



AGENDA
COMMUNITY DEVELOPMENT BOARD MEETING
February 12, 2025 AT 6:00 PM
116 FIRST STREET
NEPTUNE BEACH, FL 32266

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Swearing in of new members
4. November 13, 2024 and January 8, 2025
5. **V25-02:** Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Linda A Olsen for the property is currently known 1409 Neptune Grove Drive W (RE# 172437-0000). The applicant requests a variance from Section 27-328 (a) (2) requiring a three foot side yard setback for accessory structures, and (5) to permit more than three (3) accessory structures per lot. The property is in the R-1 zoning district.
6. **V25-03:** Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Mitchell McCue for the property is currently known 1410 Florida Blvd (RE# 172437-0000). The applicant requests a variance from Section 27-328 and 27-231(b)(3) to permit the construction of an accessory structure to the west of the principal structure and to reduce the front yard setback requirement on Florida Blvd from 35 feet to 25 feet due to the shape of the lot. The property is in the R-1 zoning district.
7. **Code Discussion (Boats/RVs in Yards):** Sec. 27-335- Parking, Storage or Use Of Major Recreational Equipment.
8. **Article XVIII Nonconforming Lots, Structures, Uses and Signs.**
9. Subcommittee Reports
10. Open Discussion
11. Adjourn

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

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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."