



**AGENDA**  
**COMMUNITY DEVELOPMENT BOARD MEETING**  
**NOVEMBER 8, 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 September 13, 2023 and October 11, 2023 minutes.
4. DP23-02/V23-11: Application for Preliminary Development Plan as outlined in Chapter 27 Article III Division 2 of the Unified Land Development Code of Neptune Beach for Marsh Point Properties for the properties at 2301, 2303, 2305, and 2307 Marsh Point Rd (RE# 173422-0000). The applicants are requesting to establish Immerse Spa. The property is in the C-2 zoning district. Variance from Table 27-540-1. "Off-Street Parking Requirements" requesting a reduction of required number of parking spaces from 17 parking spaces to nine (9) parking spaces and from Sec. 27-540. (d) "Parking Calculations 1. Compact space allocation" to exceed the maximum allowable 10% of compact parking spaces to permit 30% compact parking spaces.
5. Election of Vice Chair.
6. Open Discussion.
7. 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."