



MINUTES
WORKSHOP CITY COUNCIL MEETING
PROPOSED LAND USE REGULATIONS
MARCH 27, 2000 AT 7:00 P.M.
CITY HALL, 116 FIRST STREET
NEPTUNE BEACH, FLORIDA

Pursuant to proper notice a Workshop Meeting of the City Council of the City of Neptune Beach was held March 27, 2000, at 7:00 p.m., in the Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida.

Attendance:

IN ATTENDANCE:

Mayor George F. Vaughn, Jr.
Vice Mayor Edward S. Jones
Councilor Thomas A. Tankersley
Councilor Robert D. Shimp
City Manager Richard A. Linn
Assistant to the City Manager Terry Klein

City Clerk Lisa Volpe, CMC
Building Official Dan Arlington
Assistant to Building Official Piper Turner
Member PDRB, Brian Greenwood
Member PDRB, John Weldon

Absent:
Councilor Ronald Patronik
City Attorney Christopher White

Call to Order/Roll Call The Mayor called the meeting to order at 7:00 p.m.

Mayor Vaughn explained that the meeting was a continuation of the review of the Proposed Land Use Regulations.

Councilor Shimp suggested setting a time for comments from the public.

Consensus: **TO STOP AT THE END OF ARTICLE IV TO HEAR COMMENTS FROM THE PUBLIC.**

Group Two Article IV, Land Use Mayor Vaughn read each Section aloud and asked that any concerns or recommendations be addressed at the end of each section.

Section 27-211 **ARTICLE IV, LAND USE SECTION 27-211, RESERVED.**

There was no discussion and no recommended changes to Section 27-211.

Section 27-212 **ARTICLE IV, LAND USE SECTION 27-212, GENERALLY.**

There was no discussion and no recommended changes to Section 27-212.

Section 27-213 **ARTICLE IV, LAND USE SECTION 27-213, APPLICABILITY.**

There was no discussion and no recommended changes to Section 27-213.

- Section 27-214 ARTICLE IV, LAND USE SECTION 27-214, FINDINGS OF FACT.
- There was no discussion and no recommended changes to Section 27-214.
- Section 27-215 ARTICLE IV, LAND USE, SECTION 27-215, PURPOSE AND INTENT.
- Councilor Jones announced that it was Amy Skinners understanding that council agreed that access to beachside communities should be emphasized in the introductory intent section.
- City Manager Linn read the following definition of a building as stated in Article I:
- A building means any structure either temporary or permanent having a roof impervious to weather and use or built for the shelter or enclosure of persons, animals, cattle or property of any kind. This definition shall include tent, awnings, cabanas and vehicles situated on private property and serving in any way the function of a building. It does not include screen enclosures, not having a roof impervious to weather.
- There were no recommended changes to Section 27-215.
- Section 27-216 ARTICLE VI, LAND USE, SECTION 27-216: DEFINITIONS: The definitions are found in article I.
- It was agreed that the definitions be italicized throughout the text of the Land Development Regulations.
- Section 27-217 ARTICLE VI, LAND USE, SECTION 27-217, ZONING MAP.
- There was no discussion and no recommended changes on Section 27-217
- Section 27-218 ARTICLE IV, LAND USE, SECTION 27-218, AMENDMENTS TO ZONING MAP.
- There was no discussion and no recommended changes on Section 27-218.
- Section 27-219 ARTICLE IV, LAND USE, SECTION 27-219, INTERPRETATION OF ZONING DISTRICT BOUNDARIES.
- Discussion ensued but there was no recommended changes to Section 27-219.
- Section 27-220 ARTICLE IV, LAND USE, SECTION 27-220, DIVISION OF LOT OF RECORD BY DISTRICT BOUNDARY.
- There was no discussion and no recommended changes to Section 27-220.
- Section 27-221 ARTICLE IV, LAND USE, SECTION 27-221, ZONING DISTRICTS ESTABLISHED.
- Vice Mayor Jones recommended that oceanfront lots have there own zoning category of R-4a.
- Section 27-222: Part 1 ARTICLE IV, LAND USE, SECTION 27-222, PURPOSE AND INTENT OF ZONING DISTRICTS, PART 1, THE DESIGN GOALS FOR NEW CONSTRUCTION OR IMPROVEMENTS.

Discussion ensued but there was no recommended changes to Section 27-222, Part 1.

Section 27-222: Part 2 ARTICLE IV, LAND USE, SECTION 27-222, PURPOSE AND INTENT OF ZONING DISTRICTS, PART 2, THE DESIGN OBJECTIVES FOR NEW CONSTRUCTION OR IMPROVEMENTS.

Discussion ensued about changing the word "should" in the sentence in part b "Designs which conflict with the use and enjoyment of any property should be avoided." And who would be responsible for the plan review of new construction.

There was no consensus from council and Section 27-222, Part 2 remained in question.

Section 27-222, Part 3 ARTICLE IV, LAND USE, SECTION 27-222, PURPOSE AND INTENT OF ZONING DISTRICTS, PART 3, RESIDENTIAL ZONING R-1, R-2, AND R-3.

There was no discussion and no recommended changes on Section 27-222, Part 3.

Section 27-222, Part 4 ARTICLE IV, LAND USE, SECTION 27-222, PURPOSE AND INTENT OF ZONING DISTRICTS, PART 4, RESIDENTIAL ZONING R-4.

Discussion ensued over changing 10 to 15 units per acre.

City Council asked Building Official Dan Arlington to provide information on the specific density east of Third Street block by block for the April 10, 2000, Land Development Regulations Workshop Meeting.

There was no consensus from council and Section 27-222, Part 4 remained in question.

Recess/Reconvene Mayor Vaughn called a recess at 8:50 p.m. and the meeting reconvened at 9:00 p.m. to hear Public Comments.

Public Comments Mary Truta, 701 Valley Forge Road North, stated concerned about development.

Bill Lewis, 133/35 Cherokee Drive, was concerned about the property value difference between duplexes and single family homes and felt that single family homes were more valuable.

Robert West, 106 Hall Place, expressed concern about Section 27-227 (e) outdoor seating and serving of alcohol.

Fred Desapio, 114 19th Avenue North, suggested getting a count of electric meters to determine the density east of Third Street.

Steve Hould, 111 Walnut Street, felt that the way to gain control over future development was to go forward with the Proposed Land Development Regulations.

Harriet Pruett, 217 ½ Magnolia Street, felt that east of Third Street should not be zoned R-4 and should be different from the area west of Third Street.

Linda Padrta, 1113 First Street, felt R-4 zoning was not appropriate east of Third Street.

Kurt Cobb, 112 Orange Street, 219 Midway, 217 Midway, 215 Midway, 114 Cherry Street, 125 Yucka, Unit 1, 2 and 3, felt it would be a great task for the Building Department to try to figure out what units were legal east of Third Street.

Rae Brady, Laura Street, was concerned about determining density and preserving trees.

Michael Adams, 320 First Street, felt that the density problem did not have anything to do with changing the code.

Brian Greenwood, 220 Myrtle Street, a member of the Planning and Development Review Board, clarified his opinion of a patio home and a duplex.

Adjournment

There being no further business, the meeting adjourned at 9:30 p.m.

George F. Vaughn, Jr., Mayor

ATTEST:

Lisa Volpe, CMC, City Clerk

Approved: _____