



**MINUTES**  
**SPECIAL CITY COUNCIL MEETING**  
**LAND DEVELOPMENT REGULATIONS**  
**SEPTEMBER 21, 2000 AT 6:00 P.M.**  
**CITY HALL, 116 FIRST STREET**  
**NEPTUNE BEACH, FLORIDA**

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Pursuant to proper notice a Special Meeting of the City Council of the City of Neptune Beach was held September 21, 2000, at 6:00 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 Ronald D. Patronik  
Councilor Robert D. Shimp  
City Manager Richard A. Linn  
City Clerk Lisa Volpe, CMC

Building Official Dan Arlington  
Assistant to the Building Official Piper Turner

ABSENT:  
Councilor Thomas A. Tankersley  
City Attorney Christopher White

Call to Order/Roll Call

The Mayor called the meeting to order at 6:00 p.m.

City Clerk Lisa Volpe announced that Councilor Tankersley was absent due to a death in the family.

Land Development  
Review Article V

LAND DEVELOPMENT REVIEW ARTICLE V, ACCESSORY BUILDINGS AND STRUCTURES: Mayor Vaughn explained that this meeting was set as a result of proposed Ordinance 2000-11 and Article V of the Proposed Land Development Regulations.

Satellite Installations

Councilor Shimp was concerned about Section 27-327 (5) and (11) satellite dish installations.

Discussion ensued about installation of satellite dishes.

Consensus: **TO STRIKE SECTIONS 27-327 (5) AND (11).**

Patios and Decks

Councilor Patronik questioned Section 27-331, attached patios and decks and Section 27-334, erection of more than one main use structure on a lot.

Duplexes

Amy Skinner of Ivey, Harris and Walls, explained that the intention of Section 27-334 was to allow detached duplexes.

Detached Garages

Councilor Patronik questioned Section 27-235 (4), general standards and requirements, accessory structures.

Building Official Dan Arlington stated that Article IV contained the controls for development on lots not Article V.

Amy Skinner with Ivey, Harris and Walls, agreed with Dan Arlington concerning the need for the passage of Article IV and Article V simultaneously.

Council discussed detached garages and their uses. There was no consensus.

Building Heights

Mayor Vaughn questioned Section 27-328 (3) the height of accessory buildings.

Discussion ensued about building heights and there was no consensus.

Public Comments

Mayor Vaughn opened the floor for comments from the public,

Brian Greenwood, Member of the Planning and Development Review Board, opposed garage apartments and gave a short presentation to council relating to what it would look like if all the property owners built garages.

Michael Dunlap, 212 Lora Street, felt that garage apartments were appropriate and would not be adding to the density.

John Weldon, 108 Oak Street, Chairman of the Planning and Development Review Board, felt that if garage apartments were allowed that there needed to be a specified maximum square footage, maximum height, and maximum roof pitch. Mr. Weldon also felt that it should be made clear that duplex lots could only have one primary dwelling and one garage apartment if that's what they chose, not a duplex and a garage apartment. Mr. Weldon did not oppose garage apartments but was concerned about passing the individual articles out of context of the overall code review.

Consensus: **FORWARD TO THE OCTOBER REGULAR COUNCIL MEETING.**

Adjournment

There being no further business, the meeting adjourned at 6: 55 p.m.

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George F. Vaughn, Jr., Mayor

ATTEST:

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Lisa Volpe, CMC, City Clerk

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