



**MINUTES**  
**COMMUNITY DEVELOPMENT BOARD**  
**MAY 9, 2018 AT 6:00 P.M.**  
**COUNCIL CHAMBERS**  
**116 FIRST STREET**  
**NEPTUNE BEACH, FLORIDA 32266**

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Pursuant to proper notice a public hearing of the Community Development Board for the City of Neptune Beach was held May 9, 2018 at 6:00 p.m. in the Council Chambers.

**Attendance**

Board members were in attendance:

Christopher Goodin, Chair  
Ryan Dill, Vice-chair  
Bob Frosio, Member  
Tony Mazzola, Member  
Diana Kelly, Member  
Alan Martin, Member  
Aaron Evens, Member

Nia Livingston and Colin Moore (arrived at 6:13 pm) alternate members, were also in attendance.

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 Goodin addressed the audience and explained the floor would be opened at the end of the meeting for public comments for items that are not on the agenda. Anyone wishing to make a comment on an agenda item may do so during the public hearing.

**Minutes**

Made by Martin, seconded by Evens.

**MOTION: TO APPROVE THE APRIL 11, 2018 MINUTES AS AMENDED.**

**APPROVED BY CONSENSUS**

**MOTION CARRIED**

CDB 18-09  
Replat of Lot 8  
Blk 15 of Neptune  
FKA 110 Palm Pl

CDB 18-09 Application for a replat as outlined in Chapter 27, Article 3 of the Unified Land Development Code of Neptune Beach for Dilworth Development, LLC for the property formerly known as 110 Palm Place (RE# 172675-0000). The applicants are requesting to subdivide existing lot into 2 lots.

Mr. Marvin Nicholson, representative for Dilworth Development, LLC addressed the board. He stated he had purchased the property at 110 Palm

Place and had demolished the house. Would like to divide the 60 foot by 120 foot deep lot into one full size buildable lot facing Palm Place and the remaining 60' by 45' to the north will be incorporated in to 105 Bay Street.

Mrs. Askew, Deputy City Manager, stated the lot is in R-4 zoning district and through lot running between Palm Place and Bay Street. The south portion will be a full size lot of 4500 square feet and the northern portion which will not be large enough to be a freestanding lot will be incorporated in to the property to the east which is 105 & 107 Bay Street. All utilities are in place.

Chairperson Goodin opened the floor for public comments.

Nick Largura, 105 Bay Street, state this is a rare chance to purchase land adjacent to your and to be able to increase the size of your property. The additional land will be used for an addition in the future.

There being no comments, the public hearing was closed.

Made by Evens, seconded by Mazzola.

**MOTION: TO APPROVE CDB 18-09 FOR THE REPLAT OF LOT 8 BLOCK 15 OF NEPTUNE INTO 2 LOTS TO BE NAMED AS KOWKABANY PLACE AS WRITTEN.**

Roll Call Vote:

Ayes: 7-Mazzola, Frosio, Kelly, Martin, Evens, Dill, Goodin

Noes: 0-

**MOTION APPROVED.**

The applicant was informed that the request for replat would be forwarded to City Council for their final review on June 4, 2018 at 6:00 and that he should attend that meeting.

CDB V18-10  
100 Block of Bay St  
Right-of-way

CDB V18-10 Variance request of F. Mark and Terri Baltz, adjacent property owner to the Bay Street right-of-way in the 100 Block. The request is to vary section 27-478(a) (3) to decrease the width of extension of Bay Street at the beach access.

Mr. Baltz, adjacent property owner, stated existing Bay Street pavement is 18 feet and the code requires the new extension going towards to the beach to be 20 feet wide. The smaller the width will require less concrete and reduce the amount of runoff. There is a Beaches Energy box on the right-of-way that would cause a jog in the road if it was the full width.

Mrs. Askew, stated the code requires the developer to construct the road extension at their expense and to the city requirements. The code states 20 feet width but there are many streets east of Third Street less than that and there is not enough right-of-way to make them wider. The extension will bring the pavement closer to the sand for better beach access.

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

**STATEMENT OF FACTS**

1. The property has unique and peculiar circumstances, which create an exceptional and unique hardship. For the purpose of this determination, the unique hardship shall be unique to the parcel and not shared by other property owners in the same zoning district.

Martin: This property is at the end of a street and the 18 foot width should not impact other neighbors.

Frosio: The road is 18' and it does not make sense to widen it to 20.

Kelly: Yes, existing road is 18' and Beaches Energy has power box in right of way.

Evans: Unique to Neptune as a whole.

Dill: Existing paver road is 18' this "matching" of pavement is likely more of an improvement and safety.

Mazzola: There is a unique circumstance in the existing street is 18 feet wide. Extending to 20 feet would also impact width.

Goodin: Extend road where road does not exist. March prior with.

2. The proposed variance is the minimum necessary to allow the reasonable use of the parcel of land.

Martin: this is the minimum allowed for the use.

Frosio: The variance allows continuity of the street.

Kelly: No-some existing streets (alleys) east of 1<sup>st</sup> are less.

Evans: 18' is plenty matches rest of Bay.

Dill: Yes, reasonable request.

Mazzola: It is the minimum.

Goodin: March prior road width.

3. The proposed variance would not adversely affect adjacent and nearby properties or the public in general.

Martin: No impact on other properties.

Frosio: Would not adversely affect, it will be safer.

Kelly: It would not affect properties rather enhance.

Evans: May enhance, grass prettier hand petroleum.

Dill: No it would not be adverse, likely less of obstruction to have it match existing road.

Mazzola: No impact.

Goodin: No impact.

4. The proposed variance will not substantially diminish property values in or alter the essential character of the area surrounding the site.

Martin: no impact on property values.

Frosio: The narrow streets are part of NB's charm

Kelly: It would enhance with more green space.

Evans: More streamlined line than 20' road.

Dill: Will not affect property values (in my opinion).

Mazzola: No competent evidence stated it would diminish property values.

Goodin: No report to increase or decrease.

5. The effect of the proposed variance is in harmony with the general intent of the ULDC and the specific intent of the relevant subject area of the ULDC.

Martin: The current road is 18 feet wide and should remain all the way too.

Frosio: In harmony.

Kelly: No however, Beaches Energy box is in the right of way.

Evans: In harmony.

Dill: Yes, providing "more" green space. Not affecting beach access.

Mazzola: It is in harmony.

Goodin: Provides beach access and same width as existing road.

6. The need for the variance has not been created by the actions of the property owner or developer nor is the result of mere disregard for the provisions from which relief is sought.

Martin: If the road is 18 foot wide road is consistent from 1<sup>st</sup> Street to the beach access.

Frosio: the existing street is 18', not their fault.

Kelly: City did not calculate error was discovered by builder and owner.

Evens: Created by City in times past.

Dill: Not a disregard, a well thought and "make sense" presentation of how this is a better adjustment for Neptune Beach.

Mazzola: The need has been created by the City's building code.

Goodin: Not created by developer/owner.

7. Granting the variance will not confer upon the applicant any special privilege that is denied by the ULDC to other lands, buildings, or structures.

Martin: No special privilege noted.

Frosio: No special privilege.

Kelly: No special privileges-City error.

Evens: Many others have even smaller widths.

Dill: Not gaining anything by building road 2 feet narrower to march actually adding benefit to public.

Mazzola: No special privilege.

Goodin: Unique situation. Matching existing road.

**CONCLUSION ON REQUIRED FINDINGS**  
**PURSUANT TO SEC. 27-147, ORDINANCE CODE**

Sec. 27-147(1)	Positive 7-0
Sec. 27-147(2)	Positive 6-1
Sec. 27-147(3)	Positive 7-0
Sec. 27-147(4)	Positive 7-0
Sec. 27-147(5)	Positive 6-1
Sec. 27-147(6)	Positive 6-1
Sec. 27-147(7)	Positive 7-0

Made by Dill, seconded by Evens.

**MOTION: TO APPROVE THE FINDING OF FACTS.**

**APPROVED BY CONSENSUS**

**MOTION CARRIED**

Made by Kelly, seconded by Evens.

**MOTION: TO APPROVAL VARIANCE REQUEST V18-10, AS SUBMITTED.**

Roll Call Vote:

Ayes: 7-Evens, Kelly, Frosio, Martin, Mazzola, Dill, Goodin

Noes: 0

**MOTION APPROVED AND VARIANCE GRANTED.**

Public Comments      Pat Hazouri, 207 Florida Blvd, has been an advocate for pedestrian safety for years. Has worked very hard to add crosswalks and change the available time to cross A1A. Would like to know about the board members.

                                 Nick Largura, 105 Bay Street, works in the transportation field and the City needs to be proactive about making improvements to pedestrian crosswalks. DOT only makes changes based on the number of fatalities. Changes should be done before someone gets hurt.

                                 Linda Padrta, 1113 First St, access to the beach through the street ends must remain open. Abutting neighbors has be planting bushes and scrub at the accesses to make them look private.

Open Discussion      The next regular meeting will be June 13, 2018 at 6:00p.m.

Adjournment          There being no further business, the meeting was adjourned at 6:37 p.m.

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Chairperson Christopher Goodin

ATTEST:

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Piper Turner, Board Secretary

Date