



**MINUTES**  
**WORKSHOP CITY COUNCIL MEETING**  
**IMMEDIATELY FOLLOWING SPECIAL MEETING**  
**NEPTUNE BEACH CITY HALL**  
**116 FIRST STREET**  
**NEPTUNE BEACH, FLORIDA 32266**  
**MONDAY, MAY 17, 2021, 6:31 P.M.**

Pursuant to proper notice, a Workshop City Council Meeting of the City Council of the City of Neptune Beach was held on Monday, May 17, 2021, at 6:31 p.m., in Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida, 32266

**Attendance**

**IN ATTENDANCE:**

Mayor Elaine Brown  
 Vice Mayor Fred Jones (via CMT)  
 Councilor Kerry Chin  
 Councilor Lauren Key  
 Councilor Josh Messinger

**STAFF:**

City Manager Stefen Wynn  
 City Attorney Zachary Roth  
 Commander Michael Key  
 Commander Gary Snyder  
 Chief Financial Officer Carl LaFleur  
 Public Works Director Jim French  
 Mobility Management Director Megan Steward  
 Senior Center Director Leslie Lyne  
 Community Development Director Kristina Wright  
 City Clerk Catherine Ponson

**Call to  
Order/Roll Call**

Mayor Brown called the workshop meeting to order at 6:31 p.m.

**AWARDS / PRESENTATIONS / GUESTS**

**Swearing In-  
Officer Philip  
Mazzo**

Swearing In Ceremony- Officer Philip Mazzo. Mayor Brown administered the Oath of Office to Police Officer Philip Mazzo.

**National Gun  
Violence  
Awareness  
Proclamation**

National Gun Violence Awareness Proclamation Declaring June 4, 2021 as National Gun Violence Awareness Day and June 4-6, 2021 as Wear Orange Weekend. Mayor Brown read and presented the proclamation to Katie Hathaway of Moms Demand Action.

**Safe Boating  
Week  
Proclamation**

National Safe Boating Week Proclamation Declaring May 22-28, 2021 as National Safe Boating Week. Mayor Brown read and presented the proclamation to Andrew Koenig, Flotilla Commander, U.S. Coast Guard Auxiliary Flotilla 070-14-04.

**DEPARTMENTAL SCORE CARD****Departmental  
Score Card**

Departmental Score Card. City Manager Stefen Wynn reviewed the Departmental Score Card. The Departmental Score Cards are posted on the City website at: <https://www.ci.neptune-beach.fl.us/city-manager/pages/city-manager-reportsdepartmental-score-cards>

**COMMITTEE REPORTS****Finance  
Committee**

Councilor Key reported that the Finance Committee met on March 24, 2021, and discussed the 2020 budget amendments. Mr. Wynn reminded everyone of the Council Roundtable scheduled for Tuesday, May 25, 2021, at 6:00 p.m.

**Land Use &  
Parks**

Councilor Messinger reported his next meeting will be the week of June 7<sup>th</sup>, 2021. The Committee will discuss stormwater, our tree policy, the beautification committee and the Duval Mitigation Fund. It is important to note that the hardwood plantings are 100% paid through the Duval Tree Mitigation Fund. He added that the Beautification Committee is working with homeowners' associations. He also reported to be on the lookout for information on having tree in your yard.

**Strategic  
Planning/  
Transportation  
and Public Safety**

Vice Mayor Jones reported his Committee met regarding the Comprehensive Plan Update and LDC update. Staff met with FDOT and are working to prioritize our projects. Mr. Wynn commented the meeting went well and a number of our projects are in the list of priority projects. He also added that we have submitted three of three deliverables and are being resubmitted for the Resiliency Study grant.

**PUBLIC COMMENT****Public Comment**

Sharon Jachim, 1716 Strand Street, Neptune Beach, commended Code Enforcement Officer Denzel Dehm on his assistance in remedying a code violation of new construction traffic. She spoke regarding the City of Neptune Beach requesting natural gas, the City procurement process and Jarboe Park.

John Holmes, 914 4<sup>th</sup> Street, Neptune Beach, spoke regarding the tribute to the fallen heroes, the City's surplus account, the lighting in Jarboe Park and garbage pickup days.

John Raiti, 224 Bowles Street, Neptune Beach, commented on the Comprehensive Plan. He knows a lot of work went into the Plan. He mentioned that the top of the goals of the Plan are responding to the risks and threats posed by sea level rise and storm events. He stated that there was a lack of policy details and objectives. He requested in the next step we need to keep in mind what risks we all face.

David Blais, 801 1<sup>st</sup> Street, Neptune Beach, spoke regarding the Comprehensive Plan and keeping our commercial intact and not allowing residential component in that. He added that just using the term commercial may not be enough. He requested that the City do something that allows residential properties to have full rights and be able to rebuild or whatever they need to do, but at the same time, make it to where we cannot add any new residential to commercial districts. He also questioned why certain districts have changed.

**PROPOSED ORDINANCES / NONE****CONTRACTS / AGREEMENTS / NONE**

**ISSUE DEVELOPMENT****2021-2046  
Comprehensive  
Plan Review**

Review of the First Draft of the 2021-2046 Comprehensive Plan. Community Development Director Kristina Wright thanked everyone for their time and effort in working on this project and looking at all of our policies and advancing the level of quality in our regulations. She explained that this is a macro level document. Our overarching concern is to ensure that we are incentivizing redevelopment and making sure our policies are not a barrier to doing great things. She added that the City wanted to take a good look at resiliency and our vulnerability so that we can maximize our public utilities and infrastructure.

Ms. Wright stated that this is the first draft and would be known as Ord. No. 2021-03. We really want to look at each Conservation Management Element, as well as the Future Land Use Element. Within those, we are looking at the implementation of the critical High Hazard Area Map into policies to advance appropriate, resilient development. We want to advance the City's ability to implement floodplain management efforts through the incorporation of policies that set the stage for the implementation of the Community Rating System (CRS) for advanced community benefit through the National Flood Insurance Program (NFIP). Also, we want to include advancements to the conservation and protection of natural coastal resources.

She advised that some of the key areas to the Future Land Use Element are update to the Future Land Use Map to accurately reflect plan objectives and policies. She stated that the team was sensitive to change and wanted to ensure that the changes more accurately reflect what we have and what we are working for.

We wanted to create consistency, while avoiding the creation of nonconformity to satisfy State of Florida requirements and to set the stage for a responsive and efficient LDC. Also, inclusion of objectives and policies as a foundation for LDC regulations that will incentivize the improvement of older nonconforming development through the requirement of recapturing pervious surface area to advance the sustainability and resiliency of the City. Some of the changes were some reclassification mentioned in the old draft but not put on the map.

Some of the changes include the reclassification of the Beaches Town Center. The Bank of America was brought into Town Center. Density has not changed.

Mayor Brown asked who would go over the upcoming meetings and where we are and where we are going. We are going to collect feedback and there is going to be a revised draft for a transmittal hearing on June 7. Mr. Wynn reminded everyone that the June 7th hearing is not the last time this will be heard. There would be another workshop where we can continue to collect feedback. We are still taking written public comments.

Ms. Wright stated we are going to collect feedback and there is going to be a revised draft for a transmittal hearing on June 7. Mr. Wynn reminded everyone that the June 7th hearing is not the last time this will be heard. There would be another workshop where we can continue to collect feedback. We are still taking written public comments.

Councilor Chin thanked Ms. Wright for all the work she has done. He stated he had concerns about the extension of the Town Center. He also remarked that he would be interested in seeing if there were more ways to have a policy that can control parking with the encroachment into the areas south of the Town Center.

Councilor Messinger commented that he liked the direction we are going in with reducing the level of nonconformities and requiring a greater level of control over redevelopment.

He commented on protecting the tree canopy and increasing permeability. He added it is a balancing act of not reducing property rights and controlling what that looks like and making sure we are keeping with our community character.

Vice Mayor Jones commented on the Public Schools Element and if it is required. He stated that we do talk a lot about school concurrency and he wants to be sure we are doing our due diligence with respect to that. He asked the City Attorney for clarification on Senate Bill 496, Private Property Rights and its status.

Vice Mayor Jones also stated that a legitimate concern with the State would be treating private property rights. We do not want to risk inverse condemnation which is what would happen if you started to take away development right.

Councilor Key state she had received multiple phone calls regarding the extension of the Beaches Town Center and what properties that includes.

Ms. Wright pointed out that it is the Bank of America property and west of Third Street, that block has changed, which includes the Winter Law Firm. She explained that we are doing a complete street package in terms of walkability and safety. There was a lot of community conversation about creating a grid. There is a lot of visioning that this would create a network grid system. If Lemon Street is extended, then you begin to create that grid.

Councilor Key asked is that going to impact the zoning in that area right now. Does the changing of that designation open it up for something greater that would be more of a disturbance to the people in that area? Something could open with more extensive hours.

Ms. Wright stated it is a very general classification. She added that as a light commercial versus town center, the function is not that different. The difference would be instead of having a bank or an office if that were to be redeveloped into a restaurant or café.

Councilor Key inquired if would that open the people that live there to traffic and things like that. We need to think about the impact to those neighbors more than we think about anything else. She added that by allowing this change, you are opening it up for the potential for more zoning opportunities.

Ms. Wright stated there is no residential immediately around the area. Councilor Key pointed out on the FLUM that there are residential properties next to the Bank of America property.

Mayor Brown stated that there has been a lot of great work done and there is more work to do. There is more input to be received. She thanked Ms. Wright and the consultants.

City Attorney Zachary Roth reported that Senate Bill 496 is still with the Governor waiting to be signed.

#### **PUBLIC COMMENT**

Jason Raiti, 224 Bowles Street, Neptune Beach, stated this was his first Council meeting and commended for implementing new ideas.

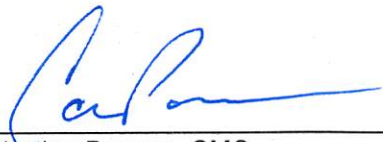
David Blais, 800 1<sup>st</sup> Street, Neptune Beach, asked about the 25-year period for the Comprehensive Plan. He also asked about the different names for the commercial areas and he stated that the lower three blocks in the northwest corner near the Intercoastal Waterway are now ten units per acre.

Adjournment

There being no further business, the Workshop meeting adjourned at 7:38 p.m.

  
Elaine Brown, Mayor

ATTEST:

  
Catherine Ponson, CMC  
City Clerk

Approved: 6-7-2021

