



MINUTES
WORKSHOP CITY COUNCIL MEETING
MONDAY, APRIL 18, 2022, 6:00 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 Monday, April 18, 2022, at 6:00 p.m., in Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida, 32266

Attendance**IN ATTENDANCE:**

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

STAFF:

City Manager Stefen Wynn
 City Attorney Zachary Roth
 Police Chief Richard Pike
 Public Works Director Jim French
 Community Development Director Samantha Brisolara
 Senior Center Director Leslie Lyne
 Grant and Resiliency Coordinator Colin Moore
 Mobility Management Director Megan Steward
 City Clerk Catherine Ponson

**Call to
Order/Roll Call**

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

AWARDS / PRESENTATIONS / GUESTS / NONE

DEPARTMENTAL SCORE CARD

**Dept. Score
Card**

City Manager Stefen Wynn presented the Departmental Score Card. He reported that the Lance McCauslin Memorial Bikeway had signs installed on First Street. The pickleball group raised over \$5,000 for windscreens. He reviewed the monthly building, code enforcement and fire marshal reports.

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

**Florida Blvd.
Project**

Artie Allen, A.W.A. Contracting Co. Inc., gave an update on the Florida Boulevard project. He reported he sends a new schedule to our Public Works Department every week. He would like to be done by the end of May. The next big event would be the force main transfer.

COMMITTEE REPORTS

- Charter Review Vice Mayor Kerry Chin reported he would be scheduling a meeting in the next two to three weeks.
- Land Use and Parks Councilor Messinger reported the Land Use and Parks Committee has a meeting tentatively scheduled for Tuesday, May 10.

PUBLIC COMMENTS

- Public Comment Sharon Jachim, 1716 Strand Street, Neptune Beach, spoke regarding the Code changes, including PUDs and increased density.
- Scott Gann, 1961 Mipaula Court, Atlantic Beach, stated he has a degree in Civil Engineering with a focus on Urban Planning. He presented suggestions for improvement of portions of State Road A1A through the City.
- George Schoonover, 214 Oceanfront, Neptune Beach, spoke regarding the increased traffic. He also commented that the beach looked immaculate on a Monday morning.
- Penny Kennedy, 2010 Acacia Road, Neptune Beach, spoke regarding the cost of the Dover, Kohl plan and the overspending of elected officials.

PROPOSED ORDINANCES / NONE**CONTRACTS / AGREEMENTS / NONE****ISSUE DEVELOPMENT**

- Traffic Calming Application for Traffic Calming – McCollum Circle(Cedar Street to Valley Forge Rd E.)
Mr. Wynn explained a Traffic Calming process was put into place in 2019. There is a checklist of requirements, which include a petition with enough signatures of the affected area to submit the application, a traffic study performed by the Police Department, and consideration by the Public Works Department. Historically, the City has put speed humps in which create a dam that stormwater cannot get through.
- The average speed was 21.3 mph based on the traffic study that was done on McCollum Circle. Chief Pike advised that if it is not posted, the speed limit is 25 mph per statute.
- Public Works Director Jim French pointed out this is in a Homeowners Association and it would need their approval. He recommended this get looked at holistically from an engineering standpoint for true traffic calming and better alternatives.
- Discussion included traffic increasing due to the Florida Boulevard detour, making sure this does not get lost while focusing on bigger projects, and measuring the traffic speeds for a longer period of time.
- Mayor Brown summarized that staff would need to contact the HOA to get their feedback and bring back to Council.
- Senior Center Renderings Neptune Beach Senior Activity Center Final Rendering Discussion. Mr. Wynn explained the design engineer, Marquis Latimer + Halback, (MLH) for the exterior of the Senior Center building took resident feedback and created renderings. We want to move forward with an RFP for the May 2 Council agenda. We have a donation of \$100,000 from the Eckstein Foundation.

The renderings show an overview of some additional parking, landscaping, and elevation.

Councilor Messinger stated he wants to make sure we are not removing greenery to add parking spaces. He also mentioned that it is important to use the right materials, such as posts. He also requested something be added, such as faux shutters, where there are blank walls on the outside to improve the aesthetics of the building.

Vice Mayor Chin commented that at the onsite meeting there was discussion that the stair or ramp on the east side would have some kind of roof detail that would demarcate where that happens. He didn't see it on the renderings. He added that it helps break up the unrelieved surface and marks an entry.

Mr. Wynn stated that we can do alternate bids to see pricing on adding shutters or a roof detail. The pricing we have received is substantial because they are using quality materials.

Councilor Livingston commented that due to the price of construction materials some of the extra items could be added later. She stated that the flowers should be low maintenance.

Councilor Messinger pointed out that building materials are going in the right direction and he does not want to shortchange the aesthetics of all the homes around it.

Mayor Brown stated she liked everything about it but she has concerns about the parking and people parking on the grass.

Mr. Wynn stated he would bring the RFP to Council on May 2 that shows estimated cost as it is now and with the items discussed at this meeting.

Res. No. 2022-05, Parking Rates

Resolution No. 2022-05, A Resolution of the City of Neptune Beach, Florida, Modifying Parking Rates and Availability to Neptune Beach Residents.

Councilor Messinger explained that he noticed the parking spaces set aside for residents are not being utilized. This presents a plan to provide three free hours to Neptune Beach residents at no cost, effective July 1, 2022. It would benefit our residents and would not affect our coastal renourishment requirement.

Mobility Management Director Megan Steward reported that the process of registering would be exactly like we have now. We are asking residents to check in which would help data analytics for tracking how many cars and empty spaces. She added there are 1,270 registered now.

Vice Mayor Chin asked if a resident did not use a kiosk or app to initiate parking. Ms. Steward informed him that it would show up as citable.

The City will take all of the necessary steps to educate and inform every one of the new parking information.

Councilor Livingston asked if someone stays over the three hours, do you have to go back into the app or is it automatically start charging.

Ms. Steward stated it does not automatically start charging but you can set up reminders.

Mayor Brown stated that the resolution would be moved forward to the May 2 agenda.

Dancin' in the
Street

Dancin' in the Street Event – May 21, 2022. Mr. Wynn stated that the City had received a letter asking for the City to share in the cost for the Dancin' in the Street event scheduled for May 21, 2022.

Council agreed they are glad the event is back on schedule and this will be forwarded to the May 2, 2022, agenda.

LDC Discussion

Council Discussion and Review of Draft Land Development Code Changes. Mr. Wynn stated that the CDB had reviewed these sections and staff also had recommendations.

Chapter 8, Article
VII, Coastal
Construction
Code

Chapter 8, Building and Building Regulations, Article VII Coastal Construction Code.

Mr. Wynn advised that staff added the beachfront lighting must be wildlife lighting certified by the Florida Fish and Wildlife Conservation or approved by FDEP.

Article V -
Accessory
Structure and
Uses

Article V - Accessory Structure and Uses.

Mr. Wynn advised that staff recommendation was to remove any accessory dwelling unit for consideration in this version of the LDC. The CDB voted 5-1 to remove this.

Councilor Livingston questioned the CDB approving the proposed fences in Section 27-330(1) City Attorney Zachary Roth advised the word "and" should be "or" so if a proposed fence is over six feet, it would then go to the CDB.

Vice Mayor Chin suggested in Section 27-330 (4) a. the visibility triangle language should be generalized. Mr. Roth suggested this could be taken care of in definitions.

Councilor Messinger stated that vacation rentals are a huge detriment to our community. He just does not want to completely wipe the slate clean without looking at it further. Ultimately, if it is uncontrollable, he is okay with it.

Article VI -
Concurrency

Article VI – Concurrency

Vice Mayor Chin questioned the level of service numbers in Section 27-351. He also questioned the compliance in number of courts based on populations.

Article VII-
Protection of
Potable Water
Wellfields

Article VII - Protection of Potable Water Wellfields

No comments were made.

Article XIII -
Parking and
Loading

Article XIII - Parking and Loading

Councilor Messinger requested items come to Council and the CDB for approval. He suggested that even if there is a historic structure, they should still pay into the parking fund. He also regarding the credit for on-street parking, if the spaces need to be improved, that cost goes to the developer.

Code Compliance Supervisor Piper Turner stated that staff is recommending having that section removed.

Vice Mayor Chin suggested if the joint use parking agreement ends, the original required parking goes back into effect.

Mr. Roth confirmed Councilor Messinger's inquiry that the joint parking agreement could not be used as a mechanism to circumnavigate around the financial obligations.

Vice Mayor Chin questioned the bicycle parking requirements listed in the zoning districts. He asked what the intent was in not listing all of the zoning districts.

Vice Mayor Chin also questioned the conflicting language in Section 27-248(7)b i. regarding the mobility device parking. This would need further clarification.

Vice Mayor Chin pointed out the parking locations in Section 27-548(11) regarding the location of parking areas. Mr. Roth stated that is the intent to move parking locations to the side and rear of the property

Article XV -
Advertising

Article XV - Advertising

Mr. Wynn stated that language for proposed art projects was added. The CDB would like a process for public art projects. Mr. Roth advised that we need to be very careful when we start getting into regulating speech.

Article XVIII -
Nonconforming
Lots, Structures,
Uses, and Signs

Article XVIII - Nonconforming Lots, Structures, Uses, and Signs


Ms. Turner stated that the CDB discussed creating retrofits for some of the older structures. How far do you let someone go on a nonconforming structure.

Mr. Roth explained that the added language expressly states you can't increase the nonconformity.

PUBLIC COMMENTS

Public Comment Tony Cinotti, 714 McCollum Circle, Neptune Beach, stated the traffic speed study should be done for longer period of time. He suggested maybe putting stop signs in the area to help.

Adjournment There being no further business, the Workshop meeting adjourned at 8:06 p.m.


Elaine Brown, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk



Approved: 5-2-22