



MINUTES
COMMUNITY DEVELOPMENT BOARD
JULY 11, 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 July 18, 2018 at 6:00 p.m. in the Council Chambers.

Attendance

Board members were in attendance:
Christopher Goodin, Chair
Ryan Dill, Vice-chair
Diana Kelly, Member
Aaron Evens, Member
Bob Frosio, 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

**Disclosure of
Ex-parte
communications**

Chair Goodin disclosed that he had spoken with the applicants for the Brewhound Coffee Bar project.

Minutes

Made by Dill, seconded by Evens.

MOTION: TO APPROVE THE JUNE 13, 2018 MINUTES AS SUBMITTED.

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 they had come to the board on June 13, 2018 and the board had tabled the request until tonight in order to give them time to rework their plan and reduce their impervious

surface impact. Mrs. Neel stated that they have looked at a plan to remove all of the concrete driveway and replace it with pervious pavers. This will get the lot coverage to 49% and will submit the engineering to show the before and after rate of perk ability.

Mrs. Askew, stated then that if the applicant could bring the property to less than 50% lot coverage a variance would not be needed.

Mrs. Neel stated that she would officially withdraw their application for a variance.

No further action from the board was required.

CDB 18-12
Final
Development
Order For
Brewhound
Coffee Bar
Poinciana &
Kings Cir S/Fla

CDB 18-12 Application for a final development order as outlined in Chapter 27, Article 3 of the Unified Land Development Code of Neptune Beach for Lauren Wyckoff and Jason Underwood for the properties known as 0 Poinciana Rd, 0 Kings Circle S and 0 Florida Blvd. Lots 30 thru 41 Block 1 of Florida Beach Prado Ferrer along with Lot 8 Block 1 of Florida Beach Prado Ferrer (RE# 173272-0000, 173282-0000, 173283-0000, 173284-0000, 173290-0000, 173285-0000, 173286-0000, 173287-0000, 173288-0000 and 173289-0000). The applicants are requesting to build a concession style coffee shop bar and dog park along with using a portion of the City's right-of-way for the park.

Ms. Wyckoff and Mr. Underwood presented the proposal and business concept to the board.

There will be concession style coffee bar and only about 3% of the total property will be developed with structures. Children under the age of 12 are prohibited from leash-free sections of the park. Staff will be there to handle clean up and watch for aggressive behavior among the dogs.

Amanda Askew, Deputy City Manager, stated the property was in the C-2 zoning district and that the parks and restaurants were permitting in the C-2. The preliminary development order was approved by the Board in December 2017 and City Council January 2018. They applicants have a signed lease agreement with the city for use of the City's property. The proposed plan shows a six foot fence on the north and south property line and a eight foot solid fence on the east side adjacent to the Summer Sands subdivision. Natural grass parking will be provided and the main vehicular access will be reinforced mesh. This mesh is 100% permeable. Cars will enter off of Florida Blvd. onto the unpaved portion of Kings Circle S.

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

Made by Evens, seconded by Dill.

MOTION: TO RECOMMEND APPROVAL THE FINAL DEVELOPMENT ORDER FOR CDB 18-11 TO THE CITY COUNCIL.

Roll Call Vote:

Ayes: 5-Frosio, Evens, Kelly, Frosio, Dill, Goodin

Noes: 0

MOTION APPROVED.

The applicants were informed that this would be forwarded to the City Council for final approval on August 6, 2018 at 6:00 pm and that someone should attend that meeting.

CDB SE18-01
Beaches Chapel
610 Florida Blvd
Expansion of
existing structures

CDB SE18-01 Application for a special exception for Beaches Chapel Christian Church. The property is currently known as 610 Florida Blvd (real estate parcel number 173264-0000). The request is to expand the existing building by enclosing the breezeway area between the Sanctuary and multi-purpose building

Howard McMann, Pastor of the Beaches Chapel Church, Brice Carmichael, Building Maintenance, and William Wesley, Contractor addressed the board.

There is 5 foot wide breezeway between the Sanctuary and the multi-purpose building's concession area that would be enclosed with walls. This area will be used for storage and a corridor to connect the 2 buildings.

Amanda Askew, Deputy City Manager, stated the property is zoned residential R-1. Churches and schools are permitted in this zoning by special exception. The addition will be 110 square feet and is currently under roof.

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

FINDING OF FACTS FOR SPECIAL EXCEPTION
SECTION 27-160

- 1) The proposed use is consistent with the comprehensive plan.
Frosio: Just a small roof.
Kelly: Yes, consistent.
Evans: It is.
Dill: Not a new structure.
Goodin: Consistent in all aspects.
- 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;
Frosio: No new impervious space. No new structures.
Kelly: Yes, compatible.
Evans: Compatible.
Dill: No additional traffic or impervious surface.
Goodin: Similar in site, design, scale, etc.
- 3) The proposed use would not have an environmental impact inconsistent with the health, safety, and welfare of the community;
Frosio: Church no issue.
Kelly: No adverse impact.
Evans: Minimal-extra a/c.
Dill: Simple enclosure.
Goodin: No 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;
Frosio: No issue.

Kelly: Not generate congestion or adverse welfare.
Evens: Will not.
Dill: No additional traffic because of this enclosure.
Goodin: Not adding space; enclosing existing structure.

5) The proposed use would not have a detrimental effect on the future development of the area as allowed in the comprehensive plan;

Frosio: No issue.
Evens: Tiny-will not.
Dill: Already floor and roof. Not a major impact to enclose.
Goodin: Minimal change to building.

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;

Frosio: By enclosing the walkway with a roof, food service will remain indoors.
Kelly: No excessive noise or fumes.
Evens: May lessen existing noise, etc.
Dill: building are already in use. Not a large impact.
Goodin: no impact.

7) The proposed use would not overburden existing public services and facilities; and

Frosio: It would not.
Kelly: Helps existing.
Evens: Minimal a/c demand
Dill: Not adding more areas.
Goodin: No additional services required.

8) The proposed use meets all other requirements as provided for elsewhere in this Code.

Frosio: Will be built up to code.
Kelly: Yes, acceptable.
Evens: Does.
Dill: Per staff.
Goodin: Meet requirements.

Made by Evens, seconded by Frosio.

MOTION: TO APPROVE THE FINDING OF FACTS.

APPROVED BY CONSENSUS

Made by Evens, seconded by Frosio.

MOTION: TO RECOMMEND APPROVAL OF THE SPECIAL EXCEPTION CDB SE 18-01.

Roll Call:

Ayes: 5-Frosio, Evens, Kelly, Frosio, Dill, Goodin
Noes: 0

MOTION APPROVED.

The applicants were informed that this would be forwarded to the City Council for final approval on August 6, 2018 at 6:00 pm and that someone should attend that meeting.

Board
Discussion

Mr. Frosio addressed the board. He would not be attending the July 18, 2018 special board meeting and would have to recuse himself based on possible future financial gains. His company has done business with the applicants for 500 and 572 Atlantic Blvd. project in the past and would be bidding on any future project the applicants may have.

Adjournment

There being no further business, the meeting was adjourned at 6:28 p.m.

Chairperson Christopher Goodin

ATTEST:

Piper Turner, Board Secretary

Date