



**MINUTES**  
**WORKSHOP CITY COUNCIL MEETING**  
**LAND DEVELOPMENT REGULATIONS**  
**JUNE 23, 2003 AT 7:50 P.M.**  
**CITY HALL, 116 FIRST STREET**  
**NEPTUNE BEACH, FLORIDA**

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Pursuant to proper notice a Special Workshop Meeting of the City Council of the City of Neptune Beach was held June 23, 2003, at 7:50 p.m., in the Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida.

Attendance

IN ATTENDANCE:

Mayor Richard A. Brown  
Vice Mayor James Gilbert  
Councilor Harriet Pruette  
Councilor Larry Shealy  
Councilor John Weldon

City Manager Richard A. Linn  
City Clerk Lisa Volpe, CMC  
Assistant to the Building Official Piper Turner

Call to Order/Roll Call

The Mayor called the meeting to order at 7:50 p.m.

Land Development  
Group II  
Article IV, V, XIII, XVIII

LAND DEVELOPMENT REGULATIONS REVIEW – GROUP II, ARTICLES IV, V, XIII, & XVIII: City Manager Linn stated Gary Dickens of Ivy, Harris & Walls, was present to begin the review.

The discussion began on the size of a lot needed for a single family and duplex home in the R4 district.

Consensus: **THE MINIMUM LOT SIZE FOR A SINGLE FAMILY HOME IN THE R4 DISTRICT SHALL BE 4356 SQUARE FEET AND A DUPLEX SHALL BE 8712 SQUARE FEET.**

Councilor Weldon asked why the maximum lot coverage was not listed on residential districts in Table 27-229-1. Mr. Dickens stated it was because residential properties had Floor Area Ratios, which is in section 27-237. Commercial property does not have Floor Area Ratio so maximum lot coverage was necessary. Mr. Dickens also informed the council that the Maximum Impervious Surface column had not yet been updated to fit the ordinance the council had recently passed.

Councilor Pruette questioned how high a lot can be filled before a house could be built on top of it. Discussion ensued referencing section 27-240 which gives a minimum of 12 inches and the definition of height. Mr. Dickens stated he would research if there were any more references to this in the code.

SECTION 27-231 FRONT YARD SETBACK REQUIREMENTS. Discussion ensued over the changes in the front yard set backs. 15 feet was allowed in the R4 district if cars were able to be parked on the side or rear yard. After much discussion it was decided to come back to this section after looking at parking in the code.

SECTION 27-234 MEASUREMENT OF MINIMUM REQUIRED YARD SETBACK. The council discussed whether rear yard decks with the deck floor less than 30 inches above grade should be allowed within the setbacks.

Consensus: **TO START AT SECTION 27-234 AT THE NEXT LDR MEETING.**

Adjournment

There being no further business, the meeting adjourned at 10:30 p.m.

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Richard A. Brown, Mayor

ATTEST:

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Lisa Volpe, CMC, City Clerk

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