



AGENDA
Special and Workshop City Council Meeting
Monday, April 15, 2024, 6:00 P.M.
Council Chambers, 116 First Street, Neptune Beach, Florida

1. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE
2. RESOLUTION NO. 2024-03, A Resolution of the City of Neptune Beach, Florida., Opposing Any Plans by the Duval County School District to Close Atlantic Beach Elementary or Other Schools at the Beaches and to Consolidate Any Such Schools with Neptune Beach Elementary p. 3
3. CONSIDERATION OF APPROVAL OF WASTEWATER RECLAMATION FACILITY GRIT REMOVAL SYSTEM - MECHANICAL p. 6
4. CONSIDERATION OF APPROVAL OF CITY HALL LANDSCAPE GROUND COVERING p. 9
5. CONSIDERATION OF APPROVAL OF DANCIN' IN THE STREET EVENT (MAY 18, 2024)-Deferred
6. PUBLIC COMMENTS
7. ADJOURN

WORKSHOP CITY COUNCIL MEETING IMMEDIATELY FOLLOWING
THE ABOVE SPECIAL MEETING

1. CALL TO ORDER / ROLL CALL
2. AWARDS / PRESENTATIONS / RECOGNITION OF GUEST / NONE
3. COMMITTEE REPORTS
 - A. Charter Review
 - B. Finance
 - C. Land Use and Parks
 - D. Transportation and Infrastructure Planning
4. PUBLIC COMMENTS
5. PROPOSED ORDINANCES / NONE
6. CONTRACTS / AGREEMENTS / NONE
7. ISSUE DEVELOPMENT
 - A. Historical Preservation and Code Review Subcommittees Presentation p. 13
 - B. 572 Atlantic Water Tank Joint Status Report
8. PUBLIC COMMENTS
9. COUNCIL COMMENTS
10. ADJOURN



Residents attending public meetings can use the code **DD14** to validate their parking session at no cost. After 5:30 on the date of the meeting, follow these steps:

Make sure you are parked in a North Beaches public parking space – we can't validate valet parking or parking in private lots.

- **To use a kiosk:** Using a nearby kiosk, press the Start button and then select 2 to enter your plate and the validation code.
- **To use the Flowbird app:** Tap the nearest yellow balloon and tap "Park here." From the payment screen, select "Redeem a code" at the top. Confirm your information and tap "Purchase" – the price will show "Free."



**Special Meeting Agenda Item #2
Res. No. 2024-03
Oppose School Closings**

RESOLUTION NO. 2024-03

A RESOLUTION OF THE CITY OF NEPTUNE BEACH, FLORIDA, OPPOSING ANY PLANS BY THE DUVAL COUNTY SCHOOL DISTRICT TO CLOSE ATLANTIC BEACH ELEMENTARY OR OTHER SCHOOLS AT THE BEACHES AND TO CONSOLIDATE ANY SUCH SCHOOLS WITH NEPTUNE BEACH ELEMENTARY.

WHEREAS, as the smallest municipality at the beach, both by population and geography, Neptune Beach already experiences significant burdens as a result of having two public schools within our two square miles; and

WHEREAS, in 2022-2023, the enrollment of Neptune Beach Elementary was 782 students and the enrollment of Atlantic Beach Elementary was 479 students; and

WHEREAS, if the schools were merged, this will result in a sixty-one percent (61%) increase in the enrollment at Neptune Beach Elementary, with a total student body of approximately 1,261 students.

WHEREAS, this alone would place Neptune Beach Elementary above the 1,200-student maximum figure that the Duval County School Board's consultants state is appropriate for a school to be considered effective; and

WHEREAS, we believe it inappropriate that a school be immediately overcrowded and ineffective as a result of a plan intended to save money; and

WHEREAS, Neptune Beach is composed mostly of year-round residents who live, work, eat, and play in our City; and

WHEREAS, the addition of nearly 500 students, and the accompanying traffic, will be crippling to the entirely residential neighborhood where the school is located; and

WHEREAS, without any further changes to Neptune Beach Elementary, Florida Boulevard is already experiencing significant overburden from traffic; and

WHEREAS, the five-way stop with Florida Boulevard, Penman Road, and Forest Avenue is well-known to be a failing intersection, with the City of Jacksonville investigating options to alleviate the already-present problems; and

WHEREAS, recent studies indicate that traffic on Florida Boulevard has nearly doubled in the last ten years, even without adding 500 students; and

WHEREAS, adding such significant additional traffic will overburden the existing streets and intersections and further strain the City's police, public works, and other resources; and

WHEREAS, the impacts will not be felt only in Neptune Beach; and

WHEREAS, aside from Atlantic Beach losing an institution, it will likewise suffer from significant traffic increases as a result; and

WHEREAS, Atlantic Boulevard, an already extremely busy and dangerous corridor, will also be forced to absorb hundreds of additional vehicles transporting students to Neptune Beach Elementary

WHEREAS, even broader, the Beaches community as a whole will suffer as a result of these consolidation plans; and

WHEREAS, while separate municipalities, the Beaches share a common sense of community; and

WHEREAS, to eliminate half of the elementary schools at the Beaches, with only three schools serving the over 45,000 Beaches residents, would alter traffic flows throughout the island, causing new hardships to tens of thousands of people; and

WHEREAS, this plan also ignores economic factors—Neptune Beach pays significantly more per capita in ad valorem real estate taxes to the School Board than areas around the county that will not be impacted by this plan;

WHEREAS, Neptune Beach has the highest median property value in the county, at \$745,000.00, compared to a median value of \$299,000.00 countywide; and

WHEREAS, Neptune Beach, and the Beaches as a whole, consistently pay a significantly larger amount of the total School Board and county budget than their per capita share; and

WHEREAS, to make decisions negatively impacting tens of thousands of Beaches residents on the basis of lack of funding ignores that the Beaches carry more than their fair share of such burden

WHEREAS, these examples are just that, examples; and

WHEREAS, the quality of life of the residents of Neptune Beach, and of the Beaches as a whole, will be significantly harmed if this plan were to move forward;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEPTUNE BEACH, FLORIDA, THAT:

SECTION 1. Adoption of Recitals. The foregoing recitals are deemed true and material parts of this resolution and are fully incorporated herein by reference.

SECTION 2. Opposition to Plan. The City of Neptune Beach vehemently opposes any plan to consolidate or close schools at the Beaches or to otherwise expand the enrollment of Neptune Beach Elementary.

SECTION 3. Repeal of Prior Inconsistent Resolutions and Council Decisions. All prior resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4. Severability. If any section, sentence, clause, or phrase of this resolution should be held invalid, unlawful, or unconstitutional, said determination shall not be held to invalidate or impair the validity, force, or effect of any other section, sentence, phrase, or portion of this resolution not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 5. Effective Date. This resolution shall become effective immediately upon passage and adoption by City Council.

ADOPTED by the City Council of the City of Neptune Beach, Florida, on this ____ day of _____, 2024.

Elaine E. Brown, Mayor

ATTEST:

Catherine Ponson, City Clerk



**Special Meeting Agenda Item #3
Grit Removal System-Mechanical**

**CITY OF NEPTUNE BEACH
CITY COUNCIL MEETING
STAFF REPORT**

AGENDA ITEM:	Wastewater Reclamation Facility Grit Removal System - Mechanical
SUBMITTED BY:	Deryle Calhoun, P.E. Public Works Director
DATE:	April 10, 2024
BACKGROUND:	On May 1, 2023, City Council approved replacement of the grit removal system at the wastewater reclamation facility in the amount of \$179,094.00. The system was recently delivered and is ready for installation. The original award did not include necessary mechanical improvements. Staff requested the manufacturer's representative, Environmental Equipment Services (EES), quote the mechanical work: • Proper piping configuration is critical to system operation. • Crew will already be on-site for grit system installation. EES provided a quote of \$37,500.00 for this estimated three additional workdays and which includes all materials, shipping and rental of a lull forklift.
BUDGET:	• As of 4/09/24, Sewer Capital 401-4335-535-60-64 Machinery & Equipment FY24 Current Budget Remaining is negative including encumbrances (-\$162,923.50). • A budget transfer would be required from Sewer Capital 401-4335-535-60-63 Improvements – Not Buildings which has an original budget of \$785,521.00 and budget remaining of \$341,665.89.
RECOMMENDATION:	Approval of award to Environmental Equipment Services in the amount of \$37,500.00
ATTACHMENT:	• Quote from Environmental Equipment Services



April 9, 2024

To: Neptune Beach WWTP
2010 Forest Ave,
Neptune Beach, FL 32266

Attn: Deryle Calhoun

Re: S&L Pista Grit Equipment Install Change Order Proposal

Quote#: 040924ZM2

*** Please see the equipment and services proposal listed below which shall be per Environmental Equipment Services, LLC (EES) terms and conditions of sale located at the end of this document. EES is the sole source representative for all Smith and Loveless Equipment, a sole source letter is available upon request. EES is not responsible for any electrical scope involved in this installation as the electrical scope was removed from our scope of work and will be required to be performed by a electrical GC awarded that portion of work by the City of Neptune Beach. Electrical contractor performing electrical work for install needs to review Smith and Loveless submittal, conduct site visits, and comply with NEC code.***

Scope of Supply:

Qty (1) Additional labor of mechanical crew to cover additional pipe installation not covered in original proposal. Labor estimate is based on requiring up to an additional 3 days onsite for the additional scope required.

Qty (1) Rubber Tire Lull for one (1) week onsite for maneuvering equipment during installation.

Qty (1) New 4" ductile iron pipe from grit pump to concentrator and overflow piping back to influent of headworks. Accounts for all straight pipe, megalug flanges, Tees, Reducers, 90degree elbows, Stainless steel hardware, gaskets, and Stainless steel pipe supports. Note: Does not include coating of the outside of the piping.

Qty (1) Freight and delivery of additional materials required

Note: Electrical contractor handling electrical work shall have all electrical work except final connection to new mechanical equipment completed prior to our mechanical crews arrival onsite.

Your Total Cost for the Equipment Listed Above, With No Sales Tax Included Is:
\$37,500.00

EES Terms and Conditions

1. We do not include sales tax, tools, toolboxes, lubricants, spare parts, control panels or any other items which are not specifically called out in this scope of supply.
2. Under no circumstances will EES, LLC or its suppliers be liable for any incidental, consequential, liquidated or late delivery damages whatsoever.
3. Payment terms are 90% net 30 days from delivery of equipment listed herein, 10% retainage due net 30 days from installation with any unpaid balance 30 days past due being subject to interest at 1-1/2% per month being added to the unpaid balance, with approved credit.
4. Pricing is based upon EES, LLC's Conditions of Sale. No other terms or conditions of sale will apply unless accepted in writing by an authorized member of the Company.
5. The following lead times are estimates only based on market conditions at the time of the proposal and are conditional on acts of force majeure outside of the company's control.
 - Submittal Data Available: N/A after receipt of purchase order
 - Estimated Shipment of Equipment: 4-6 weeks for materials ARO and scheduling crew accordingly after materials are ready for pickup (Note: If PO is received by week of April 15th, 2024 we plan to execute mechanical install the week of May 27th, 2024)

Zack Mansker
Zack Mansker, Sales Engineer
Environmental Equipment Services, LLC
C (863) 220-3081

City of
Neptune Beach

116 First Street • Neptune Beach, Florida 32266-6140
(904) 270-2400 • FAX (904) 270-2426 •



MEMORANDUM

**Special Meeting Agenda Item #4
City Hall Ground Covering**

Date: April 11, 2024
From: Richard J. Pike, City Manager
To: Honorable Mayor & Council
Subject: City Hall Landscape Ground Covering Options

I am seeking your guidance in choosing a landscape ground covering for the beach-oriented plants to be installed as part of the City Hall refresh project.

For your consideration, I will provide bagged samples of the following:

- Small crushed shells: \$252/yard
- #2 (larger) crushed shells: \$268/yard
- Sand: \$270/yard
- Pine Straw: \$65/yard

It should be noted that the Sand and Pine Straw options will need to be replenished on a recurring basis and will require more maintenance.

A description and photos of the three plants to be installed are also included for comparison purposes. Your input is greatly appreciated.

City Hall Plant Schedule

The small palm trees on the southeast and southwest corners are currently planned to be saved and kept in place. They will be pruned and trimmed up to look more refreshed. All of these plants will require little to no maintenance and very minimal watering after the grow in period. These plants are natural growing dune plants and will hold up to the harsh weather challenges we face due to our proximity to the beach.



Uniola paniculata (Sea Oats)



Helianthus debilis (Dune Sunflower)



Ipomoea imperati (Beach Morning Glory)



**Workshop Agenda Item #7A
CDB Subcommittees
Historically Significant Properties**

**CITY OF NEPTUNE BEACH
CITY COUNCIL MEETING
STAFF REPORT**

AGENDA ITEM:	Workshop Agenda Item #7A-Historic Preservation and Code Subcommittees Presentation
SUBMITTED BY:	Historic Preservation Subcommittee and Code Review Subcommittee
DATE:	April 11, 2024
BACKGROUND:	The Historic Preservation and Code Review Subcommittees of the Community Development Board are presenting proposed Code changes regarding variances for historically significant properties. The revisions have been reviewed and revised by the City Attorney.
RECOMMENDATION:	Discuss and Consider the Subcommittees' Recommendations
ATTACHMENT:	Proposed Code Changes

Sec. 27-145.3. - Procedures for applying for and issuing a variance for property determined to be historically significant.

(a) Submittal of application. The owner or developer shall submit a completed application, as described in section 27-143, to the office of the city manager or designee, specifically requesting consideration as a historically significant property.

(b) Determination of sufficiency. The city manager or designee shall review the application within five (5) working days of its submission to determine if it is sufficient. When the application is determined to be complete within the requirements of section 27-143, the city manager or designee shall forward the application to the community development board for consideration.

(c) Community development board action. Allowing for proper notice as specified in this division, the community development board shall conduct a quasi-judicial public hearing and shall prepare, in writing, its comments and recommendation to the city council for (i) determination if the property is historically significant and, if the community development board determines same, (ii) approval, approval with conditions, or denial of the application. Any person at the quasi-judicial public hearing shall be afforded the opportunity to be heard. If the community development board finds the property to be historically significant, the elements of Section 27-147.1 shall apply. If the community development board does not find the property to be historically significant, then the processes of Section 21-145 or Section 21-145.2, as appropriate based on the nature of the property, shall apply and the elements of Section 27-147 shall apply.

(d) City council action. At the next available meeting of the city council, allowing for required notice as described in this part, the city council, by way of quasi-judicial public hearing, shall approve, deny, or approve with conditions said application after consideration of the comments and recommendations of the community development board as to any historically significant property, based on the standards set forth in this division.

(e) Floodplain variances. This section does not apply to variances from floodplain regulations; such variances are decided by the community development board as provided in sections 27-150 and 17-151.

Sec. 27-_____. - Required findings needed to issue a variance for a Historically Significant Property.

The community development board, upon a Super Majority Vote (defined below) of the members, may determine a property is historically significant for the purposes of evaluating a variance request, and this Sec. _____ shall apply in lieu of Sec. 27-147. For clarification, a Super Majority Vote (defined below) is required in lieu of a majority vote described in Sec. 27-41 (b).

The community development board shall not recommend approval of any variance for a historically significant property unless it makes a positive finding, based on substantial competent evidence presented at the public hearing, on each of the following criteria:

- (1) The property is historically significant..
- (2) The proposed variance is the minimum necessary to allow the reasonable use of the parcel of land.
- (3) The proposed variance would not adversely affect adjacent and nearby properties or the public in general.
- (4) The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.
- (5) The effect of the proposed variance is in harmony with the general intent of the ULDC and the specific intent of the relevant subject area(s) of the ULDC.
- (6) The requested variance is intended to and will permit the property owner to substantially preserve the historical aspects of the property in a manner that would not be possible without the requested variance. .
- (7) Granting the variance will not confer upon the applicant any special privilege that is denied by the ULDC to other lands, buildings, or structures in the same zoning district.

Under this Sec. __, each decision of the board must be approved by a Super Majority Vote of the members present at a meeting in which a quorum as defined in Sec. 27-41(a) is in attendance and voting.

A "Super Majority Vote" shall mean approval by 3 out of 4 members if exactly 4 members are present; 4 out of 5 members if exactly 5 members are present; 4 out of 6 board members if exactly 6 members are present; or 5 out of 7 board members if exactly 7 members are present.