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## Land Use and Parks Committee

Wednesday, September 18, 2019, 10:00 a.m.

City Hall, Council Chambers

116 First Street, Neptune Beach, FL 32266

### Summary/ Recap

#### **Members In Attendance:**

Councilor Josh Messinger, Chairman  
Vice Mayor Fred Jones  
Councilor Kerry Chin

#### **Staff In Attendance:**

Leon Smith, Interim City Manager  
Richard Pike, Chief of Police  
Peter Kajokas, Finance Director  
Zachary Roth, City Attorney  
Megan George, Deputy Public Works Director  
Catherine Ponson, City Clerk

Also present were Marcel Dulay and Tom Gyorog, Parsons Engineering.

#### **Call to Order**

Chairman Josh Messinger called the meeting to order at 10:21 a.m.

#### **Old Business**

##### **Jarboe Park Update**

Marcel Dulay, Parsons Engineering, presented the most recent set of plans for Jarboe Park. He reported they are about 90% completed. He stated that everything was almost in place. He added that we would now put together the cost estimate, including the electrical. He stated he would need the landscaping, bridge and park equipment estimates. The next steps would be to get prices from at least three vendors for the sports courts areas and begin getting those estimates.

Deputy Public Works Director Megan George reviewed bridge costs for each location in the park. These costs did not include installation. There are also grants for use in the park. The existing bridge would be cladded. Ms. George reported that the vendor advised there could be a 7.5%-percent discount if all three bridges are purchased from that vendor.

Ms. George reported that playground equipment is being vetted through a company that the City of Jacksonville has utilized. She reviewed the costs of equipment and what the grants could cover.

Interim City Manager Leon Smith reported that potable water would be used to water the area. The City Engineer is researching using reclaimed water. There may also be grants available for reclaimed waterlines.

Councilor Messinger requested Ms. George coordinate with the Landscape Architect as the City is going to apply for Tree Mitigation Funds for trees and irrigation.

## **New Business**

### **Proposed Ordinance – R-4 Lot Split Moratorium**

Chairman Messinger explained that a proposed ordinance is being introduced that would place a moratorium on lot splitting in the R-4 zoning district. He is concerned that lots are being purchased and then replatted and cookie-cutter homes are being built on the lots and are not consistent with the neighborhood. The homes are being built to the lowest degree to maximize the profit margin.

Chairman Messinger stated this would be in conjunction with the PUD moratorium as well as the Code rewrite.

Councilor Kerry Chin explained his concern was coastal resiliency in which when you are increasing density, you are increasing impervious surface. He added the City should start incorporating some Building Code requirements that would mitigate some of the stormwater effects. He added that the City should explore going back to the 50-foot lot requirement as that was the original intent. The 40-foot lot requirement was put in place to benefit a few particular cases that it would have helped the homeowner.

Vice Mayor Jones stated that consistent with the issues the City has and the intent, he supports the ordinance particularly for the resiliency aspect.

City Attorney Zachary Roth advised that the intent is to specifically make to coincide with the PUD moratorium if the extension is needed. He suggested the moratorium as opposed to other alternatives as there is case law that supports local government using moratoriums and there is a well-articulated basis for the concern.

Chairman Messinger, Councilor Chin and Vice Mayor Jones recommended moving this legislation forward to the Community Development Board at their October meeting and then to the Council workshop on October 21, 2019.

### **Public Comment**

Diana Kelly, 207 Walnut Street, Neptune Beach, requested visual displays for the playground equipment in Jarboe Park. She also commented on the R-4 lot splitting moratorium. She questioned the number of lots that had been split and what would be the increase in population density should we continue to allow this to happen.

The meeting adjourned at 10:17 a.m.