



AGENDA
COMMUNITY DEVELOPMENT BOARD MEETING
SEPTEMBER 11, 2024 AT 5:00 PM
116 FIRST STREET
NEPTUNE BEACH, FL 32266

1. Special Meeting of the Historic Preservation Committee
2. Special Meeting of the Code Committee
3. Call to Order and Roll Call
4. Pledge of Allegiance
5. Approval of May 8, 2024 Minutes
6. V24-03 Application for variance as outlined in Chapter 27 Article III Division 8 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 applicant requests a variance from Table 27-540-1 "Off-Street Parking Requirements" to permit a reduction in the required number of new parking spaces to serve a 152 seat bar from 19 total required parking spaces to 15 total required parking spaces. The property is in the CBD zoning district.
7. DP24-05 Application for Development Plan Modification as outlined in Chapter 27 Article II Division 2 Section 27-81 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 modify the DP23-01 approval of a ground level deck structure with outdoor seating, bar and event space to reduce the seating from 117 new seats to 82 new seats. The property is in the CBD zoning district.
8. Open Discussion
9. Adjourn

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

DD14

After 5:00 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."



**AGENDA
COMMUNITY DEVELOPMENT BOARD MEETING
HISTORICAL SUBCOMMITTEE
SEPTEMBER 11, 2024 AT 5:00 PM
116 FIRST STREET
NEPTUNE BEACH, FL 32266**

1. Call To Order and Roll Call
2. Board Discussion
3. Staff Observations and Suggestions
4. Public Comment
5. Adjourn

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AGENDA
COMMUNITY DEVELOPMENT BOARD MEETING
CODE SUBCOMMITTEE
SEPTEMBER 11, 2024 AT 5:30 PM
116 FIRST STREET
NEPTUNE BEACH, FL 32266

1. Call To Order and Roll Call
2. Board Discussion
3. Staff Observations and Suggestions
4. Public Comment
5. Adjourn

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