



MINUTES
WORKSHOP CITY COUNCIL MEETING
LAND DEVELOPMENT REGULATIONS
MAY 28, 2002 AT 7:00 P.M.
CITY HALL, 116 FIRST STREET
NEPTUNE BEACH, FLORIDA

Pursuant to proper notice a Special Meeting of the City Council of the City of Neptune Beach was held May 28, 2002, at 7:00 p.m., in the Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida.

Attendance

IN ATTENDANCE:

Mayor Richard A. Brown
Vice Mayor Robert A. Shimp
Councilor James Gilbert
Councilor Ronald D. Patronik
Councilor Harriet Pruette
City Manager Richard A. Linn

Deputy City Clerk Karla Strait, CMC
Building Official Dan Arlington
Assistant to the Building Official Piper Turner

Absent:
City Clerk Lisa Volpe, CMC
City Attorney Christopher White

Call to Order/Roll Call

The Mayor called the meeting to order at 7:00 p.m.

PUBLIC COMMENTS

Robert West, 106 Hall Place, suggested adding a paragraph in the Land Development Regulations that would allow rebuilding of homes after a hurricane.

Daryl Grubbs, 1919 Nightfall Drive, suggested allowing more land uses in the C-2 district.

Charlie Gear, 1004 Second Street, was concerned about the affect on the footprint bill.

City Manager Linn explained the existing code read that any structure substantially damaged by a natural cause could be rebuilt on the original footprint without the need for a variance.

Lynda Padrta, 1113 First Street, opposed changing the Comprehensive Plan to accommodate additional density in R-4 and R-5 districts.

Ed Jones, 430 Oceanfront, felt it was appropriate to allow detached garages on oceanfront lots and lots between First Street and Strand. He was concerned about the vision of the Central Business District.

Lynda Padrta, 113 First Street, opposed discontinuing the allowance of a 4' deck without a variance.

Judy Bost, 115 Walnut Street, asked City Manager Linn to clarify the footprint bill.

City Manager Linn explained the footprint bill allowed the rebuilding of the home if it was substantially damaged by a hurricane or fire without increasing the non-conformity. The construction had to be completed within 24 months.

Land Development
Article IV Section 27

LAND DEVELOPMENT REGULATIONS REVIEW ARTICLE IV, SECTION 27 LAND USE: Building Official Dan Arlington explained the handout was the latest edition and the proposed additions were underlined and the proposed deletions were crossed through.

SECTIONS 27-213 APPLICABILITY, 27-214 FINDINGS OF FACT, 27-215 PURPOSE AND INTENT: were expanded.

SECTION 27-216 DEFINITIONS: were moved to another location. Mr. Arlington stated definitions could still be added. He wanted to add the definition of "bay window".

SECTION 27-218 AMENDMENTS TO ZONING MAP: was expanded.

SECTION 27-219 INTERPRETATION OF ZONING DISTRICT BOUNDARIES: Had new language that required recommendation from the Planning & Development Review Board with the Council having the final decision.

SECTION 27-220, DIVISION OF LOT OF RECORD BY DISTRICT BOUNDARY: Added new language requiring Council review. Currently the zoning map was clean with no lots with split zoning districts.

SECTION 27-222, PURPOSE AND INTENT OF ZONING DISTRICTS: See following subsections 1 through 10.

SUBSECTION 1, THE DESIGN GOALS FOR NEW CONSTRUCTION OR IMPROVEMENTS ARE AS FOLLOWS:

SUBSECTION 2, THE DESIGN OBJECTIVES FOR NEW CONSTRUCTION OR IMPROVEMENTS ARE AS FOLLOWS:

Mr. Arlington stated subsections 1 & 2 related to goals, purposes and intent, and design. Mayor Brown stated these subsections were conflicting, as subsection 1 discouraged inharmonious and out of scale development and subsection 2 encouraged originality, flexibility and innovation. Mr. Arlington added it was in the eye of the beholder and very subjective. He had tried enforcing these in the past to no avail.

A lengthy discussion ensued about subsections 1 & 2.

Consensus: **TO STRIKE OUT SUBSECTIONS 1 & 2.**

SUBSECTION 3, RESIDENTIAL R-1, RESIDENTIAL R-2, AND RESIDENTIAL R-3 ZONING DISTRICTS: There were no changes to this section.

SUBSECTION 4, RESIDENTIAL R-4 ZONING DISTRICT: described the R-4 zoning district east of Third Street. The number of dwelling units per acre had been changed to 15. Mr. Arlington recommended leaving the density at 10. The current number of dwellings units per acre was 13. He felt that number would decrease in the future with duplexes being converted to single-family homes. If this change were made the Comprehensive Plan would also have to be changed.

A lengthy discussion ensued.

Consensus: **TO LEAVE THE NUMBER OF DWELLING UNITS PER ACRE AT TEN WITH THE INTENT TO LOWER THE AMOUNT OF SQUARE FOOTAGE PER LOT FOR A DUPLEX FROM 8000 SQUARE FEET TO 6000 SQUARE FEET.**

SUBSECTION 5, RESIDENTIAL R-5 ZONING DISTRICT: The number of dwelling units per acre was changed from 17 to 20. Mr. Arlington stated the reason for this change was to have the density in R-5 higher than in R-4. If R-4 did not change, R-5 did not need to be changed. Mr. Arlington calculated the current number of dwelling units per acre to be 25 including Ocean Oaks apartments.

Consensus: **TO LEAVE THE NUMBER OF DWELLING UNITS PER ACRE BETWEEN 10.1 AND NOT TO EXCEED 17.**

SUBSECTION 6, COMMERCIAL C-1, ZONING DISTRICT: The language was changed to better describe the usage.

SUBSECTION 7, COMMERCIAL C-2, ZONING DISTRICT: Allowed more usages than C-1 and better described the usages.

SUBSECTION 8, COMMERCIAL C-3, ZONING DISTRICT: Allowed more usages than C-2 and better described the usages.

SUBSECTION 9, CENTRAL BUSINESS ZONING DISTRICT: Changed to add new language discouraging residential uses.

Consensus: **STRIKE OUT NEW RESIDENTIAL USAGE AND GRANDFATHER IN THE EXISTING RESIDENTIAL UNITS.**

SUBSECTION 10, CONSERVATION ZONING DISTRICT: No changes.

Mr. Arlington recommended adding Subsection 11 to read as follows: "Check the footprint bill after reading the above described zones".

Consensus: **TO END THE MEETING AT SECTION 27-222 AND PICK UP AT SECTION 27-223.**

Adjournment

There being no further business, the meeting adjourned at 9:10 p.m.

Richard A. Brown, Mayor

ATTEST:

Lisa Volpe, CMC, City Clerk

Approved: _____