



**MINUTES**  
**WORKSHOP CITY COUNCIL MEETING**  
**IMMEDIATELY FOLLOWING**  
**SPECIAL BUDGET MEETING**  
**MONDAY, SEPTEMBER 21, 2020, 6:10 P.M.**  
**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 Monday, September 21, 2020, at 6:10 p.m., in Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida, 32266, and by Communications Media Technology, pursuant to Governor Executive Order Number 20-69, as extended by 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193.

**Attendance**

**IN ATTENDANCE:**

Mayor Elaine Brown  
 Vice Mayor Fred Jones  
 Councilor Kerry Chin  
 Councilor Josh Messinger  
 Councilor Scott Wiley

**STAFF:**

City Manager Stefen Wynn  
 City Attorney Zachary Roth  
 Police Chief Richard Pike  
 Chief Financial Officer Carl LaFleur  
 Community Development Director Kristina Wright  
 Grants and Resiliency Coordinator Colin Moore  
 Senior Center Director Leslie Lyne  
 Public Works Director Leon Smith  
 Deputy Public Works Director Megan George  
 Code Compliance Supervisor Piper Turner  
 City Clerk Catherine Ponson

**Call to Order**

Mayor Brown called the workshop meeting to order at 6:10 p.m.

**CITY MANAGER REPORT**

**City Manager Report**

City Manager Stefen Wynn reported the following:

- The FY2020-2021 Budget has been the main focus of work.
- Labor negotiations with the public works union were conducted. This is the Northeast Florida Public Employee's Local 630.

**COMMITTEE REPORTS**

**Finance/Boards/  
 Charter Review**

Committee Chairman Wiley reported the Finance Committee had been working on the budget and it had been adopted earlier. He thanked the Chief Financial Officer and Department Heads for their hard work.

**Land Use &  
 Parks**

Committee Messinger reported the committee met on September 2, 2020. Jarboe Park permitting is still ongoing and we hope to have the permit from the St. Johns River Water Management District within the next 30 days. The ponds will be looked at for grant purposes. We should be receiving 30% plans for the stormwater project. The Florida Boulevard culvert should be going out to bid shortly. Grant opportunities were discussed and the prioritizing projects. We are looking at expanding the use of golf carts and

bicycles throughout the City. That language will be coming soon. Chris Chin and the Beautification Committee have been identifying places throughout the City for tree planting using the tree mitigation fund. The trees in Jarboe Park will also use the tree mitigation fund, and will be tied into the irrigation system.

**Strategic Planning  
& Visioning**

Committee Chairman Jones reported the committee met on August 19 and 26, 2020. The final tweaks and discussions are being made on the Vision Plan. We will continue to work through the revisions using comments provided by Staff and the public. We are beginning to think about implementation. The goal is to have a final draft and move into a concurrent plan for the Comprehensive Plan and Land Development Code. There will be a meeting on September 23, 2020.

**Transportation &  
Public Safety**

Vice Mayor Jones reported this committee met August 26, 2020. The committee has identified a list of short-term safety improvements. They include traffic calming around Florida Boulevard between Third Street and First Street and widening and alignment of sidewalks. This would be a milestone completing the gap in the East Coast Greenway. We will look at coordinating with FDOT on the appropriate crossing from where the it ends at Jarboe Park to First Street. COJ is evaluating the installation of a pedestrian beacon at Florida Boulevard and Kings Road. There was also discussion regarding the sidewalk construction fund.

**PUBLIC COMMENT / NONE**

**PROPOSED ORDINANCES**

**Proposed Ord. No.  
2020-09, Millage  
Rate Increase  
Voting  
Requirements**

Proposed Ordinance No. 2020-09, An Ordinance Creating Section 21-26 Regarding Voting Requirements for Certain Millage Rate Increases; Providing for Severability; Providing an Effective Date. Councilor Wiley stated this not to keep any council or future council from increasing the millage rate. It is simply brings into the voting process, another mechanism on something that is important to homeowners. He does not think this is asking too much and it does not take away that you can roll back taxes.

Vice Mayor Jones stated his only question is the basis for one-half mill. He wants to make sure we have done research to see if that is enough to warrant the increase. He added if there is an emergency or infrastructure needs, there is may be a Councilmember that does not want to raise the millage rate for any reason. He asked if there was a mechanism to address real needs.

Councilor Wiley explained that if the City has an emergency, the process would not happen that quick. The City could always borrow money to handle an emergency and the increase could always be taken back. He does not see any reason to worry that we could not come up with funding for emergencies.

Councilor Messinger communicated at the last meeting he had a requested a Staff report outlining what has been done in other municipalities and to hear legal recommendations. He added this is good legislation but agrees with Vice Mayor Jones regarding Councilmembers raising taxes. He would like Staff to weigh in before moving it forward.

Councilor Chin stated there were other triggers that would precede this process if we tried to initiate a millage rate change. He would also appreciate seeing a report on what other municipalities are doing or have done in this situation.

Councilor Wiley commented that there were other ordinances that are passed that have not been into this much depth. He understands about emergencies and the City can handle those. These are our homeowners, City, and our millage rate. This has nothing to

do with other cities. We have brought it to workshop, and this is good discussion. It is not enough to keep postponing it.

Mayor Brown reported that this ordinance would be deferred until Staff reports have been submitted.

City Attorney Zachary Roth confirmed Councilor Wiley's inquiry that a Councilor can request an item be placed on the agenda.

Proposed  
Ordinance, R-4 Lot  
Split Moratorium

Proposed Ordinance No. 2020- An Ordinance of the City Of Neptune Beach, Florida, Extending A Temporary Moratorium To Prohibit The Acceptance or Processing of any Application 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, Sections 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 for a Temporary Moratorium Term to be Extended if Necessary by the City Council; Providing for Early Termination; Providing for Conflicts; Providing for Severability; Providing an Effective Date.

Mr. Roth explained that initially, the first moratorium was on the PUD application and was on a March time track. We also had another moratorium on lot splits in the R-4 zoning district. Both of these were done to allow the Dover, Kohl & Partners process to work through and see what we need to do, if anything, to our Code to address concerns about these two items.

Throughout the discussion, it was his interpretation from Council that once it comes time to extend the R-4 lot split moratorium to the extent it is not ready to be lifted, that the two moratoriums could be tied together. Then, we would not have to extend them at different times. This was intended essentially, because the moratorium on the R-4 lot split will expire three days before the December 7<sup>th</sup>, 2020, Council meeting. Hopefully by next November, the whole process will be close to complete and we won't need to extend, but if we do, they can be done at the same time.

Vice Mayor Jones stated this is a valid purpose when evaluating codes that it is in our right to extend a moratorium when going through that process.

Councilor Messinger commented he agrees with moving forward and keeping our timeline and now there is an opportunity to accelerate it.

Councilor Chin remarked it makes sense to synchronize it with the timing of the Code rewrite.

Councilor Wiley expressed that he did not support this ordinance a year ago and he does not support it now.

Hand Vote to  
Move to October  
5, 2020

Councilor Chin, Councilor Messinger, Vice Mayor Jones and Mayor Brown raised their hands in support of moving this ordinance to first read on October 5, 2020.

Proposed  
Ordinance, PUD  
Moratorium

Proposed Ordinance No. 2020- An Ordinance of the City of Neptune Beach, Florida, 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 Section 27-244.1,

Temporary Moratorium; and Providing an Effective Date.

Councilor Wiley stated he voted for this before. It is an extension on an extension to another extension, but he does support this.

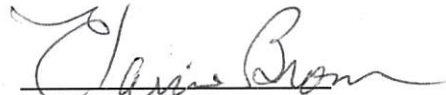
**CONSENSUS:**

**TO MOVE THE PROPOSED ORDINANCE FOR THE PUD  
MORATORIUM TO FIRST READ ON OCTOBER 5, 2020**

**PUBLIC COMMENT / NONE**

Adjournment

There being no further business, the workshop meeting adjourned at 6:45 p.m.

  
Elaine Brown, Mayor

ATTEST:

  
Catherine Ponson, CMC  
City Clerk



Approved: 10-5-2020