



AGENDA
COMMUNITY DEVELOPMENT BOARD MEETING
JUNE 9, 2021 AT 6:00 PM
116 FIRST STREET
NEPTUNE BEACH, FL 32266

1. Call to Order.
2. Approval of Minutes: May 12, 2021.
3. V21-07 Application for variance as outlined in Chapter 27, Article III Division 8 of the Unified Land Development Code of Neptune Beach for Gina Cavallo for the property known as 228 South Street (RE#173152-0500). The request is to vary section 27-238(4) Maximum lot coverage and section 27-329(2) Swimming pool setbacks for the construction of a swimming pool.
4. CDB21-02 Application for Development Permit review as outlined in Chapter 27, Article 3 Division 2 of the Unified Land Development Code of Neptune Beach for Shorebreak Ventures, LLC for the property known as 310 Third Street (RE# 172912-0010). This property is in the C-1 zoning district. The applicant is proposing to build a new two-story office building with parking under the building.
5. V21-08 Application for variance as outlined in Chapter 27, Article III Division 8 of the Unified Land Development Code of Neptune Beach for Shorebreak Ventures, LLC for the property known as 310 Third Street (RE# 172912-0010). The variance request is to seek relief from Section 27-540 Off-street parking requirements and Section 27-455 Minimum Landscape requirements.
6. Second review of the first draft of the 2021-2046 Comprehensive Plan, to later be known as Ordinance 21-03, along with the Future Land Use Map for The City of Neptune Beach, Florida. The Comprehensive Plan as Ordinance 21-03 and accompanying Future Land Use Map to be considered for transmittal by City Council at a later date as required by Florida State Statute, followed by the consideration of adoption by City Council following the review by the State of Florida.
7. Open Discussion.
8. Adjournment