



MINUTES
COMMUNITY DEVELOPMENT BOARD
JUNE 14, 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 June 14, 2017 at 6:00 p.m. in the Council Chambers.

Attendance

Board members were in attendance:
William Hilton, Chair
Christopher Goodin, Vice Chair
Tony Mazzola, Member
Ryan Dill, Member
Alan Martin, Member
Diana Kelly, Alternate Member
Nia Kelly, Alternate Member

ABSENT:
Aaron Evens Member

Bob Frosio, Alternate Member, was also in attendance.

The following staff members were present:

Amanda Askew, Community Development Director
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.

Minutes

Made by Goodin, seconded by Martin.

MOTION: TO APPROVE THE MAY 3 AND MAY10, 2017 MINUTES AS SUBMITTED.

APPROVED BY CONSENSUS

MOTION CARRIED

Special Exception
for Christ United
Methodist Church
400 Penman

CDB17-05 Application for a special exception as outlined in Chapter 27, Article 3 of the Unified Land Development Code of Neptune Beach by Christ United Methodist Church for the property known as 400 Penman Rd. (RE # 177523-0000). The applicant is requesting to add 192 square foot to an existing building in the rear of the property.

Mrs. Askew stated that public and private schools are allowed by special exception in residential zoning districts. The storage building will not require any additional parking or trees to be removed. This property is adjacent to single family homes to the south, east and west and a commercial shopping center to the north.

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

FINDINGS OF FACTS

- 1) The proposed use is consistent with the comprehensive plan;
Mazzola: The proposed structure is consistent with the comp plan.
Martin: Yes-consistent.
Dill: Not adding "new" footprint, using existing space-replacing old shed.
Kelly: Fits overall look and plan.
Livingston: Area is designated "Church-School" so is consistent.
Goodin: Consistent.
Hilton: It is consistent with the plan.
- 2) The proposed use would be compatible with the general character of the area, considering the population density; the design, density, scale, location, and orientation of existing and permissible structures in the area; property values; and the location of existing similar uses;
Mazzola: It is consistent.
Martin: Yes-compatible use.
Dill: Fits in between building nicely. Is improvement from lesser quality existing structure. Will match the other buildings.
Kelly: Building will be same materials as existing.
Livingston: The general character of the community is residential/commercial the structure would be consistent surrounding property.
Goodin: Same place as existing structure.
Hilton: It is compatible base on scale, location and other factors indicated.
- 3) The proposed use would not have an environmental impact inconsistent with the health, safety, and welfare of the community;
Mazzola: No environmental impact.
Martin: No impact on environment.
Dill: Not using land that would adversely affect the community.
Kelly: It would enhance.
Livingston: No additional trees would need to be cut, doesn't add pollution.
Goodin: Minimum impact.
Hilton: There will be no environmental impact.
- 4) The proposed use would not generate or otherwise cause conditions that would have a detrimental effect on vehicular traffic, pedestrian movement, or parking inconsistent with the health, safety, and welfare of the community;
Mazzola: No impact.
Martin: No.
Dill: No new parishioners/preschoolers from this storage shed building.
Kelly: No impediments to community based on location of structure.
Livingston: Structure is not making a need for more parking. Not bringing in more people.
Goodin: No additional traffic/capacity.
Hilton: No detrimental effect.
- 5) The proposed use would not have a detrimental effect on the future development of the area as allowed in the comprehensive plan;
Mazzola: No detrimental impact.
Martin: No impact on future use.
Dill: Not adding a larger footprint or additional structure.
Kelly: Still plenty of pervious surface for future development.
Livingston: Structure falls well within lot size and where they have room to expand.
Goodin: Replace existing structure.
Hilton: No detrimental effect on future development.

6) The proposed use would not result in the creation of objectionable or excessive noise, light, vibration, fumes, odors, dust or physical activities inconsistent with existing or permissible uses in the area;

Mazzola: Yes.

Martin: No creations of any fumes.

Dill: Structure is not for purposes that would create this replaces existing storage structure.

Kelly: No, storage.

Livingston: Structure used for storage only, no added sound light or other disruptions.

Goodin: Replace temporary structure.

Hilton: No such conditions will be created.

7) The proposed use would not overburden existing public services and facilities; and in this Code.

Mazzola: No impact.

Martin: No impact.

Dill: Church will maintain+replaces lessor quality structure.

Kelly: No, storage.

Livingston: Safer than what they have.

Goodin: No impact.

Hilton: It would not overburden.

8) The proposed use meets all other requirements as provided for elsewhere in the code.

Mazzola: Yes.

Martin: Yes, it meets requirements.

Dill: Staff noted no additional requirement not met.

Kelly: Yes.

Livingston: It's safer and taking only space already used by plastic shed.

Goodin: Built to meet building code.

Hilton: It meets all other requirements.

Made by Martin, seconded by Goodin.

MOTION: APPROVE THE FINDING OF FACTS.

APPROVED BY CONSENSUS

Made by Goodin, seconded by Kelly.

MOTION: TO APPROVE CDB17-05 FOR A SPECIAL EXCEPTION FOR A STORAGE BUILDING AS IS.

Roll Call Vote:

Ayes: 7-Dill, Mazzola, Livingston, Kelly, Goodin, Martin, Hilton

Noes: 0

MOTION APPROVED.

The applicant was informed that the special exception would be forwarded to City Council for their final review on Wednesday July 5, 2017 at 6:00 and that they should attend that meeting.

CDB17-06
Replat of Lots 9 &
10 Blk 8 of Horne's

CDB17-06 Application for a replat exception as outlined in Chapter 27, Article 3 of the Unified Land Development Code of Neptune Beach by Christine Williams for the property known as 816 2nd Street (RE # 172947-0000). The applicant is requesting to replat lots 9 and 10, Block 8, Horne from east west to north south (change from facing 3rd St. to face Pine St.)

Mrs. Chris Williams, property owner, and Lee Buck, realtor, stated the lots currently face Third Street which could be dangerous for cars backing out and children playing in the front yard. Would like to change the orientation of the lots to face Pine Street.

Questions from the board:

Is the property for sale? The house which faces Second Street is for sale but the lots are not for sale at this time.

Will the 2 lots be listed and are the more marketable facing Pine Street? At this time they are not on the market but in the future they would be more desirable facing Pine.

Mrs. Askew stated the lots are vacant were platted to run east-west. The applicant is seeking to replat the lot to run north-south. No new lots will be created by changing the orientation. The R-4 zoning district required a lot size of 4356sf and a lot width of 40 feet. These lots are both over 5000sf and have lot width of 50 and 58 feet. Utilities are available.

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

Made by Good, seconded by Dill.

MOTION: TO APPROVE CDB17-06 TO REPLAT LOTS 9 AND 10 AS SUBMITTED.

Roll Call Vote:

Ayes: 7-Dill, Mazzola, Livingstone, Kelly, Goodin, Martin, Hilton

Noes: 0

MOTION APPROVED.

The applicant was informed that the request for replat would be forwarded to City Council for their final review on Wednesday July 5, 2017 at 6:00 and that they should attend that meeting.

Open Discussion

Mrs. Askew informed the board that the Land Use Committee had met to discuss the proposed lot width increase in the R-4 zoning district. The committee is looking at either 44 feet wide as recommended by the board or 50 feet. A survey was done to determine how many lots could possibly be subdivided in the R-4 zoning that meet the minimum of 40 foot wide:

East of Third Street 39 properties could become 94 lots
West end of the City has 7 properties that could become 16 lots

City Council will be discussing changing the R-4 lot widths on July 17th at 6:00pm.

Mr. Goodin passed out the Jarboe Park master plan to the board members. This will be discussed by Council on June 19, 2017.

The next board meeting has been moved to July 19, 2017 at 6:00 pm.

Adjournment

There being no further business, the meeting was adjourned at 6:42 p.m.

Chairperson Hilton

ATTEST:

Piper Turner, Board Secretary

Date