Minutes of City Council Workshop
held Monday, August 23, 2021 – 5:30 P.M.
via Video Conference

The Council Workshop began at 5:30 P.M.

The following City Council Members were in attendance:

Mayor:	Christine Hoffman		
Council Members:	Georgette Dumont	Sandy Golding	Dan Janson
	Fernando Meza	Cory Nichols	Chet Stokes

Also present were City Manager Mike Staffopoulos and Attorney Cliff Shepard.

Purpose of Workshop
The purpose of the workshop was to review Sections 26 through 37 of the City's Charter and recommend any revisions.

Communications Manager Jacob Board read the following comments into the record:

- Tony Komarek, 533 11th Avenue South, Jacksonville Beach - "Public comments for Aug 23 in the review of Building codes City Charter sections 26-37. I'm writing this due to how upset I've been with the removal of single family houses in my neighborhood. Large investors/developers have been having a huge impact to the areas west of 3rd street. Mainly in removing single family homes and subdividing properties into fee simple lots for duplexes. Just on my street alone there are 3 houses that were bought, torn down, and made into duplexes. Unfortunately, looking at quite a few of the ones between 3rd and 9th street in South Jacksonville Beach, they are owned by Wealth Builder/LLC's. They become vacation rentals and long term rental properties. With the rentals come parking issues. Most of the Duplexes are built with 4 bedrooms, and the parking requirements only state 2 parking places. According to code, [t]hey put in a one car garage (which is typically unused) and only have a spot for 1 car in the driveway. Not enough parking for the amount of drivers who occupy the residence. A few issues / Recommendations 1) Parking - Add duplexes to the matrix and the amount of bedrooms into chapter 34-376 - base it on possible occupancy of the duplex. This is causing clogging of the streets with on street parking. They have to have enough onsite parking for the amount of bedrooms. 2) Fee simple attached Duplexes repair issues – Recently, we have been seeing 3-5 attached duplexes, most of them owned by different LLCs and investors. One of the city council members brought a very good point, what happens if the middle unit is damaged (for example, the roof) due to a hurricane fire and does not want to repair causes issues for neighbors and the community. There is nothing in the code that requires an *[sic]* condo or HOA association that each individual resident must follow. 3) Stop Dividing Standard Lots into Sub Standard lots – I constantly see that some of the wealth builders and investors are now buying standard lots and then calling it "fee simple," chopping the lot as small as 15 feet. Somehow in the code, if a standard lot is subdividing into a smaller lot. We need to find a way to prevent future variance request[s] from accepting a substandard lot as a hardship. 4) Duplexes must be individual units unless apartment / Condo – I have seen where some builders are building 2–4 units side by side – with a breezeway (not attached) requiring this in the building code will resolve the repair issues with shared wall duplexes. 5) Standard Size Lot – quite a few lots in South Jacksonville Beach are 50x125. The most popular variance request is that the lot is substandard. I'm asking the City Council to take these suggestions seriously. Know you are

planning major improvements to Gonzales Park. Just South from it will be another investment company building 5 unit duplex with not enough parking. Duplexes need to be considered as apartments or Condos in the code. It would be nice to hear on zoom that the city council acknowle[d]ges my concerns."

Attorney Cliff Shepard clarified the comments submitted by Mr. Komarek were in reference to the City's Code of Ordinances, not the City's Charter.

Mr. Shepard presented proposed revisions [on file] to be considered to the City Charter regarding the following sections:

- Section 26. Qualifications; appointment; term of office.
- Section 27. Term of appointment; procedure for removal.
- Section 28. Responsibility of manager; powers of appointment and removal.
- Section 29. Discharge, suspension, etc., of officers and employees.
- Section 30. Council and appointees not to interfere in performance of city employee duties, appointments or removals.
- Section 31. Duties of the manager.
- Section 32. Right of manager and other officers in council.
- Section 33. Investigations by council or manager.
- Section 34. City Attorney; appointment by council; removal.
- Section 35. Qualifications.
- Section 36. Compensation.
- Section 37. Duties of city attorney.

Following a discussion with Mr. Shepard, it was the consensus of the Council to move forward with the proposed changes, with the following exceptions:

- Section 26: Change "his or her" in the second sentence to "their."
- Align the language in Section 27 for the city manager and section 34 for the city attorney.

These changes would be added to the draft ordinance submitting all the proposed changes to be considered for a referendum at the next general election.

The workshop adjourned at 6:50 P.M.

Submitted by: Sheri Gosselin
City Clerk

Approval:

Christine H. Hoffman, MAYOR

Date: 8/7/21

SG:jb