



City Manager Report

3 May 2021

Stefen Wynn, M.P.A.



City Manager



Capital Improvement Projects

FY-2021 JARBOE PARK

REVISED Construction Timeline:

01

Construction Timeline:

*Revised Construction
Timeline and Schedule*

4/06/2021	Court Surfaces Mobilized
4/06/2021	PW used Menzi Muck along Pond Bank/Hose bib installed @ court area
4/09/2021	Compaction Testing passed for Court Areas
4/13/2021	Stormwater Improvements Installed
4/15/2021	EWf Installed/Playground mats installed
4/17/2021	Base Material at Courts is laid
4/19/2021	Old Basketball Court Demolition
4/19/2021	Kompan begins procurement procedures with COJ for fitness stations
4/27-29/2021	Tours are given of side of East side of Park
4/30/2021	Electrical Conduit run for court lights
5/01/2021	Eastern Side of Park Officially Open (New Trails, Younger Children's Playground)
5/11/2021	HVAC Relocated to Side of Neptune House
5/24/2021	Forming Begins on Concrete Paths, Curbing, Pads and Walls
5/27/2021	Pouring Begins on Concrete Paths, Curbing, Pads and Walls
5/15/2021	Court Major Construction Substantial Completion
6/14/2021	Court Punchlist Complete and Final Completion
6/21/2021	Painting to Begin on Water Treatment Plant Wall - Neutral color palette chosen to allow for mural at a later date

Park Construction Coordination Meetings

*Agendas from these
meetings can be found
as:*

Attachment A



Capital Improvement Projects

FY-2021 JARBOE PARK

02

Contract Price:
Tracking Costs



Jarboe Park Phase 1 Improvements - Project Cost Tracking - Page 1 of 2									
Asset	Original Contract Price *	Contract Price with C.O.	Current Billing Date	Current Billing Amount	Approved Balance Remaining	Total Cost **	Funding Source		
Trail, Bridge & Bridge Relocation, Site Work (Pond, Courts & Playground site work) - ACON Contract with Change Order #1 (Approved 2/16/2021 during Special Council Meeting)	\$ 279,379.98	\$ 321,192.48	3/12/2021	\$ (265,410.96)	\$ 55,781.52	\$ 321,192.48	Better Jax/Recreational Trails Program Grant		
ADA Parking - Internal Work Performed by City Employees	\$ 12,000.00	N/A	3/22/2021	\$ -	\$ 12,000.00	\$ 12,000.00	Better Jax		
Playgrounds - Kompan Contract with Change Order #1 (Approved 2/16/2021 during Special Council Meeting)	\$ 232,904.06	\$ 288,651.83	3/22/2021	\$ -	\$ 288,651.83	\$ 288,651.83	Better Jax/Eckstein Foundation Grant/Donations		
Courts, Lighting & Fencing - Court Surfaces Contract (Approved 3/15/2021 during Special Council Meeting)	\$ 498,775.00	N/A	3/22/2021	\$ -	\$ 498,775.00	\$ 498,775.00	Better Jax		
Multi-Use Field & Landscaping - Belcorp Purchase Authorization Approved by CM within Approval Authority (Sod and Hydroseed, Additional Landscaping may come from another line item)	\$ 7,500.00	N/A	3/12/2021	\$ (4,113.36)	\$ 3,386.64	\$ 7,500.00	Better Jax		
Surveying Services - Ghiotto Surveying Contract (Approved 2/16/2021 during Special Council Meeting), Surveying Fill Dirt - JB Coxwell, Purchase Authorization within the FY-21 Budget Amount for Jarboe Park CIP	\$ 16,045.00	N/A	2/25/2021	\$ (15,092.00)	\$ 953.00	\$ 16,045.00	Better Jax		
Concrete (Sidewalks, Curbs & Parking) - Internal Work completed by City Employees, Material Cost Only.	\$ 73,500.00	N/A	2/27/2021	\$ (70,175.00)	\$ 3,325.00	\$ 73,500.00	Better Jax		
Furnishings - Considered part of Phase 1 by Design Engineer, but will not be completed during FY-21 and will need to be budgeted in FY-22	\$ 65,000.00	N/A	3/26/2021	\$ (12,555.76)	\$ 52,444.24	\$ 65,000.00	Public Works, Water & Sewer Svcs., Stormwater Utilities - Line item transfers (reductions in one fund to increase Jarboe Park CIP Fund) Update: 4/21/2021		
Pavilion - Removed from the scope of work for Ball Courts, and will not be completed in FY-21, and will need to be budgeted in FY-22	\$ -	N/A		\$ -	\$ -	\$ -	TBD		
Stormwater Improvements - Materials from Oldcastle & Allen's Culverts, Work completed by PW staff. Unanticipated work, corrected and designed by City Staff, includes: storm inlets, piping, and outfalls. Labor from Gruhn - May (\$16,268.80)	\$ 28,326.80	N/A	3/22/2021	\$ (4,430.00)	\$ 23,896.80	\$ 28,326.80	Stormwater Utility Fund		
City Demolition - Internal Work performed by PW Staff (Dumpsters, misc. concrete, etc. incl. \$2,500 Limbaugh Invoice) Phase 2 (Formerly Phase 1B & pieces of 1C) - Parking Lot on West side of 5th Street, Moving Old City, Multi-purpose Field, Furnishings & Landscaping, including trees (dependent upon COJ funding) and irrigation.	\$ 16,224.45	N/A	3/26/2021	\$ (16,224.45)	\$ -	\$ 16,224.45	Better Jax (4/21/2021 Update)		
Phase 3 (Formerly Phase 2) - Eastside Path, with significant dirt work as called out by the Design Engineer, includes new bridges, and Parking Lot on East side of Park (on outside of the ditch)	TBD	N/A	TBD	N/A	N/A	TBD	TBD		
	TBD	N/A	TBD	N/A	N/A	TBD	TBD		

***Total Price of Contracts/P.A.'s without C.O.'s: \$ 1,229,552.28
 **Total Price of Contracts/P.A.'s with Approved C.O.'s: \$ 1,327,215.56
 Total Billed to Date: \$ (388,001.53)
 FY-20 + FY-21 \$1,243,088 + Change Orders \$97,663.28: \$ 1,340,751.28
 ****Total Remaining Budget Balance: \$ 939,214.03

N/A: Not Applicable
 TBD: To Be Determined

Capital Improvement Projects

FY-2021 JARBOE PARK

02

Contract Price:
Tracking Costs



Jarboe Park Phase 1 Improvements - Project Cost Tracking - Page 2 of 2

FY-20 + FY-21 Approved Budgets: \$ 1,243,088.00
 ACON Change Order #1 Amount: \$ 41,812.50
 Kompan Change Order #1 Amount: \$ 55,850.78
 Total Amount of Approved Change Orders: \$ 97,663.28
 Total Council Approved Amounts w/Change Orders: \$ 1,340,751.28

* Unless otherwise noted, work is performed by a contract or Purchase Authorization. (There are instances where material cost alone is estimated, and labor not considered, since City Employees would perform the work)

** Assumes that the entire contract or Purchase Authorization is used

*** This Amount is anticipated to above the FY-20 & FY-21 Budgeted Amounts and will require transfers to the Jarboe Park CIP from Public Works Funds

**** The Total without including Change Orders into the Calculation of Budget Remaining is: \$899,818.38

Parsons Estimates (received 10/30/20)			
Phase 1	\$ 2,223,946.00		\$ 2,223,946.00
Phase 2		\$ 586,018.83	\$ 586,018.83
Parsons Phase 1 and 2 Total Estimate:			\$ 2,809,964.83

Public Works Cost

An additional cost tracking spreadsheet can be found as:

Attachment B

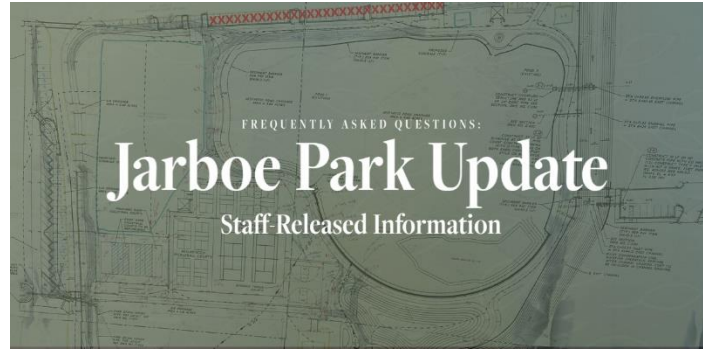
Capital Improvement Projects

FY-2021 JARBOE PARK

03

Construction
Progress:

Press Release
4/21/2021



Some Quick Facts About the Renovations:

Initially there were four total phases to the renovations: Phases 1A, 1B, 1C and 2. The City's design engineer produced an original set of drawings complete with quantity cost estimates that included contingency in case of unforeseen circumstances during construction. While budgeting and planning for the actual construction of the renovations to the park, City Staff recommended doing as much of the work as possible using labor from the City's Public Works Department. Using Public Works Staff allowed the City to complete elements of Phases 1A, 1B, and 1C using funds approved during FY-2020 and FY-2021 totaling \$1,243,088.00. During normal construction, the contractors discovered that actual conditions in the field differed from what was designed and that resulted in Change Order #1: \$41,812.50. The second change order came as a direct result of listening to residents' requests for a playground tower structure, resulting in an increase of: \$55,850.78. That brings the total Council approved construction of the Phase 1 (Phases 1A, 1B, and 1C) improvements to: \$1,340,751.28.

Once construction began, there were a number of items that could not be completed as designed. This happened due to issues discovered in the field and from granting requests made by residents. Changes were necessary, and field work orders were made to deviate from the plans. City Staff heard what Bay Street Residents requested and modified plans to remove the majority of on-street parking along Bay Street to a total of ten spaces (7 additional, including 2 ADA van-accessible spaces). The original engineered drawings specified that the tennis and pickleball courts would largely be refurbished and only include a portion of new court. Staff found that due to issues with storm water drainage from the courts, the courts would need to be raised and completely reconstructed – significantly expanding the useful life of the court surfaces. The number of volleyball courts was reduced from three to two due to site constraints and underground utilities. Minor path realignments were made in order to preserve existing trees. Prior to completing the section of pathway at the Northern end of the Park, sewer upgrades were completed to both a sanitary sewer force main and a sanitary sewer gravity line with service lines along Bay Street. The pathway is now complete and will connect to a FDOT project planned for the intersection of Bay Street and 3rd Street, allowing for the safe passage of cyclists and pedestrians across busy A-1-A.

There are a total of three phases for Jarboe Park – only Phase 1 (Phases 1A, 1B, & 1C) is currently approved by the City Council and is under construction. Staff will recommend that Phase 2 receive consideration for funding during the FY-2022 budget planning process (beginning in May). Phase 2 includes: the multi-purpose lawn (between the West side of the Neptune House and 5th Street), relocation of the historic City Hall, construction of pavilions, parking and streetscape improvements along the Western side of 5th Street (including low-speed vehicle parking on the East side of 5th Street), and trail improvements on the East Side of the park.

Phase 3 has not been fully considered but could include parking on the East side of Jarboe Park across the drainage ditch.

In addition to using the expertise of the Public Works Department to complete concrete work, the City has also received a \$200,000 Recreational Trails Program Grant from the Florida Department of Environmental Protection, and funding from the City of Jacksonville to install workout stations along the new trail. Questions related to the park should be directed to the City's Grants and Resiliency Manager, Colin Moore at: colinmoore@nbfl.us.

Capital Improvement Projects

FY-2021 JARBOE PARK

03

Construction Progress Cont.:

Pictures in Motion Cont.



Capital Improvement Projects

FY-2021 JARBOE PARK

03

Construction
Progress Cont.:

*Pictures in Motion
Cont.*



The Trails are
OPEN!



**42 Residents
Registered to
Tour the Park
Renovations**

Tour the Renovations at Jarboe Park

by City of Neptune Beach • 11 days ago

📍 Jarboe Park 510 Florida Blvd. Neptune Beach, FL. 32266

🕒 All times displayed in America/New York

🔒 Only you can see all votes and comments.

Table Calendar

	Apr 27 TUE	Apr 27 TUE	Apr 27 TUE	Apr 27 TUE	Apr 27 TUE	Apr 28 WED	Apr 28 WED	Apr 28 WED	Apr 28 WED	Apr 28 WED	Apr 29 THU
	11:00 AM 11:30 AM	12:00 PM 12:30 PM	4:00 PM 4:30 PM	5:00 PM 5:30 PM	6:00 PM 6:30 PM	8:00 AM 8:30 AM	9:00 AM 9:30 AM	10:00 AM 10:30 AM	11:00 AM 11:30 AM	12:00 PM 12:30 PM	11:00 AM 11:30 AM
42 participants	✓6/6	✓1/6	✓2/6	✓2/6	✓4/6	✓6/6	✓3/6	✓2/6	✓5/6	✓1/6	✓1/6

Capital Improvement Projects

FY-2021 Senior Activity Center

04

Senior Center:

Finish Work Being Completed, Electrical Work and HVAC, and Status of RFQ

Senior Center:

Monthly Update:

The Bard HVAC Units have been removed from the side of the Senior Activity Center. The interior of the Senior Center is being completed throughout the next month. The City of Jacksonville approved our request for \$75,000 to assist with finishing the exterior of the building - It took a committed team effort to bring this to fruition and I'm very proud to have played a part. Mayor Brown and Council Key worked their magic with Councilor Diamond (COJ) and Leslie did a phenomenal job promoting the park at every COJ Council meeting and Committee Meeting. Mayor Brown, Leslie and I have an ask into the City of Jacksonville Beach for an in-kind donation from Beaches Energy Services for the installation of a transformer and to get the building energized. We're hopeful that the request will pass next week. **See Attachment C** for a copy of the letter sent to Mayor Hoffman.

RFQ:

The City will begin direct soliciting professional firms the week of 5/3/2021 to assist in designing the exterior finishes of the Senior Activity Center, including the front porch and obtaining the necessary permits from SJWRMD. The RFQ also asks the design team for up to two community design meetings to assist with garnering support from immediate residents for the final exterior design.

Activities Beginning Again:

See Attachment D for a brochure on the first Senior Activity Center event in over a year. Leslie has already gotten people to sign up and will continue to promote until she's got a full group. The trip is to the Colorado Rockies and is scheduled between July 16 - 24!



City Manager Coordinated Projects

CM Meetings, Coordination Meetings

Meetings:

Various meetings with residents, visitors, vendors, and other interested parties that are a normal part of City Management.

Past Meetings:

4/5/2021 – DA (Lucky's) Coordination Meeting #2
4/6/2021 – COJ Finance Committee Meeting RE: NBSAC Funding Request
4/6/2021 – COAB & CONB Joint Meeting with BTCA RE: Summer Crowds
4/6/2021 – SR A1A Mayport Flyover Lane Repurposing Coordination Meeting (FDOT)
4/7/2021 – WastePro General Manager David Searcy RE: Schedule Change Request
4/12/2021 – NBSAC walkthrough & Jarboe Park Drainage Installation
4/13/2021 – Staff Meeting (Morning), COJ Meeting for Vote on NBSAC Funding Request
4/14/2021 – Beaches Community Foundation Funding Request Meeting
4/16/2021 – Meeting with Steve Broome
4/20/2021 – Beaches Leader interview on Senior Activity Center and Park
4/21/2021 – Finance Committee Meeting & Beaches Division Board Meeting
4/23/2021 – Discussion with Beaches Cities on Solid Waste Agreements
4/27/2021 – Staff Meeting
4/28/2021 – Internal Comprehensive Plan Meeting – Finalizing 1st Draft for Public
4/29/2021 – Internal Comprehensive Plan Meeting – Finalizing 1st Draft for Public
4/30/2021 – Beaches Managers Working Lunch

The month of April also included Performance Reviews with Department Heads. The purpose of the review is goal setting and allows the department head to track their progress throughout the year on professional development goals as well as goals for their respective departments.

Upcoming Meetings:

6/11, 7/16, 8/12 – FLC Legislative Policy Committee Meetings (I've joined the Board)
5/4/2021 – Meeting with Leslie to discuss next steps with Community Foundation
5/6/2021 – WastePro Meeting to discuss the denial of the schedule changes & ongoing issues with service
5/10/2021 – Tyler Technologies Implementation Strategy Meeting
5/11/2021 – Jim Knight (FDOT) Meeting to discuss projects & Council Roundtable Discussion on budget Priorities
5/26-6/1/2021 – Indianapolis 500 (Out of Office)
6/2-5/2021 – FCCMA Conference (Annual Ethics Training, and other Workshops)
September 2021 High Performance Leadership Coursework from ICMA (Virtual), I'll use \$1,995 to attend the course (from CM 2021 Budget) **See Attachment E**

01

Meetings:
Schedule

City Manager Coordinated Projects

CM Meetings, Coordination Meetings, Misc.

02

Coordination Meetings with TLM Realty:

*Coordination &
Progress Monitoring
for Development
Agreement*

Coordination Meetings with TLM Realty:

Coordination Meetings are scheduled to take place on:

~~3/1/2021; 4/5/2021; 5/3/2021; 6/7/2021; 8/16/2021; 10/18/2021; 12/6/2021; 2/7/2022~~

All of these dates have a (10) day window for the City to object to anything discussed during these meetings. This means that staff will be extraordinarily pressed ensuring that the City's best interests are upheld, while also ensuring that the other major projects happening in the City also receive attention.

See Attachment F for the notes from the 4/5/2021 Meeting

4/30/2021 Email from Andrew Greene with TLM Realty

All,

Please find attached the proposed Agenda for Monday's Coordination Meeting #3.

Have a great weekend.

Regards,

Andrew

See Attachment G for the Agenda for the 5/3/2021 Coordination Meeting #3 Meeting.

NEPTUNE PLAZA WEST

NEPTUNE BEACH, FL

DESIGN DEVELOPMENT



Community Development Department:

Code Enforcement, Building Department, CDB, Vision Plan, Comprehensive Plan & Land Development Code

01

Departmental Reports:

Community Development Department

Departmental Reports:

Code Enforcement, Building Department, and CDB

April has proven to be a very productive month for the Community Development Department. Aside from the normal and routine aspects of managing the department, Kristina has diligently worked to update all pieces of the Comprehensive Plan so that they were ready for discussion internally with CONB's team and Dover Kohl and Partners. **See Attachment H** for the Public Notice relative to the upcoming meeting to review the First Draft of the Comprehensive Plan.

Additionally, Kristina put together an application for an award with the Florida APA about the entire process that we've gone through. Please see below for an email sent by Kristina to the team on 4/30/2021:

Hello Stefen and Team:

Attached is the written draft of our application for the APA Florida Award. We will send this to APA on Monday along with the Vision Plan and supporting maps and photographs and wanted to share the written portion of this application with everyone. This has been a tremendous effort and we are grateful for the efforts of the community, our partners at Dover, Kohl and Partners, our surrounding local government agencies and partners, and city staff.

The benefits of this process will continue to be received throughout the next 25 years or more, and I hope that this application conveys the extent of the benefits that have already been received as a result of our partnership with our citizens and our partners at Dover, Kohl and Partners. First of all, we have just approved a Community Vision Plan that is the product and the voice of the community, which is huge considering the history of development and the legal challenges that were once characteristic of our community just a few years ago.

We have listened and we continue to work together, which will be critical in the future as new challenges arise. This is a positive memory that has not only been a community-building exercise, but is also leading towards the development of responsive and resilient policies that will allow us to reduce the burden on, and the cost of, public infrastructure.

Anyway, thank you all so much for your leadership and participation throughout this process. We will have a draft of the Comprehensive Plan available soon that will begin to implement and realize the community vision that has been established.

Have a wonderful weekend, and let us know your thoughts regarding our application for the APA Florida Award that will be presented to the chosen communities throughout the State of Florida in Miami at the Annual Florida APA Conference at the end of August.

Best regards,

Kristina L. Wright, MAURP, FRA-RA

Community Development Director

Public Works Department:

Distributions & Collections; Wastewater; Streets & Parks; Water; Stormwater; and Upcoming Projects

01

Departmental Reports:

Photos Submitted by: Jim French, PE Director of Public Works

Departmental Reports:

Distributions & Collections; Wastewater; Streets & Parks; Water; Stormwater; and Upcoming Projects

April has been a productive month for Public Works, staff has assisted on every construction project that is happening in the City in addition to their normal maintenance activities.

Distributions & Collections (D&C)

Staff in D&C assisted in cleaning up the box material boxes for the playground equipment at Jarboe Park to get the site ready for Stormwater Improvements. They also assisted in moving the fence at Jarboe Park to open the new trails and younger children's playground. Continuing with getting the park ready, D&C also installed a new water service near the courts - getting the area ready for drinking water fountains.

D&C also located and connected the new NBSAC Building to sewer and drinking water. Also, staff assisted with removing the Bard HVAC Units from the side of the building. D&C assisted Gruhn-May with locates for water main replacements on Arrowhead Trail. D&C also replaced curb stops, water meters, fixed ruts in R/W, and replaced a leaking fire hydrant on Nightfall. Lowered and Repaired a manhole on Indian Woods that was causing a traffic obstruction.

Streets & Parks (S&P)

The S&P staff are down an employee as a laborer resigned the week of 4/27, Jim and Catherine are attempting to hire a new employee. S&P repaired the beach dune protection barriers - after reports came in on the weekend that visitors to the beach were in the dunes. Staff also began repairing dune crossovers starting at the Oleander Crossover.

Crews also mowed most of the City's R/W's and the park this month and will begin their normal routine for the rainy season. The Street Department made paving repairs on Arrowhead Trail. S&P also assisted the PD and Lifeguards by working the Atlantic Blvd. Beach Access after first obtaining a work permit from FDEP.

S&P crews installed new 'smart' recycling bins around the Beaches Town Center area, the bins will notify Public Works when they're 80% full and need to be emptied.

Stormwater

Crews began pumping water back into the Jarboe Park ponds now that the construction of the trails has finished. Stormwater Crews began mowing ditch banks and continued inspecting collections systems for stormwater. Crews also cleaned out a catch basin and the curb of grass on Oceanwood.

The RFP for the Florida Boulevard Culvert is on the 5/3 agenda for consideration by Council before it is released for proposals.

Administration

Jim has been working very hard on getting reviews around for his employees, the RFP finished for Florida Blvd., working on reports for FDEP in relation to the WWTF, and handling personnel issues as they arise.

Public Works Department:

Distributions & Collections; Wastewater; Streets & Parks; Water; Stormwater; and Upcoming Projects

02

Departmental Reports:

*Distributions & Collections;
Wastewater; Streets & Parks;
Water; Stormwater; and
Upcoming Projects*



Public Works Department:

*Distributions & Collections; Wastewater; Streets & Parks;
Water; Stormwater; and Upcoming Projects*

02

Departmental Reports:

*Distributions & Collections; Wastewater; Streets & Parks;
Water; Stormwater; and Upcoming Projects*



Public Works Department:

*Distributions & Collections; Wastewater; Streets & Parks;
Water; Stormwater; and Upcoming Projects*

02

Departmental Reports:

*Distributions & Collections;
Wastewater; Streets &
Parks; Water; Stormwater;
and Upcoming Projects*



North Beaches Parking

April Snapshot



01

North Beaches Parking

April Snapshot



NORTH BEACHES PARKING MONTHLY SNAPSHOT

Total revenue: \$52,778.60
Total transactions: 18,217
Daily revenue average: \$1,884.95
Daily transaction average: 651
NB residents registered: 12
AB residents registered: 137

Data collected through 4/28/2021.

SUMMARY AND UPDATES



The beautiful spring weather continues to bring a high volume of visitors daily, with especially busy weekends. Visitors are also staying a little bit longer, with an average transaction amount of \$2.90. This corresponds with about 2.5 hours of parking time.



The kiosk at Ahern Street and Ocean Boulevard, which had intermittent outages throughout the beginning of the year, has been repaired and is in good working order.

FISCAL YEAR SNAPSHOT BY THE MONTH





Meeting Agenda

Date: April 15, 2021

Time: 9:00 am

Location: Neptune House

Attendees	CONB: Colin Moore, Stefen Wynn
Review previous meeting notes	
Project schedule updates: <ul style="list-style-type: none">• Two forecasts• Critical milestones• Critical deliveries	<ul style="list-style-type: none">• Week of 4/5/2021:<ul style="list-style-type: none">○ Court Surfaces mobilization (4/5)○ Fine grading – court areas○ Menzi Muck – pond banks (4/6)○ Hose bibb installation adjacent court area (4/6)○ EWF delivered for Younger Children's Playground (4/7)○ Bay St fence relocation (4/7)○ Shade Sail footers installation (4/8-4/9)○ Compaction testing for court areas (4/9)○ Sun Sail site cleanup (4/10)• Week of 4/12/2021:<ul style="list-style-type: none">○ Playground stormwater installation (4/13)○ EWF delivered and spread Playgrounds (4/12-4/15)○ Spinner mats delivered (4/14)○ Continuation of fine grading for court areas (4/14 -4/15)○ Spinner mats installed (4/15)○ Base material delivery scheduled (4/17)• Week of 4/19/2021:<ul style="list-style-type: none">○ Old basketball court demo○ Base material grading○ Plan for next concrete work○ Electrical work for courts begins• Week of 4/25/2021:<ul style="list-style-type: none">○ Asphalt for courts tentatively scheduled○ Colin will give small group tours of park improvements
Requests for information	
Contingency Items	
Submittals	Court Surfaces – Notice To Proceed accepted (4/6)

<p>Contractor coordination</p> <ul style="list-style-type: none"> • ACON • KOMPAN • Court Surfaces • Irrigation (TBD) • Landscaping (TBD) • Paving (TBD) • Path lighting (TBD) • HVAC 	<ul style="list-style-type: none"> • Installation of stormwater pipes in April (Gruhn May begins 4/13) • City forming paths in March, April • HVAC contractor relocating equipment April (<i>3 bids received</i>) • City constructing fence around HVAC electrical with new post caps
Contractor Items	
<p>City Items</p> <ul style="list-style-type: none"> • Purchase Authorizations • Coordination needs 	<ul style="list-style-type: none"> • Demo of existing basketball court • Plan next sections of concrete work
Pay requests	
Change Orders	
Action Item Notes 4/8/2021	<ul style="list-style-type: none"> • Compaction for court areas passed – 97% (4/13) • Decision on proposed court lighting fixtures and pole mounting options finalized (4/13) • Colors for shades finalized (4/14) • Meetings concerning additional railing for bridge (4/12 and 4/14)

Jarboe Park Demo Expenses

Date	Location	Description	Cost
10/26/2020	Home Depot	100ft Orange Saftey Fence, rebar caps	\$404.67
10/27/2020	Berman Bros Inc	Carbon Steel Rebar	\$183.30
10/27/2020	Ace	pliers 7", Cableties, gardner bender, no trespassing signs	\$126.76
10/30/2020	Home Depot	Fence items	\$68.05
10/30/2020	Home Depot	Galavanized fence post, eye anchor	\$68.05
11/2/2020	Home Depot	Fence items	\$307.61
11/4/2020	Ace	Fasteners	\$10.36
11/9/2020	WastePro Invoice #0000469042	Disposal	\$424.15
11/9/2020	Home Depot	Fence items	\$88.50
11/9/2020	Home Depot	tie wire	\$88.50
11/10/2020	Home Depot	Chain link fence	\$4,311.30
11/12/2020	Home Depot	Fence Items	\$146.08
11/16/2020	WastePro Invoice #0000469195	Disposal	\$1,102.42
11/19/2020	Home Depot	Permit Box (2)	\$79.94
11/20/2020	Home Depot	Bit Set, driver set, post mix	\$94.38
11/24/2020	United -Invoice 56390	Concrete Disposal	\$1,200.00
11/30/2020	United - Invoice 56525	Concrete Disposal	\$900.00
12/4/2020	United- Invoice 56626	Concrete Disposal	\$900.00

2/5/2021	United- Invoice 58161	Concrete Disposal	\$750.00
2/8/2021	United- Invoice 58210	Concrete Disposal	\$450.00
2/11/2021	United- Invoice 58299	Concrete Disposal	\$300.00
2/12/2021	United- Invoice 58335	Hauling Asphalt Millings	\$127.50
2/22/2021	United- Invoice 58558	Hauling Asphalt Millings	\$616.25
2/26/2021	United- Invoice 58687	Hauling Asphalt Millings	\$510.00
2/3/2021	Home Depot	Fence items	\$205.00
3/9/2021	Tucker Equipment	Georgia Buggy for Concrete	\$92.91
3/9/2021	Limbaugh Electrical	Relocate main service for new bridge footer	\$2,173.21
3/17/2021	Ace Hardware	Nails to form concrete pour	\$19.99
3/10/2021	Argos	Concrete Pours	\$5,911.41
3/23/2021	Home Depot	Sakrete Expansion Joint	\$102.80
3/17/2021	Argos	Concrete Pours	\$1,849.69
3/29/2021	Ace	Foamboard, Liquid Nails	\$21.96
3/31/2021	Ace	Concrete Mix	\$36.72
3/24/2021	Argos	Concrete Pours	\$2,959.50
3/31/2021	Argos	Concrete Pours	\$1,479.75
4/6/2021	Ace	plumbing parts for water to tennis and volleyball courts	\$85.51
4/6/2021	Ferguson	plumbing parts for water to tennis and volleyball courts	\$260.00
4/20/2021	Pine Castle	Boards for forming	\$81.03

4/22/2021	United- Invoice 60264	Disposal	\$150.00

Total \$28,687.30

NB-SAC Exterior Finishes		
<i>NBSAC Donation Fund</i>		
Beginning Balance	\$ 170,994.24	10/1/2019 - 3/25/2021
HVAC - Buehler A/C, New Ground Units & Handlers	\$ (30,108.00)	<u>Approved at Special Council Meeting on :</u> 3/15/2021
Electrical - Limbaugh Electric, Energizing the Building & Installing a Transformer and Master Panel	\$ (31,369.80)	<u>Approved at Special Council Meeting on :</u> 3/15/2021
Plumbing - Advantage Plumbing, Final Connection of all Plumbing penetrations for connection to Public Utilities	\$ (3,925.00)	<u>Approved at Special Council Meeting on :</u> 3/15/2021
Additional Materials - CO#1 Vanguard, Materials to close openings caused by removing BARD HVAC systems.	\$ (6,050.00)	<u>Approved by City Manager on:</u> 3/25/2021
COJ Donation for Finishing the Exterior of the Building	\$ 75,000.00	
Donation Balance:	\$ 174,541.44	

NBSAC Travel Beyond the Beach presents...

The Colorado Rockies

July 16 – 24, 2021



For more information contact
Leslie Lyne
NBSAC Travel Beyond the Beach
904-477-0386
dsc@nbfl.us



9 Days • 11 Meals: 7 Breakfasts, 4 Dinners

HIGHLIGHTS... Denver, Rocky Mountain National Park, Colorado National Monument, Grand Junction, Canyonlands National Park, Dead Horse Point State Park, Arches National Park, Durango & Silverton Narrow Gauge Railroad, Mesa Verde National Park (UNESCO), Choice on Tour, Royal Gorge Route Railroad, Garden of the Gods

ITINERARY AT A GLANCE

Days 1, 2	Sheraton Denver Downtown Hotel, Denver, Colorado
Days 3, 4	Doubletree Hotel Grand Junction, Grand Junction, Colorado
Days 5, 6	Durango Strater Hotel, Durango, Colorado
Days 7, 8	Embassy Suites Colorado Springs, Colorado Springs, Colorado

On some dates alternate hotels may be used.

Collette's Flagship: Collette's tours open the door to a world of amazing destinations. Marvel at must-see sights, sample regional cuisine, stay in centrally located hotels and connect with new and captivating cultures. These itineraries offer an inspiring and easy way to experience the world, where an expert guide takes care of all the details.

Day 1: Friday, July 16, 2021 Denver, Colorado - Tour Begins Adventure awaits as you explore the towering peaks and rolling meadows of Colorado and Utah. This tour (which features four national parks) opens in the "Mile High City" of Denver where you will gather for a welcome dinner with your fellow travelers. (D)

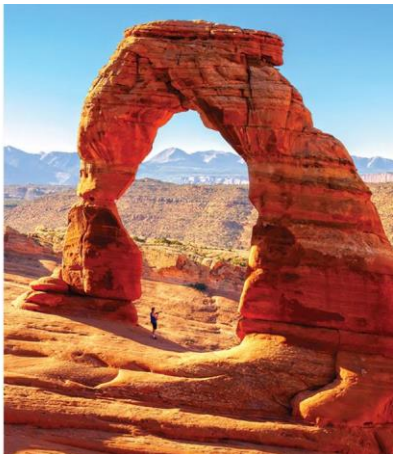
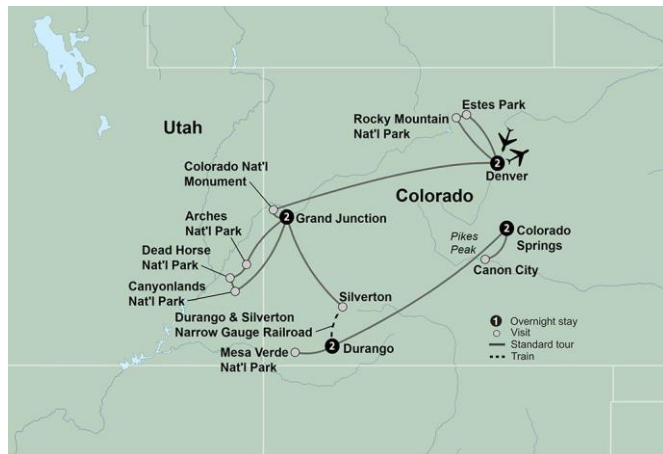
Day 2: Saturday, July 17, 2021 Denver - Rocky Mountain National Park - Denver Travel through Boulder, a scenic university town known for its iconic landmark...the striking, reddish-brown foothills known as the Flatirons. Stop in Estes Park, a mountain resort town and home of the Stanley Hotel, the inspiration for Stephen King's *The Shining*. Your adventure in Rocky Mountain National Park starts on the Trail Ridge Road, the highest paved, continuous highway in North America. It's a drive that should be on everybody's bucket list. At Rainbow Curve, marvel at the majestic mountains that stand in contrast to deep, rugged canyons. Later, return to Denver for a free evening in this dynamic city. (B)

Day 3: Sunday, July 18, 2021 Denver - Colorado National Monument - Grand Junction The spectacular Rocky Mountains are your traveling companion. Make a scenic drive from Denver to Grand Junction, passing through many of Colorado's famous ski resorts. This journey also takes you to one of the grand landscapes of the American West – Colorado National Monument. Continue along the monument's historic Rim Rock Drive to see a colorful panorama of deep, sheer-sided canyons and high rock towers. Gather for dinner at a favorite local hangout in Grand Junction, a town that attracts outdoorsmen, foodies and all manner of free spirits. (B, D)

Day 4: Monday, July 19, 2021 Canyonlands National Park, Utah-Arches National Park-Grand Junction Today, one amazing park follows another! In Canyonlands National Park, marvel at the vast landscape of gorges carved by the mighty Colorado River. From the Island in the Sky mesa – sandstone cliffs that soar 1,000 feet above the surrounding canyons – take in the seemingly endless views. Then, enjoy awe-inspiring views at Dead Horse Point State Park. Legend says the point was used as a corral for wild mustangs that roamed the mesa top. In Arches National Park, see the world's largest concentration of natural sandstone arches before returning to Grand Junction. (B)

Day 5: Tuesday, July 20, 2021 Grand Junction - Silverton - Durango Head south to Silverton, a former silver mining town and now a National Historic Landmark. Hidden high in the San Juan Mountains, this town blends spectacular scenery, Victorian charm and historic architecture. Then it's "all aboard" the Durango & Silverton Narrow Gauge Railroad. This 1881 coal-fired, steam-powered locomotive made its name hauling silver and gold ore from the San Juan Mountains, but you will soon realize it is the view that is its most precious asset. (B)

Day 6: Wednesday, July 21, 2021 Durango - Mesa Verde National Park - Durango An incredible day awaits in Mesa Verde National Park (UNESCO), home of the ancient Ancestral Puebloan civilization. Today, **it's your choice!** Join a local guide on a drive through the park making several photo stops including views of the famous Spruce Tree House, one of Mesa Verde's best preserved cliff dwellings and Cliff Palace,



Per Person Rates*:

Double \$3,098; Single \$3,898; Triple \$3,048

Included in Price: Round Trip Air from Jacksonville Intl Airport, Air Taxes and Fees/Surcharges, Hotel Transfers

Not included in price: Cancellation Waiver and Insurance of \$299 per person

* All Rates are Per Person and are subject to change

IMPORTANT CONDITIONS: Your price is subject to increase prior to the time you make full payment. Your price is not subject to increase after you make full payment, except for charges resulting from increases in government-imposed taxes or fees. Once deposited, you have 7 days to send us written consumer consent or withdraw consent and receive a full refund. (See registration form for consent.)

the largest in the park **-OR-** if you are feeling more adventurous, join a National Park Ranger on a short hike down the canyon to one of the cliff dwellings; as you walk, soak in views of the valley along with some of the 600 homes carved along the cliffs. This evening, experience a farm-to-table dinner on a family-owned ranch surrounded by red mountain peaks and lush green pastures. (B, D)

Day 7: Thursday, July 22, 2021 Durango - Colorado Springs
Sit back and relax during a scenic ride to Colorado Springs. En route, marvel at the landscape as you make your way from the San Juan National Forest and across Wolf Creek Pass, a section of the Continental Divide that would take pioneers two to three weeks to cross. Continue on through the Rio Grande National Forest, a vast expanse of wilderness named for the 1,800 miles

of Rio Grande River that cuts through the forest. Your day concludes in Colorado Springs, an artistic and cultural hub. (B)

Day 8: Friday, July 23, 2021 Colorado Springs - Canon City - Colorado Springs
Depart for Canon City, home of the Royal Gorge Route Railroad. Get ready for a memorable train ride that follows the tumbling Arkansas River deep within the soaring 1000-foot granite cliffs of Colorado's grandest canyon. Later, travel to the Garden of the Gods to take in the view of towering sandstone formations that dot the landscape set in the backdrop of majestic Pikes Peak. Tonight, join your fellow travelers for a farewell dinner and celebrate your adventure. (B, D)

Day 9: Saturday, July 24, 2021 Colorado Springs - Tour Ends
Your tour comes to a close in Colorado Springs.

Experience It! Durango & Silverton Narrow Gauge Railroad

Join us for a ride on the stunning Durango & Silverton Narrow Gauge Railroad. Winding through the wilderness, this narrow-gauge railway was originally constructed to haul gold and silver ore from the San Juan Mountains. Due to the incredible views, it soon became popular with passengers and tourists alike. The Durango & Silverton has run continuously since 1881. Over that time, it has seen many changes...yet the durable line continues to roll on in much the same fashion as those early days. Today, this line (now a National Historic Landmark) carries guests behind vintage, coal-fired steam locomotives.

For more information visit

<https://gateway.gocollette.com/link/1055040>

PLEASE NOTE:
IDENTIFICATION

Travel within USA

For travel completed by September 30, 2021, all airlines will ask for identification when you check in. It is recommended that you carry a passport if you have one. A driver's license (with a photo I.D.) is also acceptable for domestic flights.

Effective for travel October 1, 2021 forward, the REAL ID Act standards for identification while travelling will be in effect. This means a standard issued driver's license used as a form of identification will no longer be accepted for domestic air travel within the United States. Instead, a Real ID compliant form of identification must be presented both at the time of booking air travel with Collette and upon checking in at the airport to board any flight. Any fees associated with changing a reservation resulting from a non-compliant identification will be the responsibility of the guest. For more information on Real ID, please visit the Department of Homeland Security website: <https://www.dhs.gov/real-id>

When reserving a triple room, please note it will have two double beds. Due to fire safety regulations, a rollaway bed cannot be brought into the room.

This tour includes traveling to high altitudes (approximately 14,110 ft/4300 m) and may not be suitable for some clients. We suggest that you consult your physician if you have any concerns.

To complete your tour, we include roundtrip airport-to-hotel transfers when purchasing our airfare with your tour. If you have arranged for your own air, we are pleased to provide you the option of *purchasing* these transfers. Please note that all transfers will leave at pre-scheduled times.

Single accommodations are limited and are available on a first come, first served basis.

The overall activity level of this tour is a level 2. This means you like a balanced approach to travel. You feel confident walking at least 30-45 minutes at a time over a variety of terrains – from cobblestone streets to easy pathways; a couple of hills or a few flights of stairs. You're comfortable walking a few city blocks at a time, but need some time to unwind and relax.

Please be advised many airlines do not provide advance seat assignments until check-in at the airport. Advance seating will be subject to the airline's terms and conditions.

Our air passengers will depart from Denver, Colorado. All transfers will depart Colorado Springs for Denver.

Due to tour scheduling, flights on the last day of your tour should not be booked prior to 10:00 a.m.

Economy air rate and schedule are applicable for groups of 10 or more traveling on the same flights and dates.

A deposit of \$600 per person is due upon reservation. Reservations are made on a first come, first served basis. Reservations made after the deposit due date of April 09, 2021 are based upon availability. Final payment due by May 17, 2021. Deposits are refundable up until April 16, 2021.

CST#2006766-20 UBN#601220855 Nevada Sellers of Travel Registration No. 2003-0279

For important reservation information visit
<https://gateway.gocollette.com/link/1055040>.

You can also find this information on your tour documents.



162 Middle Street
Pawtucket, RI • 02860
Phone: 1-844-515-8687 Fax: 1-401-727-9014

If paying by credit card, please complete this form and return to NBSAC Travel Beyond the Beach. We can only charge your credit card for the amount noted if the signature, address and phone number are listed below. Thank you!

CREDIT CARD AUTHORIZATION FORM

BOOKING NUMBER: 1055040

TOUR: The Colorado Rockies featuring National Parks
and Historic Trains

DEPARTURE DATE: July 16, 2021

GROUP NAME: NBSAC Travel Beyond the Beach

Name of Passenger:

Salutation: _____ First Name: _____ Middle Initial: _____ Last Name: _____ Suffix: _____
(Mr., Mrs., Rev.) (Please print as it appears on drivers license) (Jr., Sr.)

Cardholder Name: _____
(Please print as it appears on your Credit Card)

Cardholder Address: _____
(as it appears on your credit card statement)

Cardholder Phone: _____

Credit Card Type: ____American Express ____Discover ____MasterCard ____Visa

Credit Card Number: _____

Expiration Date: _____ Amount to be charged: \$ _____

Cardholder's Signature: _____ Date: _____

I agree to pay according to the card issuer agreement. I understand and accept Collette cancellation policy, terms and conditions.

Participating credit card companies are now requiring a billing address and phone number for **FRAUD PREVENTION**. All information **MUST** be provided. Thank you for your cooperation!
If using your credit card for payment, please return this Authorization Form by mail to:

NBSAC Travel Beyond the Beach

Attn: Leslie Lyne
116 First Street
Neptune Beach, FL 32266-4022

Or by Fax to: (904) 270-2507

☐ Above credit card information has been called in to Collette.



TRAVEL DATE: 7/16/2021 TERRITORY: SC
RES#: 1055040

The Colorado Rockies featuring National
Parks and Historic Trains

For Reservations Contact: Leslie Lyne 904-477-0386 email: dsc@nbfl.us
NBSAC Travel Beyond the Beach, 116 First Street, Neptune Beach, FL 32266-4022

A deposit of \$600 per person is due upon reservation. Reservations are made on a first come, first served basis. Reservations made after the deposit due date of April 09, 2021 are based upon availability. Final payment due by May 17, 2021. Deposits are refundable up until April 16, 2021.

YOUR INFORMATION:

Clearly print your full name (first/middle/last) as it appears on your government issued travel documentation.

IMPORTANT: In order to avoid any unnecessary change fees, it is imperative that all guest names are entered correctly from the start. The information below must be the legal name and be 100% identical to the ID being used to travel <passport/driver's license> including middle names or suffixes <Jr, Sr>.

First: _____ Middle: _____ Last: _____ Suffix: _____

Nickname: _____ Gender: () Male () Female Date of Birth: month _____ day _____ year _____

Address: _____ City: _____ State: _____ Zip Code: _____

Phone: () _____ Cell: () _____ Email Address: _____

Should you become ill or injured, whom should we contact (not traveling with you): _____ Phone: () _____

ROOMING WITH: ☐ Check if address is the same as Passenger #1

First: _____ Middle: _____ Last: _____ Suffix: _____

AIR GATEWAY: Departure airport for this tour: _____

Air Seat Request: () Aisle () Window () Next To Traveling Companion

Collette cannot guarantee your seat preference. If you have not purchased air through Collette and wish to purchase transfers, you must transfer at our pre-scheduled times. Please be advised, when travelling as part of a group, many airlines do not provide seat assignments. Preferred seating may be available for an additional charge.

"Federal law forbids carriage of hazardous materials such as aerosols, fireworks, lithium batteries & flammable liquids aboard the aircraft in your checked or carry-on baggage. A violation can result in 5 years' imprisonment and penalties of \$250,000 or more. Details on prohibited items may be found on TSA's "prohibited items" web page: <http://www.tsa.gov/traveler-information/prohibited-items>."

TRAVEL PROTECTION: () Yes, I wish to purchase travel protection \$299 () No, I decline

If you choose not to purchase Collette's Waiver Insurance Plan, you will incur penalties for changes and cancellations. Travel Protection Payment is due with first deposit. The Waiver Fee does not cover any single supplement charges which arise from an individual's traveling companion electing to cancel for any reason prior to departure. The single supplement will be deducted from the refund of the person who cancels. (There is coverage under Part B which includes a single supplement benefit of \$1,000 for certain covered reasons. See Part B for details.)

ON TOUR ACTIVITIES: Please choose one of the following on tour activities

Please Choose One:

() Tour Mesa Verde on the Coach

() Cliff Palace Tour

PLEASE MAKE CHECKS PAYABLE TO: NBSAC () Check () Credit Card

Waiver/Insurance Amount: \$ _____ Deposit Amount: \$ _____ Total amount enclosed: \$ _____

Cardholder Name (if paying by Credit Card): _____

Cardholder Billing Address: ☐ Check if address is the same as above _____

Cardholder Phone: _____ Amount: \$ _____

Credit Card Number: _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ Expiration Date: _ _ / _ _ / _ _
M M Y Y

SIGNATURE REQUIRED for acceptance of the below conditions and agreement to credit card use:

Date: _____

I agree to pay according to the card issuer agreement. I understand and accept the cancellation policy, terms and conditions. See <http://www.gocollette.com/about-collette/terms-and-conditions> for full terms and conditions of your purchase.

Important Conditions: Your price is subject to increase prior to the time you make full payment. Your price is not subject to increase after you make full payment, except for charges resulting from increases in government-imposed taxes or fees.

September 2021

HIGH PERFORMANCE LEADERSHIP

ICMA

Course 1: Leadership Mindset & Positive Engagement

This course provides insights from members of the program's National Leadership Board on the ways leaders shift their mindset from being excellent individual contributors to becoming highly effective leaders. The course also focuses on increasing empowerment and engagement to achieve individual, team and enterprise success. The second half of this course demonstrates how leaders enable "positively deviant" performance and engender positive culture and communication.

Course 2: Leading Effective Change

The emphasis of this course is to prepare participants to engage in change initiated by others and to drive effective change as an active change agent. This course illustrates three facets of organizational change, including planning, executing and sustaining successful change. A balance of theoretical and pragmatic insights allows participants to understand the strategic, financial or market-based reasons for change and drive toward breakthrough results.

Course 3: Communication and Collaboration

Participants learn and practice the skills needed to improve the quality of interpersonal communication in a variety of contexts. Participants will learn how to effectively speak the language of business and convey information across diverse stakeholder groups, as well as break down silos between business divisions to drive better decision making. Each participant will understand effective communication as it relates to leading others, managing conflict, providing and receiving feedback, and negotiating with the Mutual Gains Approach.

Course 4: Leading High Performance Teams

This closing course focuses on measures, metrics, and practices used across the enterprise to achieve high performance. Participants learn that business results – values and benefits – may differ from one company to the next and even from department to department within a single company, but the consistent variable is It's All About People.

COURSE 1: September 12th – October 7th

Module 1: Your Leadership Mindset

Module 2: Your Potential as a Positive Leader

Module 3: Positive Leadership and Your Team:
Empowerment & Engagement

Module 4: Leadership Rules and Your Oath

Break Week: October 10th – October 14th

COURSE 2: October 17th – November 11th

Module 1: The Process of Change: Planning

Module 2: The Process of Change: Executing

Module 3: The Process of Change: Sustaining

Module 4: Leadership Rules and Your Oath

COURSE 3: November 14th – December 9th

Module 1: Speaking the Language of Business

Break Week: November 21st – November 25th

Module 2: Positive Communications

Module 3: Mutual Gains Approach

COURSE 4: December 12th – December 16th

Module 1: It's All About People

Graduation: December 16th

"Government workers need better training and stronger cybersecurity policies to protect against attacks. This leadership development program is that training and prepares existing and emerging leaders to better defend their most critical assets."

—Marc Ott, Executive Director, ICMA





Development Agreement – 540-580 Atlantic Blvd.

City Manager Coordination Meeting #2

Monday, April 5, 2021 – 2:00 pm

DRAFT (4/6/21) Meeting Notes

Participants

City of Neptune Beach, FL Scheduled Participants

Mr. Stefen Wynn, City Manager

Ms. Kristina Wright, Community Development Director

Mr. Jim French, Director of Public Works

Property Owner, Scheduled Participants

Mr. Andrew Greene, Vice President, TLM Realty Corp.

Mr. Noah Marks, Senior Associate, ELM

Mr. Michael Schiebe, Landscape Architect, ELM

Mr. Wade P. Olszewski, Sr. Vice President/Associate, CPH Corp.

Meeting Notes

Mr. Greene noted that Design Development set from ELM link was available in the meeting agenda.

On the topic of rooftop sound attenuation from the 3/1 meeting, Mr. Wynn noted that the City had reviewed the roof plans provided with the agenda and that plan successfully resolved the City's concerns.

Mr. Greene noted that plan development was continuing well since the prior meeting and he did not have much to discuss on the façade or plaza area. In the rear, the site design has been refined to accommodate Publix truck loading/circulation and emergency power needs. Mr. Greene explained that as he is working to ensure that the 540-580 Atlantic Blvd. property would have self-sufficient truck loading and circulation and not rely on the continued availability of truck access across the 500 Atlantic parcel. As a result, the new truck circulation would feature trucks entering at the west entrance to the property, moving down the west aisle around the rear of the building and completing a truck turnaround, then reversing into the existing dock. On departure, trucks would pull forward and exit at the same entrance. Publix has decided not to restore the recessed loading dock that once existed prior to 2005 and will instead load with lifts. Given the truck



Development Agreement – 540-580 Atlantic Blvd.

movements, the property plans have been changed to remove the striping on several parking spaces opposite the loading dock on the west property edge.

Publix has also recently provided specifications calling for two emergency generators, a natural gas generator that is located on the west side of the building adjacent to the gas service and a diesel generator located in the rear. Mr. Olszewski shared the preliminary engineering set on the screen (and will be sending to the City following the call) showing the location of the rear generator. Mr. Wynn noted that generator was located substantially closer to the residents to the south than the Publix generator at the 630 Atlantic Blvd. property and asked the Developer to work with Publix on a solution for sound attenuation.

Mr. French noted the compactor and dumpster locations and asked Mr. Olszewski to implement protections to ensure liquid waste is not discharged to the stormwater system.

Ms. Wright asked about bicycle circulation at the rear of the property as part of a future East-West network connection, which could connect to the Town Center and/or Ish Brant Park. Mr. Greene mentioned his past use of Sharrows markings and promised to study bicycle circulation and present a plan at the next coordination meeting.

In response to Mr. Wynn's questions about the monument sign illumination, Mr. Greene noted that it is internally illuminated. Mr. Wynn also noted that there were only 5 panels shown, but that in counting spaces, it appeared there were more tenants at the property. Mr. Greene agreed, and noted that he is working with ELM on revision to the monument sign design that would provide for 7 panels to align with the expected number of future tenants.

Mr. Greene noted that the Lemonade Sculpture was an artwork meant to add visual interest and not intended as a destination in of itself. Mr. Wynn advised that in his past experience recirculating pumps for the water feature are very prone to failure and recommended caution.

On the topic of street furnishings, Ms. Wynn clarified that the City encouraged street furnishings but that if a tenant or use was identified that wanted to use existing or new outdoor seating, that use would most likely need to come before the City for a special exception, much as is planned for the April meeting for Publix's



Development Agreement – 540-580 Atlantic Blvd.

outdoor seating special exception. Mr. Wynn noted that the community was generally receptive to outdoor seating associated with dining uses.

There was extensive discussion of the rear screening between the property and residents to the south. Mr. Greene noted that based on Councilor Messinger's feedback, there is a new landscape screening proposed for the grass area north of the drainage swale. In the area to the south of the swale, the plan is to clear the existing brush and weeds (but not trees) and install a river rock border (for clarification, not rip rap as was incorrectly mentioned) on the south bank of the swale north of the existing fences (which belong to the homeowners). The intention of this river rock border was to better control weed growth and was in response to Councilor Messinger's feedback. Mr. Schiebe noted the effort in this area was to balance concerns about maintenance/unsightly appearance with the desire to maintain an effective vegetation screen, a goal Ms. Wynn reiterated. Mr. Schiebe noted the substantial new screening planned to the north of the swale, but also stated that he would walk this area with the selected landscape contractor to relay the goal to maintain all trees and other higher quality existing vegetation on the south bank that could positively contribute to additional screening.

Mr. Wynn noted that efforts to confirm the bus stop in front of the property remained inconclusive and promised to follow-up with the appropriate parties. Mr. Scheibe noted that the plans continued to call for a paver pad along the front sidewalk that could allow the Developer or JTA to add a bench.

Mr. Wynn confirmed that the City Attorney had received the deposit of the Escrow Amount from the Development and the Development Agreement was being recorded by the City at the same time as this meeting. It was noted that Ms. Ponson would follow-up to collect the recording fees from Mr. Greene.

The next Coordination meeting is scheduled for Monday, May 3, 2021 at 1 pm.



Development Agreement – 540-580 Atlantic Blvd.

City Manager Coordination Meeting #3

May 3, 2021 – 2:00 pm

Scheduled Participants

City of Neptune Beach, FL Scheduled Participants

Mr. Stefen Wynn, City Manager
Ms. Kristina Wright, Community Development Director
Ms. Piper Turner, Code Compliance Supervisor
Mr. Jim French, Director of Public Works

Property Owner, Scheduled Participants

Mr. Andrew Greene, Vice President, TLM Realty Corp.
Mr. Noah Marks, Associate, ELM
Mr. Michael Schiebe, Landscape Architect, ELM
Mr. Wade P. Olszewski, Sr. Vice President/Associate, CPH Corp.

Meeting Agenda

1. April Meeting Follow-Up - Response on Generator Locations
 - a. Agreement to include acoustical cabinets on all generator locations
2. April Meeting Follow-Up Response on Bicycle Route – Sharrows Markings
 - a. Markings Plan
3. April Meeting Follow-Up Revised Monument Sign
4. April Meeting Follow-Up Fountain Design
5. New Discussion Item – Stormwater Management
6. New Discussion Item – FDOT Comments
7. Other Items
8. Schedule Update
9. Adjourn

City of Neptune Beach

Community Development

116 First Street • Neptune Beach, Florida 32266-6140

(904) 270-2400 Ext. 4



PUBLIC NOTICE CITY OF NEPTUNE BEACH

Notice is hereby given that the Community Development Board for the City of Neptune Beach will hold a Public Hearing on **Wednesday, May 12, 2021 at 6:00 p.m.** in the City Council Chambers, 116 First Street, Neptune Beach, Florida. The following items are on the agenda:

V21-06 Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Rudolf and Heide Lowey-Ball for the property known as 133 Lora (and 1701 First Street) (RE#173719-0000). The request is to vary sections 27-237(4) Building Area Requirements, 27-238(4) and Table 27-229-1 Maximum lot coverage for the R-4 zoning district. The request is to build two (2) second story balconies on the west side of the structure.

CDB21-01 Application for a development permit as outlined in Chapter 27, Article III of the Unified Land Development Code of Neptune Beach for Leigh Broward and transferrable to Myron Blankenbaker for the property known as 13-B Mocama Marsh Forest Oaks Drive RE# 177653-1110. The applicant is requesting to remove one (1) heritage tree in the building footprint per section 27-448(e).

Review of the first draft of the 2021-2046 Comprehensive Plan, to later be known as Ordinance 21-XX, along with the Future Land Use Map for The City of Neptune Beach, Florida. The Comprehensive Plan as Ordinance 21-XX and accompanying Future Land Use Map to be considered for transmittal by City Council at a later date as required by Florida State Statute, followed by the consideration of adoption by City Council following the review by the State of Florida. The document will be available for inspection at City Hall 116 First Street, Neptune Beach. Please contact Kristina Wright, Community Development Director, if you have any questions or comments at 904-270-2400 ext. 34. All interested parties may appear at this meeting and be heard with respect to the proposed plan.

This meeting will be a hybrid in-person and a webinar conducted electronically meeting. Space for the in-person meeting will be limited due to social distancing requirements. In an addition to in-person comments based on the limited availability, members of the public may also provide written comments in the following manner:

- 1-Email to the City Clerk prior to the meeting at clerk@nbfl.us.
- 2-Mailed via U.S. Mail to the City Clerk at 116 First Street, Neptune Beach, Florida, or by placing them in the drop box outside of City Hall, 116 First Street, Neptune Beach, Florida.
- 3-Fill out the speaker request form located at:
<https://www.ci.neptunebeach.fl.us/home/webforms/request-address-council>

Comments must be received by noon on Monday May 10, 2021. Only written comments of 300 words or less will be read into the record during the meeting. All other written comments received by the deadline will be entered into the record and distributed to the Board.

Registered webinar participants can also share comments live during the meeting; you must request to do this using the "raise your hand" feature during "Comments from the Public" portion of the meeting.

The meeting can be observed in the following ways:

You may register to attend the GoToWebinar and view the meeting on your computer or dial in and listen on

your telephone by visiting the following link:

<https://attendee.gotowebinar.com/register/9159014736704992528>

Attendees joining via computer/smart device can refer to instructions below on how to join the webinar at:
<https://support.goto.com/webinar/how-to-join-attendees>

If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing the person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office no later than 5:00 pm the day of the meeting.

Copy: Board

Beaches Leader (Emailed for publication on April 29, 2021)

Posted - City Hall

Copy of Public Notice mailed to property owners within 300 feet
of any property requesting a variance or special exception.