



MINUTES
CITY COUNCIL & COMMUNITY DEVELOPMENT BOARD
COMMUNITY VISION PLAN
PHASE III KICKOFF
LAND DEVELOPMENT REGULATIONS
WEDNESDAY, AUGUST 25, 2021, 6:00 P.M.
NEPTUNE BEACH CITY HALL
& VIA COMMUNICATIONS MEDIA TECHNOLOGY
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266

Pursuant to proper notice a Community Vision Plan Project Phase III Kickoff Presentation was held on Wednesday, August 25, 2021, at 6:00 p.m. at Neptune Beach City Hall, 116 First Street, Neptune Beach, Florida 32266

Attendance:

IN ATTENDANCE:

Mayor Elaine Brown (*absent*)
Vice Mayor Fred Jones
Councilor Kerry Chin
Councilor Scott Wiley
Councilor Josh Messinger

STAFF:

City Manager Stefen Wynn
City Attorney Zachary Roth
Community Development Director Kristina Wright
Code and Compliance Supervisor Piper Turner
City Clerk Catherine Ponson

Community Development Board:

Chris Goodin
Charley Miller
David Jaffee
William Randolph
Jonathan Raiti
Greg Schwartzenberger
Nia Livingston

DOVER, KOHL & PARTNERS, (DK&P) Consultant Team :

Victor Dover, Co-Founder and
Principal in Charge, DK&P
Luiza Leite, Project Director, DK&P

**Kick-Off
Presentation/
Phase III**

Luiza Leite, Dover, Kohl and Partners, stated that there would be an introduction, a refresh of the Land Development Regulations, state regulatory changes, a preliminary scope of updates for Neptune Beach and the timeline.

She reviewed the Vision Process steps which included winter workshops in December 2020 through March 2021. She also reviewed the overall objectives for the Comprehensive Plan and the Land Development Regulations.

The Comp Plan is to manage overall location and scale of growth, coordinate needed facilities and services and preserve natural amenities. The LDRs are detailed regulations for development in accordance with the Plan and include zoning districts, rezoning procedures, subdivision regulations, building codes and rules for signs, landscaping, etc. She reviewed the state review issues for Comp Plan changes.

Ms. Leite gave an overview of local considerations for LDR changes and the existing LDRs. She stated that regulations they received most of the input from in the visioning process were land use; accessory structures and uses; tree protection and landscaping; streets, sidewalks and rights-of-way; stormwater management and erosion control; off-street parking and loading and nonconforming lots, structures, uses and signs.

Ms. Leite compared the different kinds of zoning, including conventional (Euclidean) zoning, zoning design guidelines and form-based code. She also gave an update of new Florida legislation and federal rulings.

She gave possible alternatives to update the zoning. She explained that based on what they heard that at this point in the process, it would be better to go with a revision of the LDRs. The key focus area for the LDR updates would be the Central Business District(CBD), the C-1 zoning district and the R-4 residential neighborhood east of Third Street. She pointed out how different the neighborhood is east of Third Street, including hidden density.

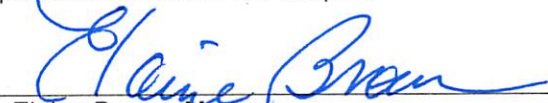
Other LDR updates will address how building height is measured to better reflect changing FEMA building elevation requirements and existing PUD language.


Discussion ensued by Council, CDB members and citizens regarding the updated scope of LDR changes, historic structure protection, improving building-to-street relationships, variances, oversized structures, format, and options

Mr. Wynn concluded the meeting by stating that he would be asking for a decision on moving forward at the Wednesday, September 8, 2021, Council meeting.

This meeting is available to view online at: <https://www.ci.neptune-beach.fl.us/minutes-and-agendas>

There being no further business, the kickoff presentation ended at 7:33 p.m.


Elaine Brown, Mayor

Attest: 
Catherine Ponson, CMC
City Clerk

Approved: 9-8-2021

