

MINUTES
SPECIAL CITY COUNCIL MEETING
TUESDAY, FEBRUARY 21, 2023, 6:00 P.M.
NEPTUNE BEACH CITY HALL
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266

Pursuant to proper notice, a Special City Council Meeting of the City Council of the City of Neptune Beach was held on Tuesday, February 21, 2023, at 6:00 p.m., at Neptune Beach City Hall, 116 First Street, Neptune Beach, Florida 32266.

Attendance:	IN ATTENDANCE: Mayor Elaine Brown(<i>absent</i>) Vice Mayor Kerry Chin Councilor Lauren Key Councilor Nia Livingston Councilor Josh Messinger	STAFF: City Attorney Zachary Roth Interim City Manager Richard Pike Chief Financial Officer Danielle Dyer-Tyler Community Development Director Heather Whitmore Project Manager Jason Lupson Senior Center Director Leslie Lyne City Clerk Catherine Ponson
Call to Order/Roll Call	Vice Mayor Chin called the Special Meeting to order at 6:00 p.m. and led the Pledge of Allegiance.	
Swearing In Ceremony	Vice Mayor Chin administered the Oath of Office to Police Officer Tyler Deel.	
Proclamation	Vice Mayor Chin read and presented a proclamation declaring the month of March as Irish American Heritage Month.	
Supp. Agreement No. 1-MLH	<u>Supplemental Agreement No. 1 with Marquis Latimer + Halback for Neptune Beach Senior Activity Center Exterior and Landscaping Design.</u> Project Manager Jason Lupson stated he had reached out to the consultants on the project. He advised that they had requested an additional quote of \$3,500 that was not included in the original scope of work for site visits during construction. This would replace "hourly" with the set amount. Councilor Livingston stated she did not see where this makes sense and it seems like hourly would have been more cost effective. Councilor Messinger agreed with Councilor Livingston and he is inclined to keep the contract as it is. Councilor Key commented that she has a hard time spending any more money on the Senior Center.	

Vice Mayor Chin suggested leaving it as it is and adding a cap of \$3,500.

Made by Livingston, seconded by Messinger.

MOTION: **TO APPROVE AND MODIFY SUPPLEMENTAL AGREEMENT NO. 1 WITH MARQUIS LATIMER+ HALBACK TO REMAIN HOURLY AND NOT TO EXCEED \$3,500**

Roll Call Vote:

Ayes: 3-Livingston, Messinger, and Chin

Noes: 1-Key

MOTION CARRIED

Next Steps - Next Steps – Senior Center. Councilor Key stated that the Senior Center has been an ongoing, long process. It was approved before she was on Council and she has been on Council for two years. We have the Neptune House as a community center that can be utilized as a Senior Center. All three beach cities have their own Senior Centers. She was told that Atlantic Beach is about to receive \$500,000 from the City of Jacksonville. She stated that knowing the lay of the land and considering the best financial interest as a City, she would like to explore the option of selling the trailers and recouping what costs we can from that, then utilize what funds we can to make the existing building that has been unused for many years as the Senior Center. She stated at least have a cost analysis done to see what the two different scenarios look like.

Councilor Messinger remarked that his train of thought is similar to Councilor Key's. He would be interested in understanding what, if we were to sell off the modular, and package that out, what would we recoup and what it would look like. There are opportunities to improve Neptune House if we were to keep the Senior Center there. He would like to have a better understanding of it and would like to get consensus to instruct staff to explore that and present at the next workshop.

Vice Mayor Chin commented that he sees no harm in exploring that option. His concern is that some of the monies were donated for the acquisition of the new Senior Center. Would we be responsible for paying back the donors those monies?

City Attorney Zach Roth advised that we would have to see if there were any specific conditions placed on specific payments. Generally speaking, if we use the funds that came back to us for the purpose of the Senior Center, it would be acceptable if there were no specific conditions.

Vice Mayor Chin added he would be interested in seeing what logistical issues we would have to overcome to utilize Neptune House, such as parking and accessible pathways. He would be interested but be cautious.

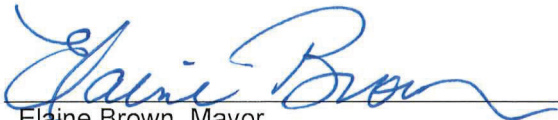
Councilor Livingston stated she would like to hear from the Community and anyone who had involvement in the Senior Center.

PUBLIC COMMENT

Public
Comment

Brent Rogers, 1932 Strickland Road, Neptune House, stated thankfully Council is trying to alter the project. He added the City should not spend any more on the trailers.

Adjournment There being no further business, the Special Meeting adjourned at 6:36 p.m.

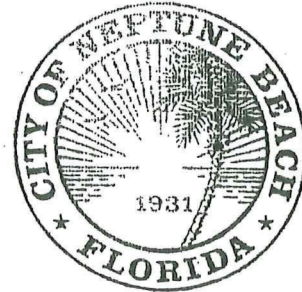

Elaine Brown, Mayor

ATTEST:



Catherine Ponson, CMC
City Clerk

Approved: 03-06-2023





**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

