



MINUTES
COMMUNITY DEVELOPMENT BOARD
MAY 10, 2017 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 May 10, 2017 at 6:00 p.m. in the Council Chambers.

Attendance

The following Board members were in attendance:

William Hilton, Chair
Christopher Goodin, Vice Chair
Aaron Evens, Member
Ryan Dill, Member
Alan Martin, Member
Nia Livingston, Alternate Member
Bob Frosio, Alternate Member

Absent:

Tony Mazzola, Member

Diana Kelly was in the audience.

The following staff members were present:

Amanda Askew, Community Development Director/Deputy City Manager
Piper Turner, Administrative Assistant to the Building Official

Call to Order/Roll Call

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

Made by Evens, seconded by Goodin.

Minutes

MOTION: TO APPROVE THE APRIL 12, 2017 MINUTES AS SUBMITTED.

APPROVED BY CONSENSUS

MOTION CARRIED

REPLAT CDB17-04
Edward S. Jones
West ½ of lot 2 & lot 3
Blk 19 Merimar
Aka 225 Bowles St

CDB17-04 Application for replat as outlined in Chapter 27, Article 3 of the Unified Land Development Code of Neptune Beach for Edward S. Jones for the property known as 225 Bowles Street. Property is also known as the West ½ of Lot 2 and Lot 3 Block 19 of Merimar, Real Estate Parcel # 173039-0000. The request is to subdivide one lot into two lots of equal size.

Mrs. Askew, Community Development Director, stated that property is on Bowles Street between First and Third Streets. There was a single family dwelling on the property which has been demolished. Each of the lots are 40 feet by 120 feet and do meet the minimum lot size for the R-4 zoning district. All utilities are available and the lots have public access to the street from Bowles Street.

Thomas Bledsoe, 210 San Juan Drive Ponte Vedra Beach, representing the property owner as the

developer addressed the board. They have demolished the house at 225 Bowles Street, that house was falling down. The plan is to build two single family homes. Each house will be two-story and they will have pervious pavers. There is a retaining wall on the property which will need to be redone.

Chairperson Hilton opened the floor for public comments. There being none, the public hearing was closed.

Questions from the Board to the applicant:

Do you have a design already? They are still in the design phase. One house will have a one car garage and the other will have a porte cochere

Are you planning to ask for any variances? No, they will comply with the code.

The Board what size house could be built on each lot? Mrs. Askew stated that the maximum size house including a garage would be 3120 square feet with a maximum lot coverage of 2400 sf.

Made by Evens, seconded by Martin.

MOTION: TO RECOMMEND APPROVAL OF CDB17-04 AS WRITTEN.

Roll Call Vote:

Ayes: 7-Livingston, Frosio, Martin, Evens, Dill, Goodin, Hilton

Noes: 0

MOTION CARRIED

Applicant was informed that the replat would be forwarded to the City Council meeting on Monday June 5, 2017 at 6:00 p.m. and that they will need to attend this meeting.

Open Discussion

The next meeting will be June 14, 2017 at 6:00 pm.

Adjournment

There being no further business, the meeting was adjourned at 6:15 p.m.

William Hilton, Chairperson

ATTEST:

Piper Turner, Board Secretary Date