



**MINUTES**  
**SPECIAL CITY COUNCIL MEETING**  
**MONDAY, OCTOBER 18, 2021, 6:00 P.M.**  
**NEPTUNE BEACH CITY HALL**  
**116 FIRST STREET**  
**NEPTUNE BEACH, FLORIDA 32266**

Pursuant to proper notice, a Special City Council Meeting of the City Council of the City of Neptune Beach was held on Monday, October 18, 2021, at 6:00 p.m., at Neptune Beach City Hall, 116 First Street, Neptune Beach, Florida 32266.

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**Attendance:**

**IN ATTENDANCE:**

Mayor Elaine Brown  
Vice Mayor Fred Jones  
Councilor Kerry Chin  
Councilor Lauren Key  
Councilor Josh Messinger

**STAFF:**

City Manager Stefen Wynn  
City Attorney Zachary Roth  
Police Chief Richard Pike  
Public Works Director Jim French  
Senior Center Director Leslie Lyne  
Grant and Resiliency Coordinator Colin Moore  
Community Development Director Kristina Wright  
City Clerk Catherine Ponson

**Call to Order/Roll  
Call/Pledge**

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

**Public Comments**

Harriet Pruette, 217 ½ Magnolia Street, Neptune Beach, stated the City needs to have its own building inspector. This is important to the citizens.

**Pete's Bar  
Thanksgiving Day  
Event**

**Consideration of Approval of Pete's Bar 2021 Thanksgiving Day Celebration Request.**

Mayor Brown explained that Pete's Bar has requested to bring back the Thanksgiving Day celebration and it would need Council approval.

Councilor Messinger stated there were four businesses listed on the permission letter and asked if there was a policy that would allow another business in the Beaches Town Center to join if they choose to. He questioned how would that be handled since the Council would be making an approval that lists four businesses.

City Attorney Zachary Roth advised that from a legal perspective, the easiest way to handle it would be to approve this tonight and provide that other businesses in the area can participate with the City Manager's approval as long as they sign onto the terms of agreement.

Made by Jones, seconded by Messinger.

**MOTION:** **TO APPROVE PETE'S BAR 2021 THANKSGIVING DAY EVENT**

Made by Messinger, seconded by Key.

**AMENDED MOTION:** **TO APPROVE PETE'S BAR 2021 THANKSGIVING DAY EVENT PROVIDED OTHER BUSINESSES IN THE AREA CAN PARTICIPATE, WITH CITY MANAGER APPROVAL, AS LONG AS THOSE BUSINESSES SIGN ON TO THE TERMS OF AGREEMENT**

Amended Motion Roll Call Vote:

Ayes: 5-Chin, Key, Messinger, Jones and Brown

Noes: 0

**AMENDED MOTION CARRIED**

Original Motion Roll Call Vote:

Ayes: 5- Key, Messinger, Chin, Jones and Brown

Noes: 0

**ORIGINAL MOTION CARRIED**

Ordinance No. 2021-09, R-4 Lot Split Moratorium	Ordinance No. 2021-09, First Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Further Extending a Temporary Moratorium to Prohibit the Acceptance or Processing of Certain Applications for a Development Order or any Other Official Action of the City Having the Effect of Permitting or Allowing for the Application of a Plat or Replat in the R-4 Zoning District as set forth in Chapter 27, Unified Land Development Regulations, Division 3 Section 27-101 through 27-102, Platting Requirements Chapter 27, Unified Land Development Regulations, Division 4 Section 27-105 through 27-109, Minor Replat Requirements, and 27-110 Temporary Moratorium; Providing An Effective Date
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Public Hearing	Mayor Brown opened the public hearing. There being no comments from the public, the public hearing was closed.
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Made by Messinger, seconded by Chin.

**MOTION:** **TO APPROVE ORDINANCE NO. 2021-09, APPROVE ORDINANCE NO. 2021-09, EXTENDING TEMPORARY MORATORIUM ON PLAT OR REPLAT IN R-4 ZONING DISTRICT ON FIRST READ**

Roll Call Vote:

Ayes: 5- Key, Messinger, Chin, Jones and Brown

Noes: 0

**MOTION CARRIED**

Ordinance No. 2021-10, PUD Moratorium	Ordinance No. 2021-10, First Read and Public Hearing. An Ordinance of the City of Neptune Beach to Further Extend a Temporary Moratorium to Prohibit the Acceptance or Processing of any Application for a Special Exception Permit, Development Order, or any Other Official Action of the City Having the Effect of Permitting or Allowing for the Application of a Planned Unit Development as set forth in Chapter 27, Unified Land Development Regulations, Section 27-244, Planned Unit Development and 27-245, Temporary Moratorium; Providing an Effective Date
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## Public Hearing

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

Made by Messinger, seconded by Key.

**MOTION:** **TO APPROVE ORDINANCE NO. 2021-10, EXTENDING THE TEMPORARY MORATORIUM FOR APPLICATIONS FOR PLANNED UNIT DEVELOPMENTS (PUDs) ON FIRST READ**

Ayes: 5- Chin, Key, Messinger, Jones and Brown  
Noes: 0

**MOTION CARRIED**Plan Submittal for  
Water Discharge

Consideration of Approval of Plan for Eliminating Nonbeneficial Surface Water Discharges Pursuant to House Bill 64 (2021). Public Works Director Jim French explained this is a result of Senate Bill 64. This year the State of Florida passed legislation requiring the City to submit a plan for eliminating nonbeneficial surface water discharges from its Wastewater Treatment Facility (WWTF) by January 1, 2032. The legislation is associated with House Bill 64 (2021). The required plan must be submitted by November 1, 2021. If the plan is not submitted by November 1, 2021, the City's WWTF will not be allowed to dispose of its effluent to surface waters after January 1, 2028. On July 19, 2021, leadership from Atlantic Beach, Jacksonville Beach and Neptune Beach met to discuss the issues and explore options. The State's new legislation contain difficult deadlines, technical challenges, and exorbitant costs that it is not realistic to plan for in such a short window

Discussion ensued including planning with the other beach cities, nitrogen levels, available funding, and possibly hiring a consultant to assist with all the beach cities in a planning process.

Made by Messinger, seconded by Jones.

**MOTION:** **TO APPROVE THE PLAN FOR ELIMINATING NONBENEFICIAL SURFACE WATER DISCHARGES PURSUANT TO HOUSE BILL 64 (2021)**

Roll Call Vote:

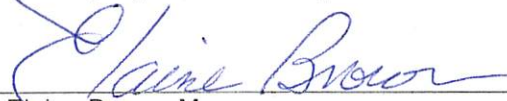
Ayes: 5-Key, Messinger, Chin, Jones and Brown

Noes: 0

**MOTION CARRIED**

## Adjournment

There being no further business, the Special Meeting adjourned at 6:18 p.m.

  
Elaine Brown, Mayor

ATTEST:

  
Catherine Ponson, CMC  
City Clerk

Approved: 11-1-2021

