



**MINUTES
WORKSHOP CITY COUNCIL MEETING
IMMEDIATELY FOLLOWING THE SPECIAL MEETING
TUESDAY, FEBRUARY 21, 2023, 6:36 P.M.
NEPTUNE BEACH CITY HALL
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266**

Pursuant to proper notice, a Workshop City Council Meeting of the City Council of the City of Neptune Beach was held on Tuesday, February 21, 2023, at 6:36 p.m., in Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida, 32266

Attendance**IN ATTENDANCE:**

Mayor Elaine Brown(*absent*)
Vice Mayor Kerry Chin
Councilor Lauren Key
Councilor Nia Livingston
Councilor Josh Messinger

STAFF:

City Attorney Zachary Roth
Interim City Manager Richard Pike
Community Development Director Heather Whitmore
Senior Center Director Leslie Lyne
Deputy Public Works Director Colin Moore
Project Manager Jason Lupson
City Clerk Catherine Ponson

**Call to
Order/Roll Call**

Vice Mayor Chin called the workshop meeting to order at 6:36 p.m.

DEPARTMENTAL SCORE CARD**Dept Score
Card**

Interim City Manager Richard Pike requested if Council has any questions on any of the projects, he would be happy to help.

ISSUE DEVELOPMENT**Dig Local Network-
Beaches Green
Market**

Jessica Meyer, Market Manager, Dig Local Network, presented information on the Dig Local Network(DLN). She reported that the organization would like to re-open the Beaches Green Market in Jarboe Park and continue being a part of the Neptune Beach Community again. She presented the requests for the market, including spaces for 10x10 spaces for no more than 50 vendors.

Discussion ensued including parking, food trucks, site plan, and start date.

City Attorney Zach Roth advised that the next steps would be a formal proposal with exactly what they are asking for including a site plan. Once we know what they are asking, we can evaluate how it relates to various provisions of our Code.

- LDC Revisions** LDC Revisions. Community Development Director Heather Whitmore explained the Land Development Code was updated in August of 2022. There were some items that needed to be addressed including Floor Area Ratio (FAR), garage location and proposed rezoning South Street and Bowles Street from R-2 to R-3.
- Floor Area Ratio** The FAR issue was brought forward from applicants. Staff is recommending removing the 3,000 and 3,500 square footage requirements.
- The consensus is to move this item forward for first read on March 6, 2023.
- Garage Location** Ms. Whitmore stated that the language added for the new LDC was confusing. In Section 27-243, the graph conflicts with the text. This language must be clarified or removed.
- Councilor Key commented that she does not feel we should be telling people where they can put their garages. She would be happy to get rid of the garage aspect all together. She leans on the recommendation.
- Councilor Livingston stated she was not a fan when it was first presented. She is curious to see the CDB recommendation. She personally would be okay with doing away with the language.
- Councilor Messenger agreed the language is confusing and is not ideal. He thinks there should be some requirement to keep the eclectic nature and character. He does not want to prescribe and get very detailed about what someone can do. He wants to give flexibility while at the same have Code that retains the character of the Community.
- Ms. Whitmore stated she would come back with options and recommendations that have been properly vetted.
- Rezoning South St. and Bowles St. from R-2 to R-3** Rezoning South St. and Bowles St. from R-2 to R-3. Ms. Whitmore explained that the LDC update had incorporated a proposal to rezone a portion of South Street and Bowles Street from R-2 to R-3.
- Discussion ensued regarding the Future Land Use Map, Zoning Map and nonconformities provisions. Vice Mayor Chin advised that Ms. Whitmore would come back with options on this moving forward.
- Adjournment** The workshop meeting adjourned at 7:42 p.m.


Elaine Brown, Mayor

ATTEST: 
Catherine Ponson, CMC
City Clerk

Approved: 03-06-2023

