



MINUTES
WORKSHOP CITY COUNCIL MEETING
MONDAY, OCTOBER 15, 2018, 6:00 P.M.
CITY HALL, 116 FIRST STREET
NEPTUNE BEACH, FLORIDA

Pursuant to proper notice a Workshop City Council Meeting of the City Council of the City of Neptune Beach was held on Monday, October 15, 2018, at 6:00 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
Councilor Fred Jones

STAFF:
City Manager Andrew Hyatt
Deputy City Manager Amanda Askew
City Attorney Patrick Krechowski
Chief of Police Richard Pike
Director of Public Works Leon Smith

Call to Order

Mayor Brown called the workshop meeting to order at 6:00 and Councilor Arthur led the Pledge of Allegiance.

AWARDS / PRESENTATIONS / RECOGNITION OF GUESTS / NONE

CITY MANAGER REPORT

**City
Manager
Report**

City Manager Andy Hyatt reported the following:

- The ribbon cutting for the Neptune House will be Friday, October 19, 2018, at 5:00 p.m.
- Second Street is being repaved.
- The beach renourishment project is being mobilized and about to begin.
- A \$20,000 donation for Jarboe Park has been announced.

COMMITTEE REPORTS

**Land Use
and Parks**

Committee Chairman Diamond reported that his committee met on Wednesday, October, 2018. The PUD ordinance is on the agenda for tonight. He added that the recommendation of his committee is to remove the PUD section with the expectation of rewriting it, going through a process with the public and seeking technical assistance, if that is what the City wants. The ULI priority list was discussed. The recommendations were ranked based on a scoring system. That is also on the agenda tonight.

**Transportation
and Public
Safety**

Committee Chairman Arthur reported that on Wednesday, October 3, 2018, his committee discussed road and street striping. He stated that high traffic areas are in need of striping every five or six years. He stated that maintenance and a schedule were discussed.

- Finance/Boards/ Committee Chairman Wiley reported that on Wednesday, October 10, 2018, his
Charter Review committee discussed the Senior Center update. He stated that the demolition was going to
begin on October 29, 2018. The potential site for a new center would be discussed at a
future Council roundtable. An update of the Florida Boulevard drainage project, Phase 1 of
Jarboe Park and Community Development Board appointments were discussed.
- Strategic Chairman Jones reported that his committee meeting had been deferred until next month.
Planning and He added that some of the same topics, such as the ULI report and the Comprehensive
Visioning Plan update would need to be considered. He reported that he is anticipating a more refined
presentation of the roundabout that would clarify some concerns.

PUBLIC COMMENTS

- Public Kerry Chin, 227 Margaret Street, Neptune Beach, stated the City should approach
Comment removing the PUD regulations with caution. He suggested removing it from the list of uses
by special exceptions.

PROPOSED ORDINANCES

- Proposed Ordinance, Chapter 27, Section 27-244, PUD 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's questioned if there was an issue with the Comprehensive Plan that
would prevent removing the PUD regulations.
- City Attorney Patrick Krechowski answered that he saw no obstacle and added he would
double check before the next meeting.
- Councilor Diamond asked if the PUD could also be removed from the list of uses by
special exception at the same time that the regulations were removed. Mr. Krechowski
answered that it could.
- Councilor Diamond stated that he still supports removing the PUD regulations.
- Deputy City Manager Amanda Askew explained that the proposed ordinance would need
to go before the Community Development Board. She added that when the CDB was
reviewing the previous application, they wanted more details and parameters on Section
27-244(c), which addressed the mix of land uses.
- Councilor Arthur questioned if the intent is to remove it, revise it and then put the
regulations back in the Code, why not just revise it.
- Councilor Diamond answered that due to the amount of time it may take for Council to
revise the regulations, he would rather not have the current language still in effect while
the regulations are being revised.
- Councilor Arthur remarked that he had concerns that if the regulations are removed, then
the motivation to revise it may deteriorate.
- Vice Mayor Wiley commented that he would rather rewrite the current regulations and not
start completely over.

Councilor Jones stated that there were model PUD ordinances for small coastal communities that could be reviewed. They would provide greater predictability in development outcomes. These model ordinances could also provide an opportunity to integrate performance standards, including infill development, architectural standards, setbacks and some components missing from the current ordinance.

Mr. Krechowski stated that he would research some background information regarding the current PUD ordinance. He informed the Council he wanted to be prepared to answer questions once the final draft is presented.

Mayor Brown commented that she supports the regulations be rewritten.

Councilor Jones remarked that in prioritizing the ULI recommendations, there is opportunity to revisit how to craft the PUD ordinance.

Mayor Brown stated that this would be deferred to a special workshop meeting to be scheduled as soon as possible.

CONTRACTS / AGREEMENTS / NONE

ISSUE DEVELOPMENT

ULI Priority
List

Urban Land Institute (ULI) Technical Assistance Program (TAP) Priority List. Deputy City Manager Askew explained that Council's results based on the scoring system were averaged out and listed.

Mayor Brown questioned how to proceed with the recommendations.

Councilor Diamond commented that the Chapter 27 recommendations could be sent to the Land Use and Parks Committee. He suggested that the stormwater-related issues be sent to another committee. He also suggested a special workshop to look at the ideas. He added that the rankings give indication of a lot of support.

Vice Mayor Wiley stated that both the Comprehensive Plan and Chapter 27 recommendations should be addressed. The Comprehensive Plan should be the priority.

Councilor Jones stated he agreed with grouping the ideas by category into different committees.

Mayor Brown proposed discussing the priorities at the same meeting as the PUD ordinance discussion. Also, it was recommended having someone from the TAP at that meeting.

Pete's Bar
Event

Pete's Bar Thanksgiving Day Event- November 22, 2018. Chief Pike reported that the same footprint would be used from the previous year. Mr. Hyatt suggested, and Mayor Brown agreed to adding it to the consent agenda at the November 5, 2018, Council meeting for approval.

Style Week
Event

Style Week Event – October 18, 2018. Mr. Hyatt explained that the Beaches Town Center has requested that a Style Week event be approved. Due to time constraints, Mr. Hyatt is requesting authority to work with the organizers to put this event on.

CONSENSUS:

**AUTHORIZE THE CITY MANAGER TO COORDINATE WITH
THE BEACHES TOWN CENTER ON THE STYLE WEEK
FASHION SHOW**

CDB Appointments Community Development Board Appointments. Mayor Brown explained Aaron Evens is up for reappointment for his second term and Lauren McPhaul has turned in her application and would be appointed as an alternate.

CONSENSUS:**MOVE THE COMMUNITY DEVELOPMENT APPOINTMENTS FORWARD TO THE CONSENT AGENDA ON NOVEMBER 5, 2018.****PUBLIC COMMENTS**

Public
Comment

Mark Scruby, Roger Towers, 1301 Riverplace Boulevard, Jacksonville, Florida, stated he was speaking on behalf of TriBridge Residential, LLC, and Neptune Beach FL Realty, LLC. He commented that his clients would object to any provisions to repeal the PUD ordinance.

Michael Aston, 1523 Summer Sands Drive, Neptune Beach, requested the Council proceed with caution on their decision making to avoid a skilled developer taking advantage of the City's quality of life.

Mary Frosio, 1830 Nightfall Drive, Neptune Beach, spoke regarding removal or rewriting of the PUD ordinance.

Chris Chin, 227 Margaret Street, Neptune Beach, spoke regarding the removal of the PUD ordinance.

COUNCIL COMMENTS


Councilor Jones commented that he would like to begin the process of video recording the meetings.

Mr. Hyatt stated that there are cameras are installed and the City is getting close to that capability.

Chief Pike reminded everyone that the Chief's Walk would be held on Wednesday, October 17, 2018 beginning at 5:00 p.m. in the Bal Harbor subdivision.

Adjournment

There being no further business, the workshop meeting adjourned at 6:56 p.m.


Elaine Brown, Mayor

ATTEST:


Catherine Ponson, City Clerk

Approved: 11/5/18

