ponson

Community Development Board
 Chairman Christopher Goodin

**Order
Call/Pledge**

Mayor Brown called the meeting to order at 9:00 a.m. Vice Mayor Wiley led the Pledge of Allegiance.

**Jim Sellen
Presentation**

Jim Sellen, Planning Principle, VHB Orlando, City of Neptune Beach Technical Assistance Panel Chair, gave a presentation regarding form-based code. He stated that form-based code deals with physical form rather than separation of uses.

Mr. Sellen stated that form-based code is concerned with orientation to the street so that what is created is an interesting, consistent, and walkable image

**TAP Priority
Ranking
Discussion**

Councilor Jones stated that the priority list based on the TAP recommendations contained features that could be included in a form-based code.

Councilor Diamond commented that there were items on the list, such as granny flats, that would need to be allowed throughout the entire City. He added there are components that could be implemented sooner. He continued that there should be public input.

Councilor Jones remarked that the Comprehensive Plan and implementation of a form-based code should be done concurrently.

City Attorney Patrick Krechowski recommended creating a flow chart of steps in the Comp Plan, which does need to be addressed. He suggested using a broad skeleton, based on public input and experts, to show how certain areas should look. He advised developing an initial outline and bring it to more than one committee and continue to provide updates.

Mayor Brown summarized that the process is the next step and build in public meetings and make sure everyone understands where the City is headed. City staff and committees will develop the process.

PUD
Ordinance

Proposed Ordinance, An Ordinance of the City of Neptune Beach, Florida, Amending the Code of Ordinances, Chapter 27, Unified Land Development Regulations, Article IV, Land Use, by Deleting Section 27-244, Planned Unit Development (PUD) and Providing an Effective Date

Councilor Diamond proposed removing the language. He added that if this is not the intent of the Council, then stop allowing the PUD through special exception and remove the residential from the PUD.

Councilor Jones stated he is amenable to the special exception portion, however, that the need for residential in a PUD is inherent and it would preserve a complementary mix of uses.

Vice Mayor Scott Wiley remarked that at this time there are still a lot of changes that need to be made to the language. He added that more time needs to be taken to look at every section.

Councilor Arthur suggested amending the language rather than removing it and having too much time before it is reinstalled. He agreed with leaving the residential portion.

CDB Chairman Chris Goodin stated it would be a mistake to remove the residential portion as it is significant. He also suggested amending the language to provide more guidance.

Councilor Diamond questioned if the City wants to have residential uses in commercial areas. He added that the only way to have this is through the current language. He stated the City should be intentional in taking away the ability to have residential up and down Atlantic Boulevard and the commercial portions of Third Street. He suggested addressing the special exception issue so that a developer must come before the Council and CDB.

Deputy City Manager Askew remarked that she and the City Attorney would present a draft to committee that takes it out of the special exception and more clearly defines the mix of uses.

City Attorney Krechowski advised that PUD language is not required by the Comp Plan and it is only mentioned in one place where it addresses mixed use. He added that this is the only City where the PUD is implemented by way of special exception. In reality, the City's PUD is a special exception and it does not give any creativity that a traditional PUD should. The City should consider adding guidance language for what is allowed in the PUD.

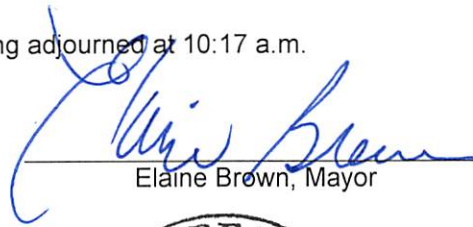
Public
Comment

Mark Scruby, Attorney, Rogers Towers, 1301 Riverplace Boulevard, Jacksonville, commented that he is speaking on behalf of Neptune Beach Realty, LLC and TriBridge Residential, LLC. He stated that they are opposed to any effort to appeal or amend the PUD regulations that would affect any vested rights that have been acquired.

Mary Frosio, 1830 Nightfall Drive, Neptune Beach, suggested placing a moratorium on the PUD. She also proposed making the residential component a lower density to keep it in character of the City.

Omar Brown, 2268 Mayport Road, Atlantic Beach, spoke regarding the PUD language.

Adjournment There being no further business, the meeting adjourned at 10:17 a.m.


Elaine Brown, Mayor

ATTEST:


Catherine Ponson, City Clerk

Approved: 12/3/18

