



MINUTES
WORKSHOP CITY COUNCIL MEETING
LAND DEVELOPMENT REGULATIONS
MARCH 29, 2004 AT 6:00 P.M.
CITY HALL, 116 FIRST STREET
NEPTUNE BEACH, FLORIDA

Pursuant to proper notice a Special Workshop Meeting of the City Council of the City of Neptune Beach was held March 29, 2004, at 6:00 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 John Weldon
City Manager Jim Jarboe
City Clerk Lisa Volpe, CMC

ABSENT:

Councilor Larry Shealy
City Attorney Christopher White

STAFF:

Director of Community Development Jason Cleghorn
Assistant to the Building Official Piper Turner

Call to Order/Roll Call

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

Land Development

LAND DEVELOPMENT REGULATIONS GROUP 1 & 2: Community Development Director Jason Cleghorn explained at the last LDR meeting the council stopped at 27-229. He stated table 27-229-1 was the major information that needed to be reviewed at this meeting.

Council discussed at length the percentage of lot coverage. Vice Mayor Gilbert questioned whether all zoning districts should be the same regardless of lot size.

Consensus:

TO CHANGE THE PERCENTAGE OF LOT COVERAGE BACK TO 50% FOR R1-R5 DISTRICTS AND TO ADD LANGUAGE THAT ALL IMPERVIOUS SURFACES COUNT INCLUDING SWIMMING POOLS.

Mr. Steve Rosenbloom, Greenscape, announced that Greenscape would be having their annual tree sale in Town Center on Saturday April 3rd, starting at 7 am. He stated he was told by the Finance Department that he had to request, in person, for council to donate \$500 to Greenscape for the tree sale. Council discussed the donation. No decision could be made at a workshop.

Council discussed setbacks in residential zoning districts. Mr. Cleghorn pointed out that he had changed the side yard to 5 feet in R5.

Consensus: **LEAVE R4 SIDEYARD SETBACKS AT 7 FEET NOT 5 FEET.**

Council discussed height limitations in all districts. Vice Mayor Gilbert mentioned changing residential to 35 feet. Discussion ensued over a referendum asking that height was limited to 35 feet. Council asked staff how could this be done. City Clerk Volpe stated a referendum can be placed on the ballot by petition or by an ordinance passed by council.

Consensus: **TO LEAVE R5 HEIGHT LIMITATION AT 28 FEET. AND TO HAVE STAFF DRAFT AN ORDINANCE FOR A REFERENDUM TO HAVE THE HEIGHT MAXIMUM AT 35 FEET AND IT BE PLACED ON THE APRIL WORKSHOP.**

Recess/Reconvene

Mayor Brown called a recess at 7:15 p.m. and reconvened the meeting at 7:30 p.m.

Development Director Cleghorn continued with a discussion of setbacks in the commercial zone. Council questioned why the CDB now had a five feet setback. Mr. Cleghorn stated this complied with the state fire code.

Consensus: **COUNCIL WAS COMFORTABLE WITH COMMERCIAL SETBACKS.**

Councilor Pruette asked about section 27-235 use of front, side and rear yards. She questioned permitting for awnings and temporary carports. She requested there be a definition for awnings. The council discussed awnings and temporary carports.

Consensus: **TO DEFINE AWNING, ADD "FROM WINDOW OR DOOR" AFTER CANOPIES IN (3) AND TO DELETE "MARQUEE" IN (3).**

Mr. Cleghorn informed the council that he had added a Planned Unit Development (PUD) section. He stated it was in the City's Comprehensive Plan and therefore should not be deleted from the LDR. He felt it was a flexible land use tool that could be used to the benefit of the community.

Mayor Brown stated it was a good tool in order for developers to improve their land and the city to receive benefits in return. He felt it was not wise to eliminate it completely, even if it would not be used.

Vice Mayor Gilbert felt that PUD's had been removed so that condos and apartments would not be built. Mr. Cleghorn explained density would still have to be met and could not be ignored.

Councilor Weldon questioned what the benefits of PUD's were. Mr. Cleghorn said the developer gives concessions such as parks and open land in return for some thing from the city. Councilor Weldon felt in his experience the city usually does not get any compromises for the benefit of the community.

Councilor Pruette felt the problems she reads about in communities were always about PUD's. She does not support them.

Consensus: **TO DELETE SECTION 27-243 PLANNED UNIT DEVELOPMENT.**

Community Development Director Cleghorn suggested stopping at the end of Article IV Land Use.

Council discussed how to proceed with the LDR in order to finish before elections. City Manager Jarboe explained once the LDR is approved the Comp Plan needs to be changed in order to be in compliance with the LDR changes. There was some discussion on the frequency and time of meetings including a suggestion to have an hour after the regularly scheduled workshop.

City Manager Jim Jarboe reminded the council of the Saturday goal setting session. He also said there would be a menzi muck demonstration on April 6th.

Adjournment

There being no further business, the meeting adjourned at 8:30 p.m.

Richard A. Brown, Mayor

ATTEST:

Lisa Volpe, CMC, City Clerk

Approved: _____