



MINUTES
COMMUNITY DEVELOPMENT BOARD
JUNE 13, 2018 AT 6:00 P.M.
COUNCIL CHAMBERS
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266

Pursuant to proper notice a public hearing of the Community Development Board for the City of Neptune Beach was held June 13, 2018 at 6:00 p.m. in the Council Chambers.

Attendance

Board members were in attendance:

Christopher Goodin, Chair

Bob Frosio, Member

Tony Mazzola, Member

Aaron Evens, Member

Nia Livingston, Alternate member

The following staff members were present:

Amanda Askew, Deputy City Manager & Community Development Director

Piper Turner, Code Compliance Supervisor

Call to Order/Roll Call

Chair Goodin called the meeting to order at 6:00 p.m. Chair

Minutes

Made by Evens, seconded by Frosio.

MOTION: TO APPROVE THE MAY 09, 2018 MINUTES AS AMENDED.

APPROVED BY CONSENSUS

MOTION CARRIED

CDB V18-11
227 Lora St

CDB V18-11 Variance request of Richard and Shana Neel property owners of 227 Lora Street. The request is to vary section 27-238(a)(4) to increase the maximum lot coverage to 60% in lieu of 50% to construct a swimming pool in the rear yard.

Mr. and Mrs. Richard Neel, property owner, stated this was a continuous of the project they stated 11 years ago when had to have a variance to add on and they converted the structure from a duplex to a single family dwelling. As the children get older it would be better for them to be in the back yard where the pool will be and they can play. With the addition of the pool the property will be at 60%. The rear yard holds water when it rains and that rain water could be held by the pool instead.

Ashley Cribbs, Southern Elegance Pools, addressed the board on behalf of the Neels. He stated that the rear yard does flood and that the pool could hold that amount water.

Mrs. Askew, stated the code allows for a maximum lot coverage of 50% and the pool does count as impervious. The property is at 53% currently and would be at 60% with the pool addition.

Chairperson Goodin opened the floor for public comments. There being no comments, the public hearing was closed.

Question from the Board to the applicant:

How much of a variance was granted in the past? 3 inches to the west side.

Is there going to be any pool decking? There will be coping around the pool but no deck. There is concrete from the stoop to the pool location.

Can you remove some of the existing concrete to reduce the amount of coverage? Maybe, would have to look at what the cost is and how much could be removed.

The board discussed with the applicants about tabling the request give them more time to formulate a plan to reduce the lot coverage. The board stated they would be agreeable to keeping the property at 53% but a variance would still be needed because it exceeds the code. If enough impervious surface can be removed to be 50% or less a variance would not be required.

Made by Livingston, seconded by Evens.

**MOTION: TO TABLE VARIANCE REQUEST APPLICATION
V18-11 TO THE JULY 11, 2018 MEETING.**

Roll Call Vote:

Ayes: 5-Evens, Livingston, Frosio, Mazzola, Goodin
Noes: 0

MOTION APPROVED.

Open Discussion The next regular meeting will be July 11, 2018 at 6:00 p.m.

Adjournment There being no further business, the meeting was adjourned at 6:27 p.m.

Chairperson Christopher Goodin

ATTEST:

Piper Turner, Board Secretary

Date