



**MINUTES**  
**WORKSHOP CITY COUNCIL MEETING**  
**PROPOSED LAND USE REGULATIONS**  
**JULY 10, 2000 AT 7:00 P.M.**  
**CITY HALL, 116 FIRST STREET**  
**NEPTUNE BEACH, FLORIDA**

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Pursuant to proper notice a Workshop Meeting of the City Council of the City of Neptune Beach was held July 10, 2000, at 7:17 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 Robert Shimp  
City Manager Richard A. Linn  
City Clerk Lisa Volpe, CMC  
Deputy City Clerk Karla Strait  
Building Official Dan Arlington  
Assistant to the City Manager Terry Klein

Assistant to Building Official Piper Turner  
Member PDRB, Brian Greenwood

Absent:

Councilor Ronald Patronik  
Councilor Thomas Tankersley  
City Attorney Christopher White

Call to Order/Roll Call

The Mayor called the meeting to order at 7:17 p.m.

Councilor Shimp suggested a break in the middle of the meeting to allow for public comments.

Consensus: **TO BREAK IN THE MIDDLE OF THE MEETING FOR COMMENTS FROM THE PUBLIC.**

Building Official Dan Arlington gave a report on the number of parking spaces in the Central Business District.

Group Two Article XIII,  
Off Street Parking and  
Loading

Mayor Vaughn introduced each section and asked that any concerns or recommendations be addressed.

Section 27-532

**ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-532, GENERALLY.**

There was no discussion and no recommended changes to Section 27-532.

Section 27-533

**ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-533, APPLICABILITY.**

There was no discussion and no recommended changes to Section 27-533.

Section 27-534 ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-534, FINDING OF FACT.

There was no discussion and no recommended changes to Section 27-534.

Section 27-535 ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-535, PURPOSE AND INTENT.

There was no discussion and no recommended changes to Section 27-535.

Section 27-536 ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-536, DEFINITIONS.

There was no discussion and no recommended changes to Section 27-536.

Section 27-537 ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-537, GENERAL PROVISIONS.

There was no discussion and no recommended changes to Section 27-327.

Section 27-538 ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-538, EXEMPTIONS.

There was no discussion and no recommended changes to Section 27-538.

Section 27-539 ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-539, SUBMISSION OF PLANS.

There was no discussion and no recommended changes to Section 27-539.

Section 27-540 ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-540 OFF STREET PARKING REQUIREMENTS.

Section 27-540 (b): A lengthy discussion ensued regarding reducing the parking requirements 50% in the Central Business District. Member of the Planning and Development Review Board Brian Greenwood explained why the board had recommended the change. Mayor Vaughn asked Building Official Dan Arlington to count the amount of parking spaces that Atlantic Beach had in the Central Business District.

Public Comments Nancy Jensen, 117 First Street, owner of Pete's Bar, explained that Pete's had parking spaces that were removed due to the beautification of Town Center.

Robert West, 106 Hall Place, felt that Vice-Mayor Jones should not be allowed to vote on the parking issue because he owned property in the Central Business District.

Michael Dunlap, 212 Lora Street, favored reducing the parking in the Central Business District.

Harriet Christovich, 112 Seagate Avenue, questioned the approval for a third story addition to the Sea Horse Motel.

Lynda Padrta, 113 First Street, questioned why Mr. Arlington included the Village Inn, Taco Bell and Walgreen's in his count of parking spaces in the Central Business District and felt Neptune Beach and Atlantic Beach should work together to resolve the parking problem.

Harriet Pruette, 217 1/2 Magnolia Street, felt that reducing the parking requirements in the Central Business District would create a problem with parking on First and Second Streets.

Rae Brady, 223/225 Lora Street, encouraged giving allowances for retail establishments and discouraging bars and restaurants.

Building Official Dan Arlington clarified the following: (1) that Pete's Bar did have 4 parking spaces and that he had included them in the residential section, (2) that Cobalt Moon had the required amount of parking spaces and council had reduced it by 4, (3) The Sea Horse Motel had all required spaces for the third floor expansion and, (4) the parking spaces for City Hall had been double counted. Mr. Arlington recommended allowing reducing the parking requirements for retail.

Discussion ensued about losing additional parking due to the additions at the Sea Horse Motel.

Recess/Reconvene Mayor Vaughn called for a recess at 8:30 p.m. and the meeting reconvened at 8:35 p.m.

Section 27-541 ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-541 USE OF TANDEM PARKING SPACES.

There was no discussion and no recommended changes to Section 27-541.

Section 27-542 ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-542, BICYCLE PARKING REQUIREMENTS.

There was no discussion and no recommended changes to Section 27-542.

Section 27-543 ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-543, PARKING REQUIREMENTS FOR HANDICAPPED PERSONS.

Vice Mayor Jones asked if it would be possible to have the required parking spaces include the amount of handicapped parking spaces that were required by the Americans with Disabilities Act. Building Official Dan Arlington stated this was a legal question.

Section 27-544 ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-544, MOTORCYCLE PARKING REQUIREMENTS.

There was no discussion and no recommended changes to Section 27-544.

Section 27-545 ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-545, DEFERRAL OF PARKING REQUIREMENTS.

There was no discussion and no recommended changes to Section 27-545.

Section 27-546 ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-546, REDUCTION FOR MIXED OR JOINT USE OF PARKING SPACES.

There was no discussion and no recommended changes to Section 27-546.

Section 27-547 ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-547, SPACES REQUIRED FOR OFFSTREET LOADING.

There was no discussion and no recommended changes to Section 27-547.

Section 27-548

ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-548, DESIGN STANDARDS FOR OFF STREET PARKING AND LOADING AREAS.

Section 27-548(l) City Manager Linn suggested referencing the Turtle Ordinance. Vice Mayor Jones questioned "excessive light on adjacent property."

Section 27-548(f) Discussion ensued over whether this was residential or commercial and on the amount of cars the section referenced.

Consensus: **CHANGED FOUR (4) OR MORE VEHICLES TO FIVE (5) OR MORE VEHICLES.**

Section 27-549

ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-549, DESIGN STANDARDS FOR BICYCLE PARKING.

There was no discussion and no recommended changes to Section 27-549.

Section 27-550

ARTICLE XIII, OFF STREET PARKING AND LOADING SECTION 27-550 SPECIAL PARKING DISTRICTS.

There was no discussion and no recommended changes to Section 27-550.

Section 27-542

Dan Arlington suggested adding some language to allow the Planning and Development Review Board to request required bicycle parking.

Consensus: **TO ASK THE PLANNING AND DEVELOPMENT REVIEW BOARD TO REVIEW THIS SECTION.**

TABLE 27-540-1

TABLE 27-540-1 OFF STREET PARKING REQUIREMENTS.

Vice-Mayor Jones suggested reducing the number of parking spaces necessary for retail and office space and to consider a maximum number of parking spaces for shopping centers.

Consensus: **TO REDUCE THE NUMBER OF SPACES FOR RETAIL AND OFFICES IN THE CENTRAL BUSINESS DISTRICT AND ASK THE CONSULTANTS ABOUT REQUIRING A MAXIMUM AMOUNT OF SPACES FOR SHOPPING CENTERS.**

Councilor Shimp requested that the number of required parking spaces for worship facilities be reduced to one parking space for every three seats.

Consensus: **TO REDUCE THE NUMBER OF REQUIRED SEATS FOR WORSHIP FACILITIES TO 1 PER 3 SEATS.**

Vice Mayor Jones suggested using the Fire Marshall occupant load when requiring parking spaces for nightclubs. Mayor Vaughn asked for a chart showing the difference.

Public Comments

Mary Truta, 701 Valley Forge Road North, asked when recreational vehicles would be addressed.

Rae Brady, 223/225 Lora Street, asked about Section 27-703 and if it only applied to parking and if effected the foot print bill.

Lynn Lacy, 1112 First Street, was upset that she and her husband could not rebuild a duplex, that had been condemned and torn down, on a vacant lot they had bought from their family.

Chip Lacy, 1112 First Street, added that they had relied on the income from the rental of a duplex for retirement.

Michael Adams, 320 First Street, felt that the new code would be taking away rights from homeowners and bar/restaurants should have stricter parking requirements.

Linda Padrta, 1113 First Street, felt that the revisions to the code would protect residents rights.

Brian Greenwood, 222 Myrtle Street, announced that he was the one that requested the 5/12-roof pitch requirement.

Harriet Christovich, 112 Seagate Avenue, commended the improvements she had seen since she had lived here and felt council should allow improvements even if they incorporate a duplex.

Adjournment

There being no further business, the meeting adjourned at 9:38 p.m.

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George F. Vaughn, Jr., Mayor

ATTEST:

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Lisa Volpe, CMC, City Clerk

Approved: \_\_\_\_\_