



AGENDA
COMMUNITY DEVELOPMENT BOARD MEETING
JULY 12, 2023 AT 6:00 PM
116 FIRST STREET
NEPTUNE BEACH, FL 32266

1. Call to Order and roll call.
2. Pledge of Allegiance.
3. Approval of the April 12, 2023 minutes.
4. DP23-01 Application for Preliminary Development Plan as outlined in Chapter 27 Article II Division 2 of the Unified Land Development Code of Neptune Beach for Pierre’s LLC for the properties known as 117 First Street, 120 & 110 Lemon Street (RE# 172782-0000, 172783-0000 & 172784-0000). The request is to build a ground level deck structure with outdoor seating and an open-air bar and employee service area. This will be behind the existing building at 117 First St running east behind the buildings at 120 & 110 Lemon. The purpose of the deck structure is to provide a smoking area for patrons of Pete’s Bar.
5. V23-07 Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for James Fyfe & Sarah Fyfe for the property known as 1832 First St (RE# 173756-0000). The request for variances are for construction of a swimming pool porch in the street side yard facing Myra Street.

Code Section	Requesting	Leaving	Required
Sections 27-329(1) & (2) Swimming Pools and similar structures	12 feet	3 feet	In lieu of the 15 feet for pool on corner lots
Table 27-239 for the street side yard setback	5 feet	3 feet	In lieu of the required 8 feet corner side yard for the porch

6. V23-08 Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Telescopia Investments, LLC, for the property known as 712 Oceanfront (172713-0000). The request for variance is to build remove the existing two-story covered porch and build a new three-story covered porch and balconies on the east elevation.

Code Section	Requesting	Leaving	Required
Section 27-235 (6) Encroachment into side yard	2 feet	3 feet	In lieu of the 5 feet maximum side yard setback for 1 st floor patio, second & third floor balconies/upper deck

7. Board discussion and review of possible code changes concerning Historical preservation.
8. Election of Chair and Vice-chair for a period of one year.
9. Open Discussion.
10. Adjourn.

Residents and Board Members attending public meetings can validate their parking at no cost by using the parking code **1LWE**

After 5:30 on the date of the meeting, follow these steps:

- Make sure you are parked in a North Beaches public parking space – we can’t validate valet parking or parking in private lots.
- • To use a kiosk: Press the Start button and then select 2 to enter your plate and the validation code.
- • To use the Flowbird app: Tap the nearest yellow balloon and tap “Park here.” From the payment screen, select “Redeem a code” at the top. Confirm your information and tap “Purchase” – the price will show “Free.”