



**AGENDA**  
**COMMUNITY DEVELOPMENT BOARD MEETING**  
**January 14, 2026 AT 6:00 PM**  
**116 FIRST STREET**  
**NEPTUNE BEACH, FL 32266**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. 2026 Community Development Board Submission and Meeting Dates
4. Approval of November Minutes
5. **V26-01:** Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Matthew D Wilford & Ashley Wilford for the property currently known as 405 Davis Street (RE# 173056-0000). The applicant requests a variance from Table 27-239 R-3 side yard setback to permit a +/- four (4) foot setback in lieu of the required seven (7) foot yard minimum setback. The property is in the R-3 zoning district.
6. **V26-02:** Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Danaila Hughes and Madeleine Granados for the property currently known as 618 Oleander Court (RE# 176978-1008). The applicant requests a variance from Table 27-239 R-1 side yard setback to permit a +/- six and half (6.5) foot setback in lieu of the required ten (10) foot yard minimum setback. The property is in the R-1 zoning district.
7. **DP26-01:** Application for Preliminary Development Plan as outlined in Chapter 27 Article III Division 2 of the Unified Land Development Code of Neptune Beach for Reve Brewing for the property 1501 Atlantic Blvd, Neptune Beach, Florida (RE Parcels 173424-0200). The applicant requests a Development Plan approval to permit a 2,307 SF restaurant and taproom with outdoor seating. The property is in the C-2 zoning district.
8. Subcommittee Reports
9. Open Discussion
10. 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:

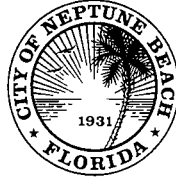
- Make sure you are parked in a North Beaches public parking space – we can't validate valet parking or parking in private lots.
- To use a kiosk: Press the Start button and then select 2 to enter your plate and the validation code.
- To use the Flowbird app: Tap the nearest yellow balloon and tap "Park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

## SUBMISSION AND REVIEW PROCESS DATES FOR THE COMMUNITY DEVELOPMENT BOARD

Submission of plans by these deadline days ***does not*** guarantee automatic scheduling of review by the Community Development Board (CDB) for that meeting date. Submission or meeting dates that fall on a City holiday are subject to change. CDB meeting dates are also subject to change. For items that need council approval it will be forwarded to the next available council meeting.

\*The board does not meet in the month of December

CDB MEETING DATE IS THE 2ND WEDNESDAY OF THE MONTH AT 6:00 PM	SUBMITTAL DEADLINE FOR APPLICATIONS IS 4:00PM ON THE 2ND FRIDAY OF THE MONTH PRIOR TO THE BOARD'S MEETING DATE THE FOLLOWING MONTH	CITY COUNCIL MEETING DATES (IF REQUIRED BY CODE) COUNCIL MEETING START AT 6:00 PM
Wed 01/14/2026	Fri 12/12/2025	Mon 02/02/2026
Wed 02/11/2026	Fri 01/09/2026	Mon 03/02/2026
Wed 03/11/2026	Fri 02/0132026	Mon 04/06/2026
Wed 04/08/20226	Fri 03/13/2026	Mon 05/04/2026
Wed 05/13/2026	Fri 04/10/2026	Mon 06/01/2026
Wed 06/10/2026	Fri 05/08/2026	Mon 07/06/2026
Wed 07/08/2026	Fri 06/12/2026	Mon 08/03/2026
Wed 08/12/2026	Fri 07/10/2026	Date to be determined due to holiday
Wed 09/09/2026	Fri 08/14/2026	Mon 10/05/2026
Wed 10/14/2026	Fri 09/11/2026	Mon 11/02/2026
Date to be determined due to holiday	Fri 10/10/2026	Mon 12/07/2026
Wed 01/13/2027	Fri 12/11/2026	Mon 02/01/2027



**MINUTES**  
**COMMUNITY DEVELOPMENT BOARD**  
**NOVEMBER 12, 2025 AT 6:00 P.M.**  
**COUNCIL CHAMBERS**  
**116 FIRST STREET**  
**NEPTUNE BEACH, FLORIDA 32266**

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Pursuant to proper notice a public hearing of the Community Development Board for the City of Neptune Beach was held in person November 12, 2025, at 6:00 p.m. in the Council Chambers.

Attendance

Board members were in attendance:

Greg Schartzenberger, Chair  
Rene Atayan, Vice-Chair  
Charlie Miller, Member  
Tony Mazzola, Member  
Kathy Lahr-Davis, Member  
Lynda Padrta, Member

The following staff members were present:

Heather Whitmore, Community Development Director  
Paul Waters, City Attorney  
Piper Turner, Code Compliance Supervisor  
Todd Stevens, Code Enforcement Officer  
Blake West, Project Manager  
Dallas Alvarez, Administrative Assistant

Call to Order/  
Roll Call

Chair Schwartzenger called the meeting to order at 6:00 p.m.

Pledge

Pledge of Allegiance.

Minutes

Approval of Minutes for the September 10, 2025 meeting.

**MOTION: TO APPROVE THE SEPTEMBER 10, 2025 MEETING MINUTES, AS SUBMITTED.**

Made by Atayan, seconded Lahr-David.

Roll Call Vote:

Ayes: 6-Mazzola, Padrta, Miller, Lahr-David, Atayan, Schwartzenger  
Noes: 0

**MOTION APPROVED.**

Ex Parte Vice-Chair Atayan has spoken with neighbor, JOHN PAUL MICHALIK Michalik. Kathy Lahr-David asked for clarification on topic from Heather Whitmore.

Swearing In City Attorney Waters asked anyone who is giving testimony to swear in. Including staff, applicant and anyone from the public who may speak.

Attorney Waters explained the procedure for the meeting and that the board would act as a District Court of appeals. The applicant / appellant will present his case. Attorney Waters will give his response. The public will have the chance to comment and then the board will have a deliberation and ask questions.

**MOTION: TO APPROVE ADDITIONAL DOCUMENTS FROM APPLICANT BE ADDED TO THE PACKET AND PRESENTATION**

Roll Call Vote:  
Ayes: 6-Mazzola, Padra, Miller, Lahr-David, Atayan, Schwartzenberger  
Noes: 0

Administrative Appeal Application Application for administrative appeal as outlined in Chapter 27 Section-133 "Review of administrative decisions" of the Unified Land Development Code of Neptune Beach submitted by John Michalik 226 Magnolia Street, for building permit number 202500885 to build a 18' by 15" inground pool with the coping and no decking for the property 1015 2nd Street, Neptune Beach, Florida (RE Parcel 172880 0000).

POWER POINT PRESENTATION BY JOHN P. MICHALIK John Paul Michalik -226 Magnolia St- Introduced himself and explained that he was at the meeting to appeal the approval of the pool permit for 1015 2<sup>nd</sup> St. JOHN PAUL MICHALIK stated that there was an approved pool permit issued on Oct 6 and Oct 14 of 2025. He believed the applications were incomplete and shouldn't have received approval. JOHN PAUL MICHALIK said that the application does not comply with the regulations in the zoning code. He addressed the city Attorney and the claim that JOHN PAUL MICHALIK lacks standing to bring appeal and quotes ordinance. JOHN PAUL MICHALIK started his power point presentation and explained his interest in the protection of the Heritage Live Oak tree. He believed that putting a pool on top of the root zone is an issue. JOHN PAUL MICHALIK went on to explain Article 9 27-442. He stated that damaging this tree and root zone means the foreseeable injury to his health and safety if the tree falls.

JOHN PAUL MICHALIK gave his timeline when getting the permit information from the building department and his confusion on the calculations on lot coverage. He expressed his concerns with the noise and improperly screened pool equipment. Then he went on to say that stormwater runoff will affect his property due to improper calculations and property being overbuilt. JOHN PAUL MICHALIK declared that the homes are in a flood zone and his home will have special injury due to extra stormwater run-off. He pointed out that the 2012 survey that was submitted for this permit was done 6 years prior to when the FEMA map with its flood zone designation was done in 2018

JOHN PAUL MICHALIK pointed out that the first page of the survey is missing. He said that key notations and the legend cannot be viewed and therefore will not allow an accurate lot coverage calculation. He said that the city website states that a recent certified survey is required when applying for a permit.

JOHN PAUL MICHALIK declared that 2 variances were needed for this permit. 1 to address lot coverage being over 50% and the second to address the setbacks being less than 5 feet.

JOHN PAUL MICHALIK went on with his PowerPoint presentation and explained the surveys, lot coverage and pictures being shown. Next, he discussed the heritage tree requirements and calculations for the protection diameter around the tree. He discussed critical root zone analyses.

JOHN PAUL MICHALIK restated his concerns with lot coverage and pointed out the hot tub, shed, and pavers are missing from site plan. He asked that the application be paused and reevaluated.

JOHN PAUL MICHALIK then asked about recalculating the lot coverage and having a critical root zone analysis done on the tree to see if it is diseased, dying or hazardous so that he can have the limbs over his property removed.

ATTORNEY PAUL WATERS greeted the board and introduced himself. He explained that the pool application was rejected and resubmitted 5 times before receiving approval. He then pointed out that page 46 of packet showed the permit history and updates. ATTORNEY PAUL WATERS clarified that exhibit C in the packet is a clean site plan prepared after the appeal was filed. He then explained that there were 5 sets of documents submitted for this application and the contractor was asked to provide a clean site plan to make it easier to understand by the board and staff.

ATTORNEY PAUL WATERS told the board that the very narrow issue for them to decide was whether the permit was validly approved at the time of approval. He addressed the basic legal principle of standing and stated that before you sue someone or file an appeal that an injury is necessary and one must be aggrieved or adversely affected. ATTORNEY PAUL WATERS stated that the applicant didn't have standing and that building permits permit future uses. He clarified that a Certificate of Completion is issued once a project is finished. Which is when the injury would occur. ATTORNEY PAUL WATERS informed the board that the code wasn't written to allow neighbors to appeal building permits. The code was written to allow the homeowner to appeal if their building permit was denied. He told the board this is probably the first and last time they will see this type of case. ATTORNEY PAUL WATERS highlighted to the board that the appellant has filed 140 complaints with the city since 2023. 55 were separate and distinct violations against 20 different homeowners. Zero complaints became cases. ATTORNEY PAUL WATERS acknowledged this to be an abuse of the system. He said, assuming JOHN PAUL MICHALIK does have standing and merits of the case that JOHN PAUL MICHALIK is challenging 3 things. ATTORNEY PAUL WATERS went on to address the setbacks and enclosures of pool equipment, impervious lot coverage and injury to the tree by installing the pool. ATTORNEY PAUL WATERS pointed out the section of code pertaining to lot coverage being topped out at 50% impervious coverage. Then he pointed out that the site plan submitted for the pool permit showed the lot coverage at 48.7% which deserved valid approval. Regarding the setback issue, ATTORNEY PAUL WATERS explained the code and referenced exhibit C and the top right diagram which described the electric heat pump was set back 2 ft and meets the code requirement. ATTORNEY PAUL WATERS went on to address the third issue, tree preservation. ATTORNEY PAUL WATERS asked the board to look at the last page of exhibit. He explained the drip line, minimum feet requirement for barriers and tree preservation code. He explained that the code specifically says that an

exception can be made if approved by the City Manager or a certified arborist. ATTORNEY PAUL WATERS showed that the CONB arborist has made an exception and overridden the requirement that is allowed by code. He then pointed out that the plot plans show arborists' notes, highlights and exceptions.

JOHN PAUL MICHALIK asked if he could object to ATTORNEY PAUL WATERS statements due to timelines.

ATTORNEY PAUL WATERS then objected to JOHN PAUL MICHALIK's objection and said JOHN PAUL MICHALIK has already had his time to speak.

GREG Schwartzenberger says that JOHN PAUL MICHALIK will get a chance for a rebuttal.

ATTORNEY PAUL WATERS explained the arborists' notes and exceptions pertaining to roots and clean cuts. ATTORNEY PAUL WATERS said that JOHN PAUL MICHALIK fails on all 3 arguments according to the code and site plan. ATTORNEY PAUL WATERS asked the clerk to put a picture of the tree from applicant's yard on the overhead screen and pointed out the top right of the tree showing cuts and pointed out that no permits were pulled by JOHN PAUL MICHALIK to cut on the tree or an arborists review submitted.

LINDA PADTRENE ATAYAN asked ATTORNEY PAUL WATERS about the lot coverage , hot tub and shed.

ATTORNEY PAUL WATERS directed the question to HEATHER WHITMORE.

GREG Schwartzenberger suggested that JOHN PAUL MICHALIK do his rebuttal then get public comment before the board asked questions.

JOHN PAUL MICHALIK said his appeal was filed after construction was started and a stay was supposed to be put on the permit until after this was resolved so damage would be mitigated. He stated that the city manager over road the pause in the permit and the damage has now already been done to the tree since construction is nearly complete. JOHN PAUL MICHALIK said the hot tub, shed and pavers would put the lot coverage over 50% and the side yard setback does not pertain to the rear yard. JOHN PAUL MICHALIK refuted the cutting limbs allegations. He explained it was done before he moved in and that this section is in the neighbor's yard. JOHN PAUL MICHALIK said that when he trimmed the tree that he received a letter and paid an arborist \$350.

Public comment

Nancy Wilson (1015 2<sup>nd</sup> St) said she had a picture of JOHN PAUL MICHALIK cutting a branch of the tree that is larger than 6 in his yard. They called the city when this took place and there was no permit for this work. She stated that JOHN PAUL MICHALIK had built a structure to hold up the portion of the tree located in his yard and it has made the tree off balance. This structure was removed 2 weeks ago after being up for years. She said JOHN PAUL MICHALIK does do things in his yard with the tree w/ out permission. She said that they would never have considered putting in the pool if it interfered with the tree. She showed a picture of her family in the tree and showed more pictures of tree work being done using the same company to perform all work on the tree. She acknowledged that the canopy of the tree extends into adjacent properties and always offers the neighbors to have the tree portion in their yards trimmed at the homeowner's cost. She said that several neighbors had taken them up on that over the years. Ms. Wilson made known that she had asked neighbors verbally not to cut on the tree. She went on to address ground coverage. She explained that they had turf and impervious pavers in back yard but wanted to remove it, put in pool and remaining turf because they were unable to grow grass. After meeting with the turf company, they had been advised that they must put in the pool before adding in new turf. Ms. Wilson clarified that all concrete and impervious pavers have been removed and it was never their intention to be over 50 % lot coverage but rather doing the things the order they had been advised by the turf company. She told the board that they

purchased the home in 2012 and then did a complete remodel and at the time worked with the city and value their guidance.

Kimberely Surrency (1015 2<sup>nd</sup> St) told the board that the silt fence was extended out and extended to pool line so that issue was addressed. She said the pavers were done in 2013 and there had different rules then that would have made their lot coverage at maximum. Ms. Surrency explained their reason for cutting the tree was only due to damaging the neighbors' siding and the homeowner's roof. They chose not to be aggressive with extra cutting. She said they are doing everything to be compliant with safety, address the city's rules and respect all entities including neighbors. She stated that JOHN PAUL MICHALIK never expressed any concerns when talking with them but did say that he didn't want the tree guys on his property when they were planning to do some tree work on the tree.

Lee Harris (Contractor on Project) stated that the homeowners invested \$7500 in a cleaning system. Specifically, to not have to worry about the tree limbs and said the homeowners are very cognizant of the tree.

Jeffery Robi (1719 Arden Way) asked if the homeowners could just resurvey the property? He referenced a picture that showed non permeable objects and believed that lot coverage is a lot higher than 50%. He asked again, why can't they just resurvey it?

Bill Russell (303 Magnolia) introduced himself and said he lives close to JOHN PAUL MICHALIK and homeowners of the tree. He stated that he has his own pool and worked close with the city to make sure they were in compliance with lot coverage in 2016. He pointed out that rainwater should be contained in the lot of the homeowner and there has been no flooding in their lot. He objected to ATTORNEY PAUL WATERS charge of 3 strikes and said strike 3 doesn't help in this type of conversation when homeowners are trying to figure out what to do. He believed the project is almost completed and unsure what remedies would be available now other than to rip out the whole thing. Mr. Russell said that he is glad there is care for the heritage tree.

GREG Schwartzenberger explained that they would call people up one at a time so that the board could ask them questions if they had any.

KATHY LAHR-DAVID asked HEATHER WHITMORE to explain coverage when putting in a pool and to confirm the pool is impervious. She also asked about drain fields around the pool.

HEATHER WHITMORE explained impervious area water and coping

GREG Schwartzenberger explained the scope of this review and that the issue is to see if the permit was obtained validly.

TM asks HEATHER WHITMORE to go over lot coverage

HEATHER WHITMORE broke down the lot coverage and numbers on the site plan and showed that there is a surplus and less than 48.7% of coverage is currently being used.

RENE ATAYAN asked what is considered a recent survey.

HEATHER WHITMORE answered that JOHN PAUL MICHALIK was referring to commonplace language on the website when he mentioned a recent survey earlier. She stated that there isn't a code specifically stating what a recent survey is. HEATHER WHITMORE went on to explain that a 30-day survey is required for a variance or quasi-judicial case. She expounded further saying that certain conditions do require a recent survey such as a Coastal construction control line, federally protected Floodplain, wet land, DEP protected land, upland, environmentally sensitive properties, or if there is a question about property lines. She stated that she wasn't concerned with the tree because it's 15 ft away

from the pool. HEATHER WHITMORE restated that there is not a standard for recent survey and if a new one is needed, then she will have the property owner provide one.

LINDA PADTRENE ATAYAN asked where the shed is in the lot coverage breakdown.

HEATHER WHITMORE looked for the shed in the pictures and said it would be an additional 15-20 sq ft for the plastic shed.

RENE ATAYAN asked if that still allowed for lot coverage buffer.

LINDA PADTRA asked if the city goes out to verify that a site plan is accurate.

HEATHER WHITMORE replied that there is a minimum of 8 inspections on a pool and under no circumstances unless she has a bizarre reason that there are no pre-site inspections to verify the accuracy of a future permit. She informed the board that permits are for future conditions, not current ones. HEATHER WHITMORE explained that if she permitted existing conditions, then she would be issuing building permits after the certificate of occupancy was issued. HEATHER WHITMORE said that her job is to say what people can do, not what they have right now so inspections are done after a permit is issued to verify compliance with the permit.

LINDA PADTRENE ATAYAN asked what would happen if incorrect information is given when applying for a permit

HEATHER WHITMORE restates that permits are for future conditions and can't be data validated because it doesn't exist yet. She goes out to do periodic inspections to make sure what has been permitted is what's going on. If there was false information given, then it would likely be caught on the first inspection.

BLAKE WEST explains that a water drill is used for this and is gentle on the root system.

GREG Schwartzenberger asked if anyone has any other questions for anyone before he has JOHN PAUL MICHALIK come back up to the podium because he noticed JOHN PAUL MICHALIK raised his hand several times indicating he had more to say.

JOHN PAUL MICHALIK said he wanted to clarify the lot calculations and stated they are from 4 days after his appeal. JOHN PAUL MICHALIK read examples of what is considered impervious. He went on to recite the numbers and claimed they are at 63% and disputed the numbers given on forms in his packet. He said that there were 8 versions of the application and still missing sheds and hot tubs. He stated that he just wants a fair accounting of what's there and protection of the tree.

RENE ATAYAN asked about pervious vs impervious and how the calculations are done.

HEATHER WHITMORE stated that pervious vs impervious is now defined in the code and it is the ability to drain a minimum of 20 sq inches per hour for pervious to be pervious cover but would need to double check. She expressed that our code didn't always have a clear definition, and she believed this is where JOHN PAUL MICHALIK is getting his information.

LINDA PADTRENE ATAYAN said while looking at exhibit with pavers indicates that 44.4 inches per hour so it meets the code.

HEATHER WHITMORE agreed and said that the pervious material being used by the homeowners is twice what it needs to be.

GREG Schwartzenberger acknowledged the end of the deliberation and board discussion and asked ATTORNEY PAUL WATERS how to move forward since this is the board's first appeal.

ATTORNEY PAUL WATERS instructed the board to remember that the question was “Was the permit validly issued” and that’s what is being appealed. So, yes or no and must be based on factual evidence in the record.

ATTORNEY PAUL WATERS apologized if he misspoke earlier about who made cuts on the tree but that he did receive testimony from a neighbor that the tree was cut and it was so big that it thumped and startled the neighbors.

**MOTION: TO STATE THAT THE PERMIT WAS VALIDLY ISSUED**

Made by Mazzola, seconded by Miller.

Roll Call Vote:

Ayes: 6-Mazzola, Padra, Miller, Lahr-David, Atayan, Sc

Noes: 0

**MOTION APPROVED.**

**Subcommittee reports**

RENE ATAYAN said update on Historical Committee that in June an ordinance was passed to charge the city with constituting the city with a Historical review board. We now have a group of people that has been approved by the city council for this board. This board will be a tool for residents to use when doing rest restorations to old homes. It will be a pathway that may provide grace with variances. She asked when will the board meet and is the first meeting a training and ethics meeting. She stated her concerns that the 18 month sunset rule went into effect in June.

HEATHER WHITMORE responded that a board was assembled 3 weeks to a month ago. An email was sent that the 4<sup>th</sup> Wednesday of every month would be the meeting time and that is what worked with everyone’s schedule. She explained that this is the first board she’s established and has had to lean on others for some direction and the holidays and also caused a hold up.

RENE ATAYAN expressed that she’s already lost 6 months out of 18 before board has even met.

ATTORNEY PAUL WATERS interjected that if it gets towards the 18 months and mission not accomplished, he’s sure they could ask for the ordinance to be amended.

RENE ATAYAN said she’d rather have it addressed sooner than later and has 3 known residents who haven’t been able to apply.

HEATHER WHITMORE asked if there is an earlier date that they would like to meet.

GREG Schwartzenberger asked about a zoom meeting for training.

ATTORNEY PAUL WATERS said there are no issues with zoom or teams meeting for training since there is nothing being voted on

GREG Schwartzenberger asked about getting training done and what steps are needed before people can submit an application.

HEATHER WHITMORE replied that she believe they must first assemble the body, have it advertised, have a chair and vice chair before they can meet as a body. She then said that formal training should be done as a body and advertised meeting.

ATTORNEY PAUL WATERS said that special circumstances allow for one-on-one hour phone calls for training. ATTORNEY PAUL WATERS also stated the he would reach out

to each member individually to give a primer on Sunshine Law, Public records and ethics if needed.

RENE ATAYAN restated that people are waiting on this board.

HEATHER WHITMORE agreed to reach out to see if they can meet earlier.

RENE ATAYAN said that they may be trying to add more materials and features to the list of suggestions that we will push towards this body to preserve. She elaborated with examples such as heart pine, pecky cypress and floors which are very expensive.

**Open Discussion**

HEATHER WHITMORE asks for thoughts or suggestions on locations to meet for the boards for a shared social.

GREG Schwartzenberger told of the nice job done by everyone tonight on handling a new challenge.

GREG Schwartzenberger adjourn at 7:45

Adjournment:

Meeting was adjourned at 7:45 pm.

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Greg Schwartzenberger, Chair

ATTEST:

Dallas Alvarz, Board Secretary

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# STAFF REPORT

**MEETING DATE:** January 14, 2026  
**BOARD/COMMITTEE:** Community Development Board  
**APPLICATION NUMBER:** V26-01

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**TO:** Community Development Board

**FROM:** Heather Whitmore, AICP, PTP Community Development Director

**DATE:** December 29, 2025

**SUBJECT:** 405 Davis Street (RE# 173056-0000) variance from Table 27-239 R-3 side yard setback to permit a +/- four (4) foot setback in lieu of the required seven (7) foot yard minimum setback.

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## **I. BACKGROUND:**

Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Matthew D Wilford & Ashley Wilford for the property currently known as 405 Davis Street (RE# 173056-0000). The applicant requests a variance from Table 27-239 R-3 side yard setback to permit a +/- four (4) foot setback in lieu of the required seven (7) foot yard minimum setback. The property is in the R-3 zoning district.

## **II. DISCUSSION:**

The applicant requests a variance from Table 27-239 for the western interior side yard to allow a +/- four (4) foot setback rather than the required seven foot. The home is located on the south western corner of the intersection of Third and Davis Street.

The purpose of the request is to renovate an existing single-family home. The current, existing side setback on the western side of the home is two and a half (2.5) feet. The current garage has a crumbling foundation and needs to be replaced. The owners would like to retain as much of the original footprint and layout of the home as possible.

The side yard setbacks will be more compliant, with a 4.34 foot and 3.95 foot setback on the western side yard. The addition is both lateral and vertical. The owners propose to add a second floor to the northern side of the home, over the garage replacement.

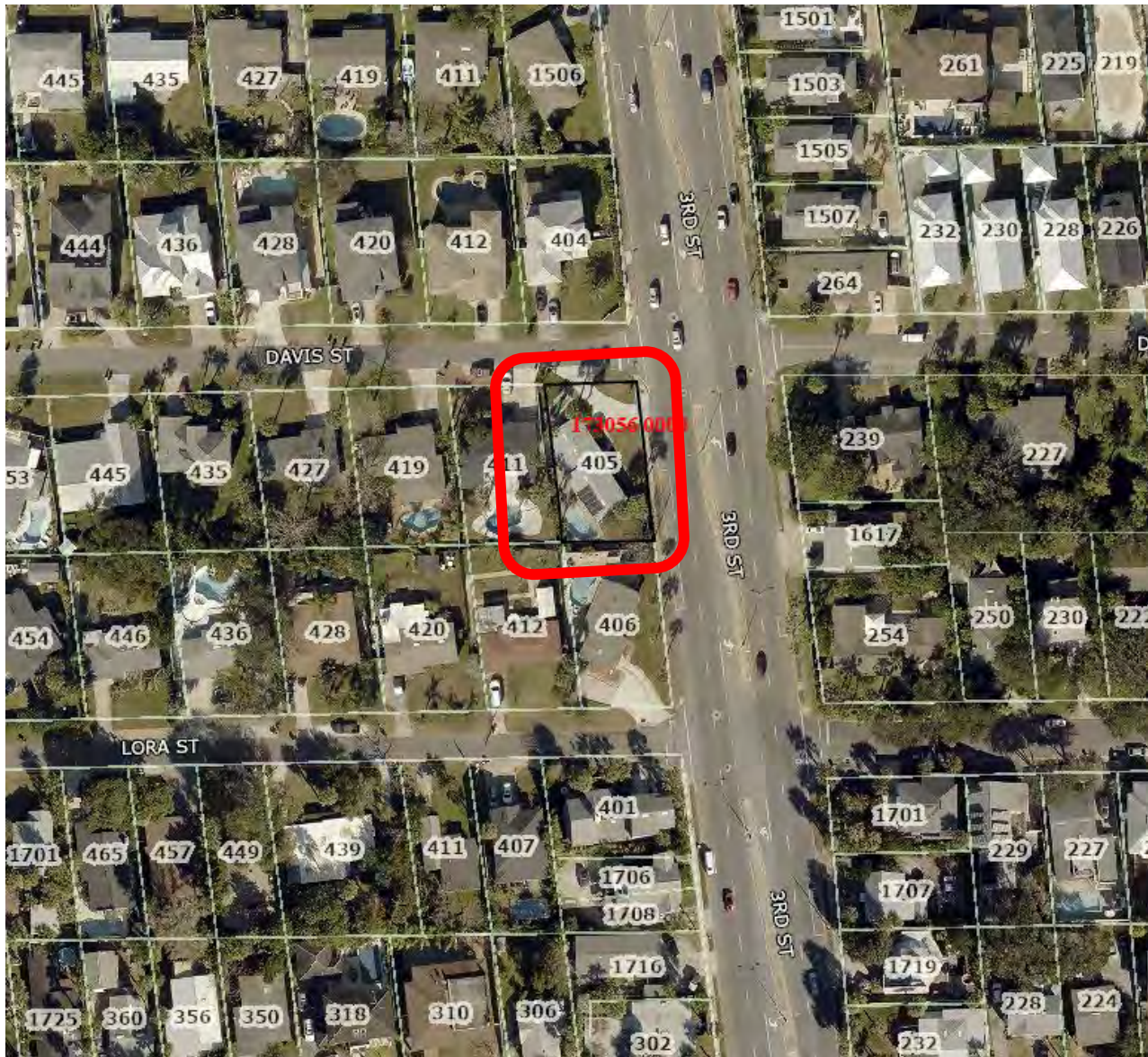


Figure 1: 405 Davis Street

### III. FINDINGS:

1. The property has unique and peculiar circumstances, which create an exceptional and unique hardship. For the purpose of this determination, the unique hardship shall be unique to the parcel and not shared by other property owners in the same zoning district.

- a. **Applicant Response:** The current, pre-existing condition(s) prevent positive drainage due to the close proximity to the neighboring property line as well as unconforming to the current code. The neighboring property elevations are higher than ours which produces a "ponding" effect on our property. Additionally, our current site conditions exceed the 50% lot coverage outside of the code.
  - b. **Staff Response:** The property is unique in size or peculiar in circumstances. The non-conforming setback is existing. The current side setback on the western side of the home is two and a half (2.5) feet. The owner's plan to retain as much of the original footprint and layout of the home and must maintain required front and street side setbacks.
2. **The proposed variance is the minimum necessary to allow the reasonable use of the parcel of land.**
  - a. **Applicant Response:** The proposed variance will allow our property to become more compliant with the current, allowable setbacks as well as bringing the lot coverage within the required 50%.
  - b. **Staff Response:** The requested variance for the side setback is the minimum necessary to allow for minimal repair/replacement of the existing home on the same general footprint.
3. **The proposed variance would not adversely affect adjacent and nearby properties or the public in general.**
  - a. **Applicant Response:** The proposed variance will provide more distance along the western side allowing us to create a positive drainage area. Currently, our site is the lowest of the surrounding sites and we do not plan on raising the site elevation but utilizing pop-up, "french-style" drainage and swales to direct shedding water to the street and away from neighboring properties.
  - b. **Staff Response:** The proposed variance to the side setbacks would not negatively impact adjacent and nearby properties or the public in general, as it would bring the home more in compliance. The variance is minimal to accommodate the hardship.
4. **The proposed variance will not substantially diminish property values in, nor alter the essential character of the area surrounding the site.**
  - a. **Applicant Response:** The proposed variance will increase property value by allowing us to renovate and modify the home increasing the square footage and providing an elevation the fits the look of the area. In addition, the variance will allow for a more appealing landscaping once the renovation/addition is complete.



**V. RECOMMENDED MOTION:**

a. I recommend approval of V26-01

OR

b. I recommend denial of V26-01

# APPLICATION FOR ZONING VARIANCE



TO THE CITY OF NEPTUNE BEACH COMMUNITY DEVELOPMENT DEPARTMENT  
 116 FIRST STREET  
 NEPTUNE BEACH, FLORIDA 32266-6140  
 PH: 270-2400 Email: [Bldgclerk@NBFL.US](mailto:Bldgclerk@NBFL.US)

**IMPORTANT NOTE: THE COMMUNITY DEVELOPMENT BOARD, IN CONSIDERING YOUR PETITION, IS ACTING IN A QUASI-JUDICIAL CAPACITY AND ANY DISCUSSION WITH MEMBERS, OTHER THAN AT A PUBLIC MEETING IS PROHIBITED AND ANY SUCH CONTACT MAY VOID YOUR PETITION.**

Date Filed: <b>12/17/2025</b>	Zoning District: <b>NR-3</b>	Real Estate Parcel Number: <b>173056-0000</b>
Name & Address of Owner of Record:  <b>Matthew D Wilford &amp; Ashley Wilford</b>		Property Address: <b>405 Davis Street</b>
Contact phone number# <b>904-910-0192</b>	e-mail address <b>matt.d.wilford@gmail.com</b>	<b>Neptune Beach, FL 32266</b> Number of units on property <b>1</b>
Have any previous applications for variance been filed concerning this property? <b>No</b>		
If Yes, Give Date: _____		
Section 27-15 of the Unified Land Development Code (ULDC) defines a variance as follows: <i>Grant of relief authorized by the board of appeals, or the city council upon recommendation by the planning and development review board, that relaxes specified provisions of the Code which will not be contrary to the public interest and that meets the requirements set forth in article III, division 8 of this Code.</i>		
1. Explain the proposed relief being sought from the code(s): <b>The current, existing side setback on the western side of our home is 2-1/2'. We are requesting a variance of 4.34' and 3.95' along the same western side of our home.</b>		
2. Explain the purpose of the variance (if granted)? <b>If granted, the approved side setback variance would allow us to become more compliant with the current code allowing us adequate space from the property line and away from the neighboring property along the west side.</b>		
3. Based on the required findings needed to issue a variance in Section 27-147 explain the following (attach additional sheets as necessary):		

A. How does your property have unique and peculiar circumstances, which create an exceptional and unique hardship? Unique hardship shall be unique to the parcel and not shared by other property owners. The hardship cannot be created by or be the result of the property owner's own action.

The current, pre-existing condition(s) prevent positive drainage due to the close proximity to the neighboring property line as well as unconflicting to the current code. The neighboring property elevations are higher than ours which produces a "ponding" effect on our property. Additionally, our current site conditions exceed the 50% lot coverage outside of the code.

B. How is the proposed variance the minimum necessary to allow reasonable use of the property?

The proposed variance will allow our property to become more compliant with the current, allowable setbacks as well as bringing the lot coverage within the required 50%.

C. Indicate how the proposed variance will not adversely affect adjacent or nearby properties or the public in general.

The proposed variance will provide more distance along the western side allowing us to create a positive drainage area. Currently, our site is the lowest of the surrounding sites and we do not plan on raising the site elevation but utilizing pop-up, "french-style" drainage and swales to direct shedding water to the street and away from neighboring properties.

D. Indicate how the proposed variance will not diminish property values nor alter the character of the area.

The proposed variance will increase property value by allowing us to renovate and modify the home increasing the square footage and providing an elevation that fits the look of the area. In addition, the variance will allow for a more appealing landscaping once the renovation/addition is complete.

E. Explain how the proposed variance is in harmony with the general intent of the Unified Land Development Code.

If the variance is granted, the changes will bring our site/home closer to compliance with the Unified Land Development Code by decreasing the lot coverage and shifting the side setbacks closer to compliance. Additionally, the home modification would improve the aesthetics of our home to match the existing neighboring beach design.

F. Explain how the need for the proposed variance has not been created by you or the developer?

The current site/home conditions are pre-existing and in place when we purchased our home. Our intent is to rectify, to the best of our ability, the current non-conformities.

G. Indicate how granting of the proposed variance will not confer upon you any special privileges that is denied by the code to other lands, buildings or structures in the same zoning district.

The proposed variance, if approved, would not provide special privileges as we are attempting to better the property by complying with current code through increasing the side setback and decreasing the lot coverage.

4. <b>Required Attachments</b> -Applicant must include the following: <b><u>(INCOMPLETE PACKAGES WILL BE RETURNED)</u></b>
A. 8 1/2" by 11" overhead site plan drawn to an appropriate scale showing the location of all existing and proposed improvements to the property and including all setback measurements from property lines. <b>WHICH HAS NOT BEEN REDUCED.</b>
B. Survey of the property certified by licensed surveyor and <b>dated within one year of application date.</b> <b>SURVEY MUST BE ORIGINAL SIZE AND CAN NOT BEEN REDUCED.</b>
C. Copy of Deed
D. Pictures of the property as it currently exists
5. Letter of authorization for agent to make application (Required only if not made by owner)
6. <b>NON-REFUNDABLE FEE:</b>

**NO APPLICATION WILL BE ACCEPTED UNTIL ALL THE REQUESTED INFORMATION HAS BEEN SUPPLIED AND THE REQUIRED FEE HAS BEEN PAID. THE ACCEPTANCE OF AN APPLICATION DOES NOT GUARANTEE ITS APPROVAL BY THE COMMUNITY DEVELOPMENT BOARD. THE APPLICANT AND SURROUNDING PROPERTIES WILL BE NOTIFIED OF THE PUBLIC HEARING BY MAIL AND POSTING OF THE PROPERTY. THE APPLICANT OR HIS/HER AUTHORIZED AGENT MUST BE PRESENT AT THE MEETING.**

**\*If a residential zoning variance is granted, then a 30 day wait period must pass before any required building permits can be released, in order to allow time for appeals.**

**\*If a commercially zoned variance is granted by council, then a 30 day wait period must pass before any required building permits can be released, in order to allow time for appeals.**

**I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE INFORMATION CONTAINED IN THIS APPLICATION. THAT I AM THE PROPERTY OWNER OR AUTHORIZED AGENT FOR THE OWNER WITH AUTHORITY TO MAKE THIS APPLICATION, AND THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION, INCLUDING THE ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I HEREBY APPLY FOR A ZONING VARIANCE AS REQUESTED.**

NAME (S) OF PROPERTY OWNER (S)

NAME OF AUTHORIZED AGENT

Matthew D & Ashley Wilford \_\_\_\_\_

\_\_\_\_\_

ADDRESS OF PROPERTY OWNER

ADDRESS OF AUTHORIZED AGENT

405 Davis Street Neptune Beach, FL 32266 \_\_\_\_\_

\_\_\_\_\_

SIGNATURE OF OWNER OR AUTHORIZED AGENT:



Prepared by and return to:

Mary Callaway  
Ponte Vedra Title, LLC  
50 A1A North, Suite 108  
Ponte Vedra Beach, FL 32082

---

(Space Above This Line For Recording Data)

## Warranty Deed

This Warranty Deed made this 5<sup>th</sup> day of August, 2024, between Donald Paul Wilford, a married man, whose post office address is 14079 Magnolia Cove Road, Jacksonville, Florida 32224, grantor, and Ashley Wilford and Matthew D. Wilford, wife and husband, whose post office address is 405 Davis Street, Neptune Beach, FL 32266, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

**The East 70 feet of Lots 1 and 2 and the East 70 feet of the North 1/2 of Lot 21, Block 21, Merimar, a subdivision according to the plat thereof recorded in Plat Book 8, Page 30, of the Public Records of Duval County, Florida.**

**Parcel Identification Number: 173056-0000**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**SUBJECT TO** covenants, conditions, restrictions, easements of record and taxes for the current year.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as specified herein.

The property conveyed hereby is not the homestead of the grantor under the laws or the constitution of the State of Florida in that neither he nor anyone for whose support he is responsible resides or has ever resided on or adjacent thereto.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR OR HAS A BENEFICIAL INTEREST IN THE SALE OF THE PROPERTY DESCRIBED IN THIS WARRANTY DEED.

Signed, sealed and delivered in our presence:

Jolyn Clark  
Witness 1 Signature **Jolyn Clark**

Donald Paul Wilford  
Donald Paul Wilford

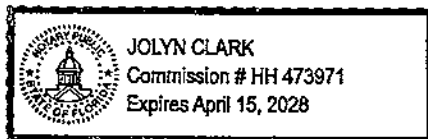
Witness 1 Printed Name 50 A1A North, Suite 108  
Ponte Vedra Beach, FL 32082

Mary Callaway  
Witness 2 Signature **Mary Callaway**

Witness 2 Printed Name 50 A1A North, Suite 108  
Ponte Vedra Beach, FL 32082

State of **Florida**  
County of St. Johns

The foregoing instrument was acknowledged before me by means of () Physical Presence or () Online Notarization, this 21<sup>st</sup> day of July, 2024, by Donald Paul Wilford, a married man, who () is personally known to me or () has produced valid D.L. as identification.



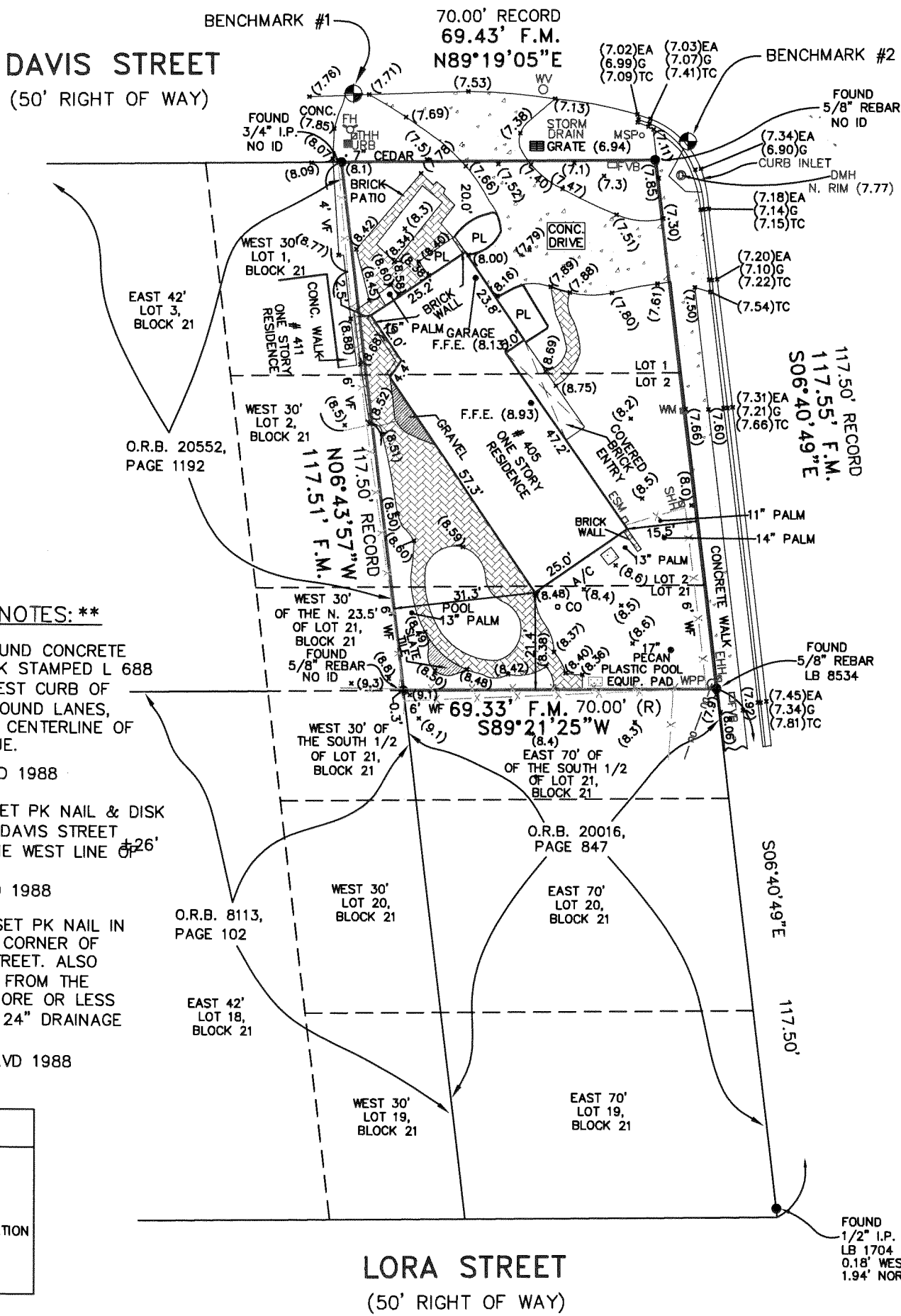
Jolyn Clark  
NOTARY PUBLIC **Jolyn Clark**  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

# MAP SHOWING SURVEY OF

THE EAST 70 FEET OF LOTS 1 AND 2 AND THE EAST 70 FEET OF THE NORTH 1/2 OF LOT 21, MERIMAR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 30, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

MATTHEW D. WILFORD AND ASHLEY WILFORD



THIRD STREET BOULEVARD  
(100' RIGHT OF WAY)

**\*\*BENCHMARK(BM) NOTES:\*\***

REFERENCE BENCHMARK: FOUND CONCRETE MONUMENT WITH A SURVEY DISK STAMPED L 688 LOCATED ±163' WEST OF THE WEST CURB OF STATE HIGHWAY A-1-A SOUTHBOUND LANES, SOUTH OF THE APPROXIMATE CENTERLINE OF SEAGATE AVENUE.

ELEVATION = (9.94) NAVD 1988

BENCHMARK # 1 (BM # 1) - SET PK NAIL & DISK AT THE EDGE OF PAVEMENT OF DAVIS STREET APPROXIMATELY IN LINE WITH THE WEST LINE OF THE SUBJECT PROPERTY.

ELEVATION = (7.72) NAVD 1988

BENCHMARK # 2 (BM # 2) - SET PK NAIL IN EDGE OF ASPHALT AT THE CORNER OF DAVIS STREET AND 3RD STREET. ALSO BEING MORE OR LESS 25' FROM THE CENTERLINE OF DAVIS AND MORE OR LESS THAN 8' NORTHEAST FROM A 24" DRAINAGE MANHOLE.

ELEVATION = (7.32) NAVD 1988

ADDITIONAL ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY	
EQUIP	EQUIPMENT
VF	VINYL FENCE
WF	WOODEN FENCE
PL	PLANTER
F.F.E.	FINISHED FLOOR ELEVATION
EA	EDGE OF ASPHALT
G	GUTTER
TC	TOP OF CURB

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NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES, AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

**NOTES:**

- BEARINGS ARE BASED ON THE SOUTH R/W LINE OF DAVIS STREET AS BEING N 89°19'05" E, AS PER PLAT.
- THIS IS A BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY OF THE LANDS DESCRIBED HEREON.
- ELEVATIONS SHOWN THUS (15.0) REFER TO THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD OF 1988).
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONES: "X" (SHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 120079 417 J ; MAP REVISED DATE: NOVEMBER 02, 2018, MAP NUMBER 12031C0417J.
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**LEGEND**

- x-x DENOTES 6' WOODEN FENCE (UNLESS OTHERWISE NOTED)
- DENOTES 1/2" IRON PIPE FOUND LB 3848 (UNLESS OTHERWISE NOTED)
- DENOTES 5/8" IRON REBAR FOUND LB. 3857 (UNLESS OTHERWISE NOTED)

DATE	OCTOBER 2, 2025
SCALE	1" = 30'
JOB NO.	62798
F. BOOK(S)	678
PAGE(S)	54, 55 & 59
COMPUTER	62798-405-DAVIS-ST.DWG
FILE NAME	(JEFF ON SERVER)

**A & J LAND SURVEYORS, INC.**

CERTIFICATE OF AUTHORIZATION NO. LB 6661  
PROFESSIONAL LAND SURVEYORS  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
OFFICE: (904) 346-1733  
FAX: (904) 346-1736

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.

*George J. Ward* 10-24-25  
GEORGE J. WARD, STATE OF FLORIDA  
REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 5155

**ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY**

FVB	FIBER OPTIC VAULT BOX	THH	TELEPHONE HAND HOLE
WV	WATER VALVE	L.B.	LICENSED BUSINESS
DMH	DRAINAGE MANHOLE	FH	FIRE HYDRANT
MSP	METAL SIGN POST(STOP & STREET)	(F.M.)	FIELD MEASURED
EHH	ELECTRIC HAND HOLE	C/O	CLEANOUT
SHH	SANITARY HAND HOLE	A/C	AIR CONDITIONER
P.T.	POINT OF TANGENCY	SDG	STORM DRAIN GRATE
ESM	ELECTRIC SERVICE METER	(R)	PER RECORDED PLAT
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NO ID	NO IDENTIFICATION	R=	RADIUS EQUALS
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F.B.	FIELD BOOK	WPP	WOODEN POWER POLE
NO.	NUMBER	I.P.	IRON PIPE
BRL	BUILDING RESTRICTION LINE	CONC.	CONCRETE

# Wilford – 405 Davis Street



# West side of the home



# Corner of Davis Street & 3<sup>rd</sup> Street



# West side @ Garage



# West side of the home along property line



# Rear of home



# Rear of home

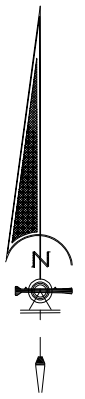


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CERTIFIED TO:

MATTHEW D. WILFORD AND ASHLEY WILFORD



**DAVIS STREET**  
(50' RIGHT OF WAY)

**THIRD STREET BOULEVARD**  
(100' RIGHT OF WAY)

BUILDING COVERAGE (SQ.FT.)	
LOT AREA (NET)	8,109
BUILDING AREA	1,801
LANAI	0
ENTRY	117
TOTAL	1,918
BUILDING COVERAGE (%)	23.65%

IMPERVIOUS CALCULATIONS (SQ.FT.)	
LOT AREA (NET)	8,109
BUILDING AREA	2,171
POOL (WATERS EDGE)	355
ENTRY	148
FLAT WORK	868
UTILITY PAD(S)	9
TOTAL IMPERVIOUS	3,551
TOTAL IMPERVIOUS (%)	43.79%
LOT AREA-TOTAL IMPERVIOUS = SOD AREA	4,558

**\*\*BENCHMARK(BM) NOTES:\*\***

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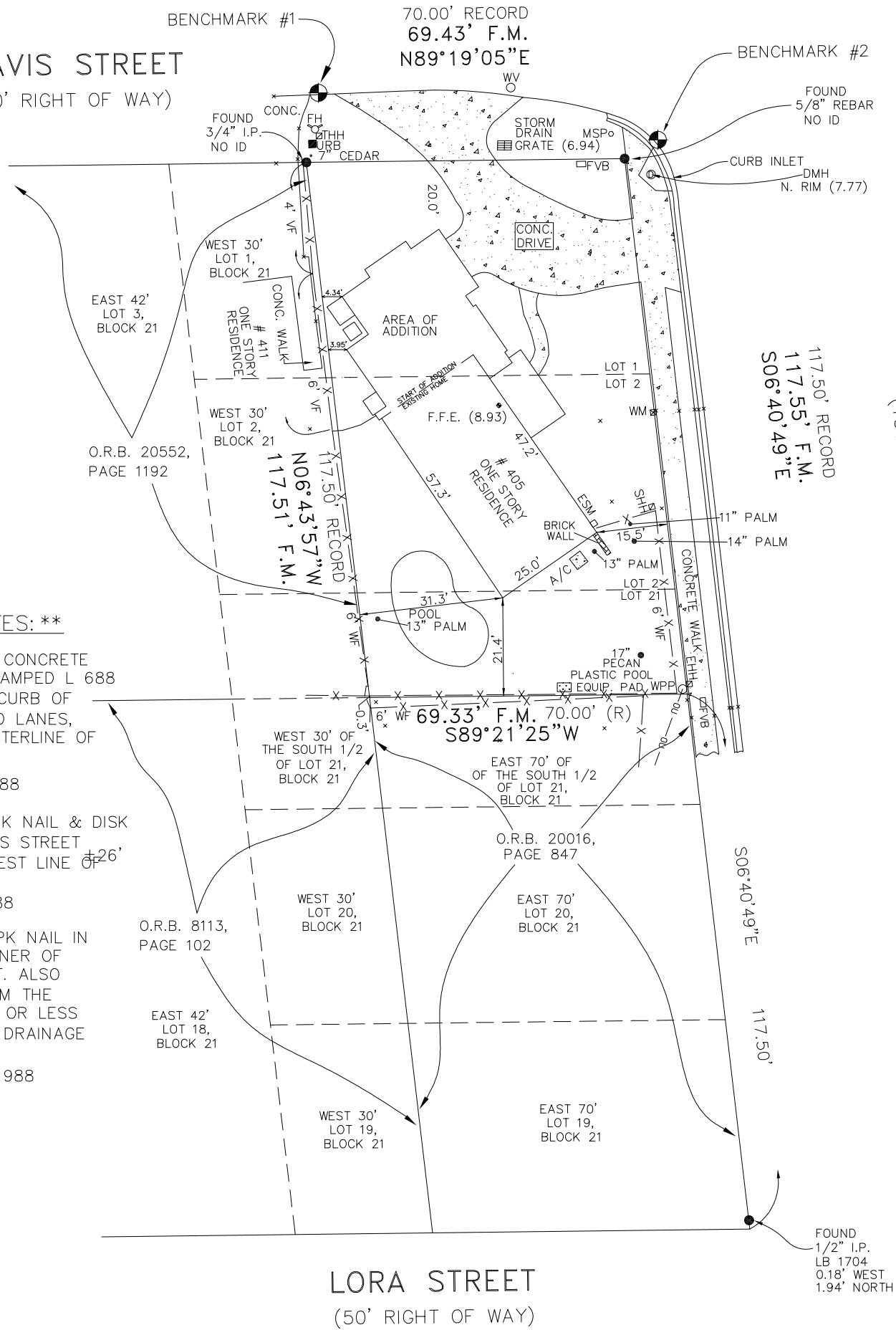
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GEORGE J. WARD, STATE OF FLORIDA  
REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 5155

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P.T.	POINT OF TANGENCY	SDG	STORM DRAIN GRATE
ESM	ELECTRIC SERVICE METER	(R)	PER RECORDED PLAT
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F.B.	FIELD BOOK	WPP	WOODEN POWER POLE
NO.	NUMBER	I.P.	IRON PIPE
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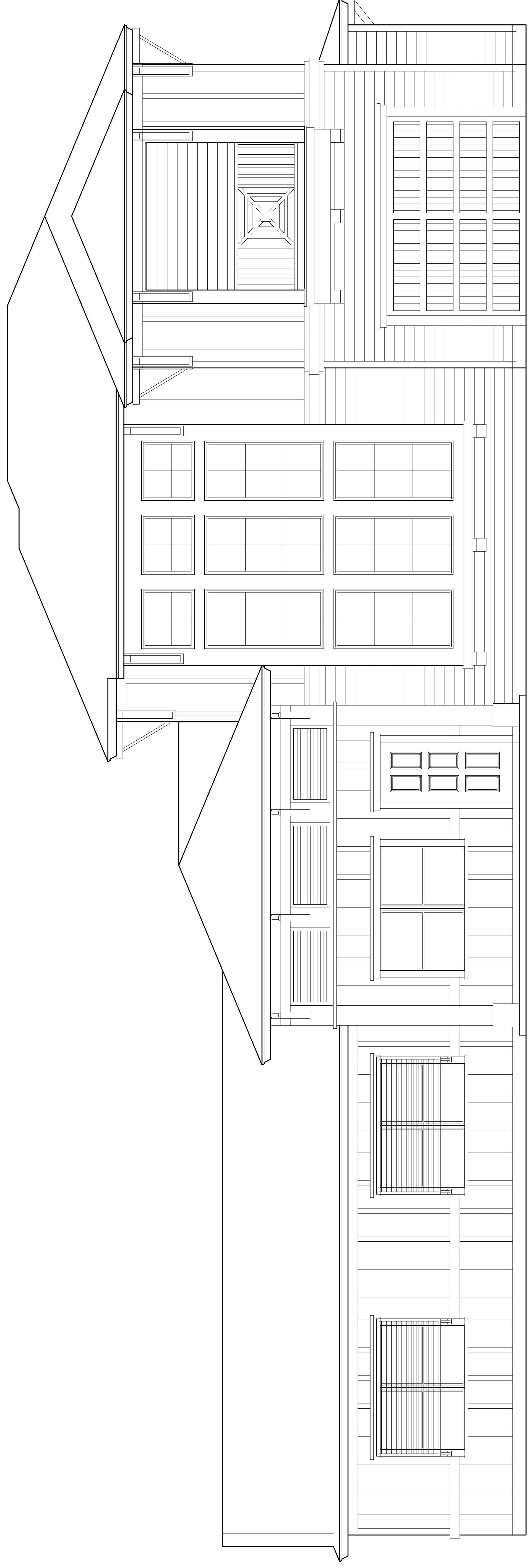
# WILFORD FAMILY ADDITION

WC DESIGNS  
 4450 COQUINA DR.  
 JACKSONVILLE, FL. 32250  
 904-553-8650  
 JAXMIKE12@GMAIL.COM

WILFORD REMODEL

BUYER: WILFORD RESIDENCE  
 ADDRESS: 405 DAVIS ST.  
 NEPTUNE BEACH, FL. 32266

DRAWN BY: AM  
 CHECKED BY: JJS/2005  
 DATE: 1/15/2005  
 MO-DAY-YR: XX XX XX XX



DRAWING SCALE:  
 1/4" = 1'-0" U.N.O.

COVER SHEET

MODEL CODE - ELEVATION CODE  
 ADDITION

SHEET NUMBER  
 COV

DRAWING LIST	
ARCHITECTURAL	
COV	COVER SHEET
GN	GENERAL NOTES
S1	SLAB PLAN
A1	1ST FLOOR PLAN
A1.1	2ND FLOOR PLAN
A3	EXT. ELEVS. (FRONT & REAR)
A3.1	EXT. ELEVS. (RIGHT & LEFT)
A4	ROOF PLAN
M1	1ST FLOOR ELECTRICAL PLAN
M1.1	2ND FLOOR ELECTRICAL PLAN
FD	FLASHING DETAILS

**WILFORD REMODEL**

BUYER: WILFORD RESIDENCE  
 ADDRESS: 405 DAVIS ST  
 NEPTUNE BEACH, FL. 32266

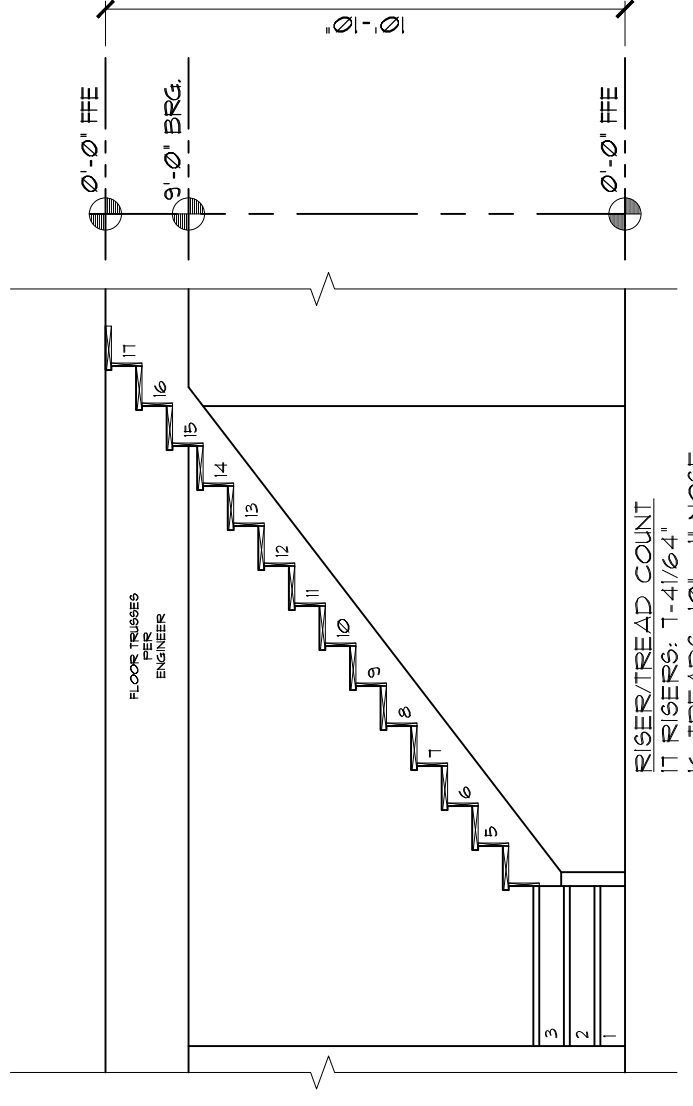
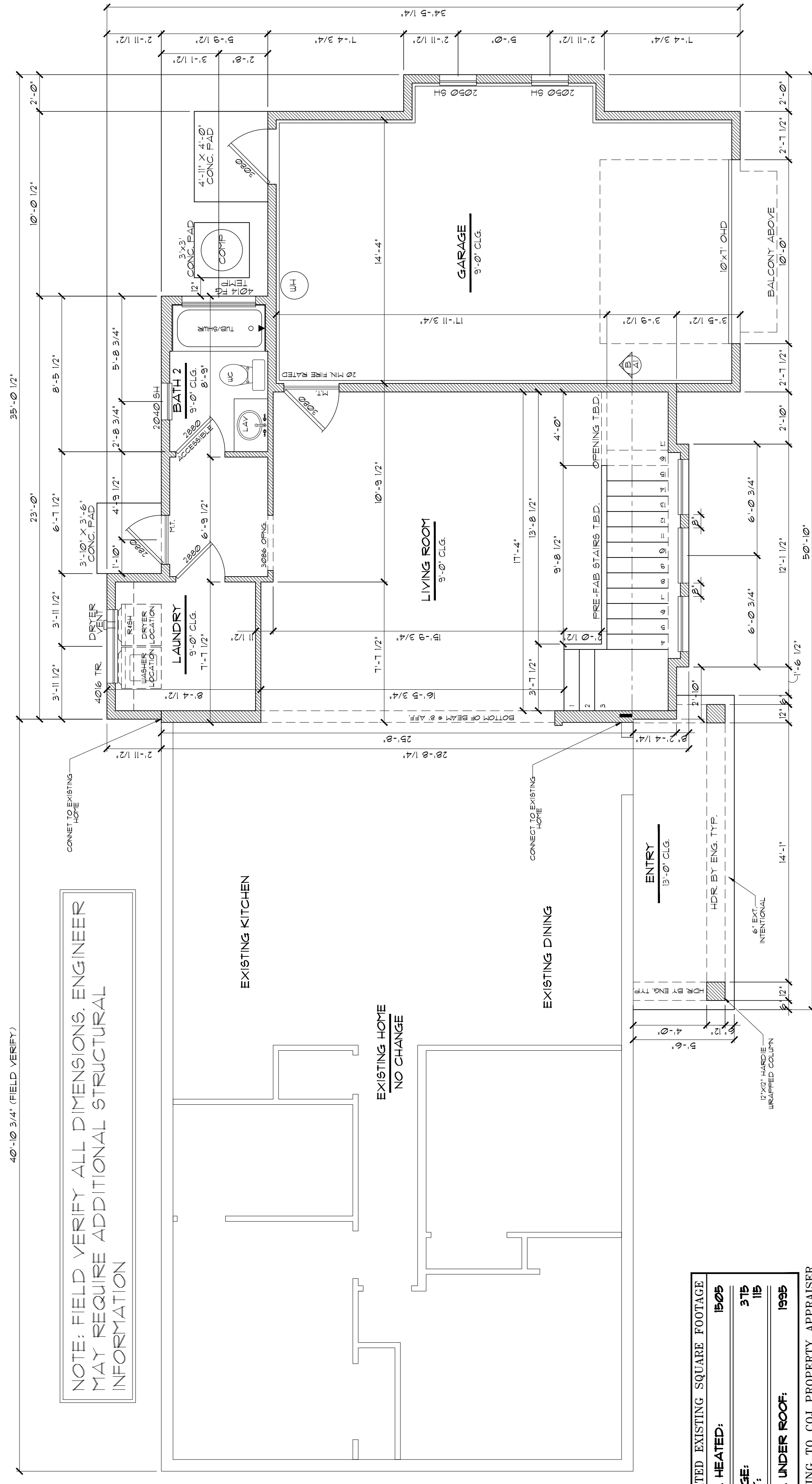
DRAWN BY:	MT
CHECKED BY:	
DATE:	1/15/2025
XX	MO-DAY-YR
XX	
XX	
XX	

DRAWING SCALE:  
**1/4" = 1'-0" U.N.O.**  
**1st FLOOR PLAN**  
 MODEL CODE - ELEVATION CODE  
**ADDITION**  
 SHEET NUMBER  
**A1**

NOTE:  
 IT MAY BE NECESSARY TO LOWER SOME  
 CEILING AREAS IN HALLWAYS, CLOSETS,  
 LAUNDRY, ETC., DUE TO PLUMBING AND HVAC  
 CONSIDERATIONS.

**STOP**

**NOTE TO TRUSS ENGINEER:**  
 ELIMINATE TRUSS INTERFERENCE  
 WITH HOOD VENTING, VERTICAL  
 FIRE PLACE VENTING, AND ANY 2ND  
 FLOOR PLUMBING STUB OUTS.  
 PROVIDE SPACE WHERE  
 ALLOWABLE DURING THE TRUSS  
 DESIGN PHASE TO AVOID ANY  
 TRUSS INTERFERENCE IN THE FIELD.



ESTIMATED EXISTING SQUARE FOOTAGE

TOTAL HEATED:	1505
GARAGE:	315
ENTRY:	115
<b>TOTAL UNDER ROOF:</b>	<b>1935</b>

\*ACCORDING TO COJ PROPERTY APPRAISER

NEW OVERALL SQUARE FOOTAGE

1ST FLOOR HEATED:	511
2ND FLOOR HEATED:	145
<b>TOTAL HEATED:</b>	<b>1322</b>
GARAGE:	40
ENTRY:	19
BALCONY:	191
<b>TOTAL UNDER ROOF:</b>	<b>1929</b>
SLAB EXTENSIONS:	45
<b>TOTAL SLAB:</b>	<b>1102</b>

ESTIMATED ADDED SQUARE FOOTAGE

TOTAL HEATED:	14
GARAGE:	26
ENTRY:	-36

\*ESTIMATED SQUARE FOOTAGE ADDED  
 1ST FLOOR (ONLY)





**WILFORD REMODEL**

BUYER: WILFORD RESIDENCE  
ADDRESS: 405 DAVIS ST.  
NEPTUNE BEACH, FL. 32266

DRAWN BY	INT
CHECKED BY	
DATE	1/15/2025
XX	MO-DAY-YR
XX	
XX	
XX	

DRAWING SCALE:

1/4" = 1'-0" U.N.O.

**ROOF PLAN**

MODEL CODE - ELEVATION CODE

**ADDITION**

SHEET NUMBER

A4

**ATTIC VENT CALCULATION**  
 FORMULA: INCH VENT FOR EVERY 200 SQUARE  
 1 SQUARE FOOT  
 20" X 144 SQ. IN. = 1392 SQ. FT.  
 BLDG. CEILING (1392) X .44 = BLDG (2132.16)  
 BLDG. (2132.16) / 300 = 930.72 SQ. IN.  
 VENT REQUIRED = 930.72 / 12 = 77.56  
 AT RIDGE 4 5/8" AT EAVES  
 6" VENTS @ 1/2" = 3 VENTS (215) NET  
 SOFFIT "E" VENTS @ 85 NET

**ROOF FLASHING NOTES:**  
 1. ALL ROOF PITCHES LESS THAN 4/12 MUST  
 BE UNDERLAIN WITH FELT & SEAL.  
 2. SEAL UNDER ALL 3X6 FLASHING WITH 6" FELT.  
 3. SEE FLASHING DETAILS. PAGE FRO FELT &  
 SEAL FLASHING DETAIL.

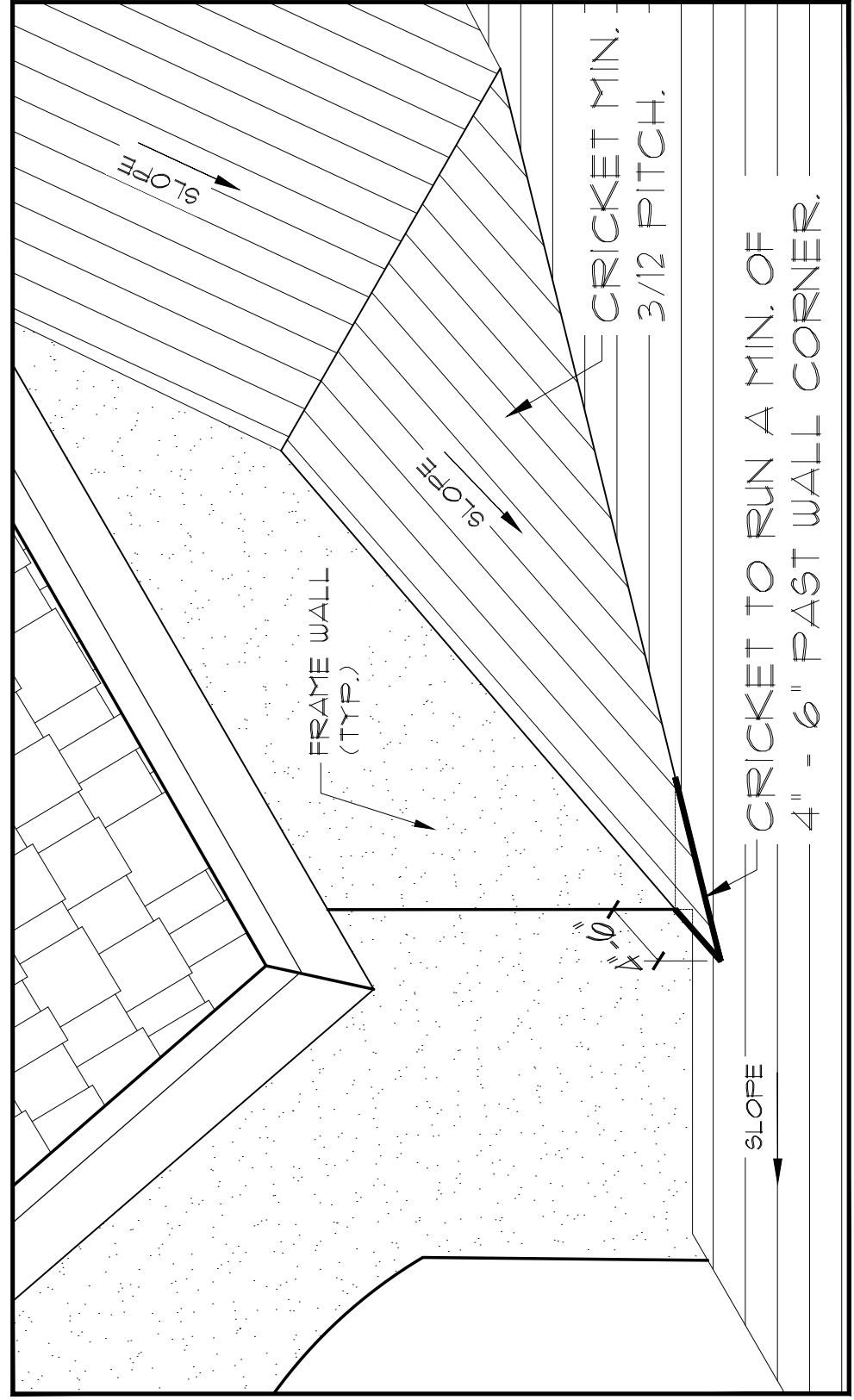
**ROOF NOTES:**  
 1. FASCIA: SQUARE CUT  
 2. OVERHANG: 1'-4" @ TOP CHORD  
 3. SHINGLES: 30 YR ARCHITECTURAL  
 4. SHEATHING: 5/8" OSB ARCHITECTURAL  
 5. FELT: 30 LBS. SHINGLES OVER 12" LATHS  
 6. CRICKET: 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")  
 7. D-4888 TYPE III OR IV, 2 LAYERS OF  
 A SYNTHETIC UNDERLAYMENT MEETING  
 PERFORMANCE REQUIREMENTS OVER  
 EXTERIOR ROOF SHEATHING.  
 8. PITCH: 5/12

**NOTE:**  
 IT MAY BE NECESSARY TO LOWER SOME  
 CEILING AREAS IN HALLWAYS, CLOSETS,  
 LAUNDRY, ETC. DUE TO PLUMBING AND HVAC  
 CONSIDERATIONS.

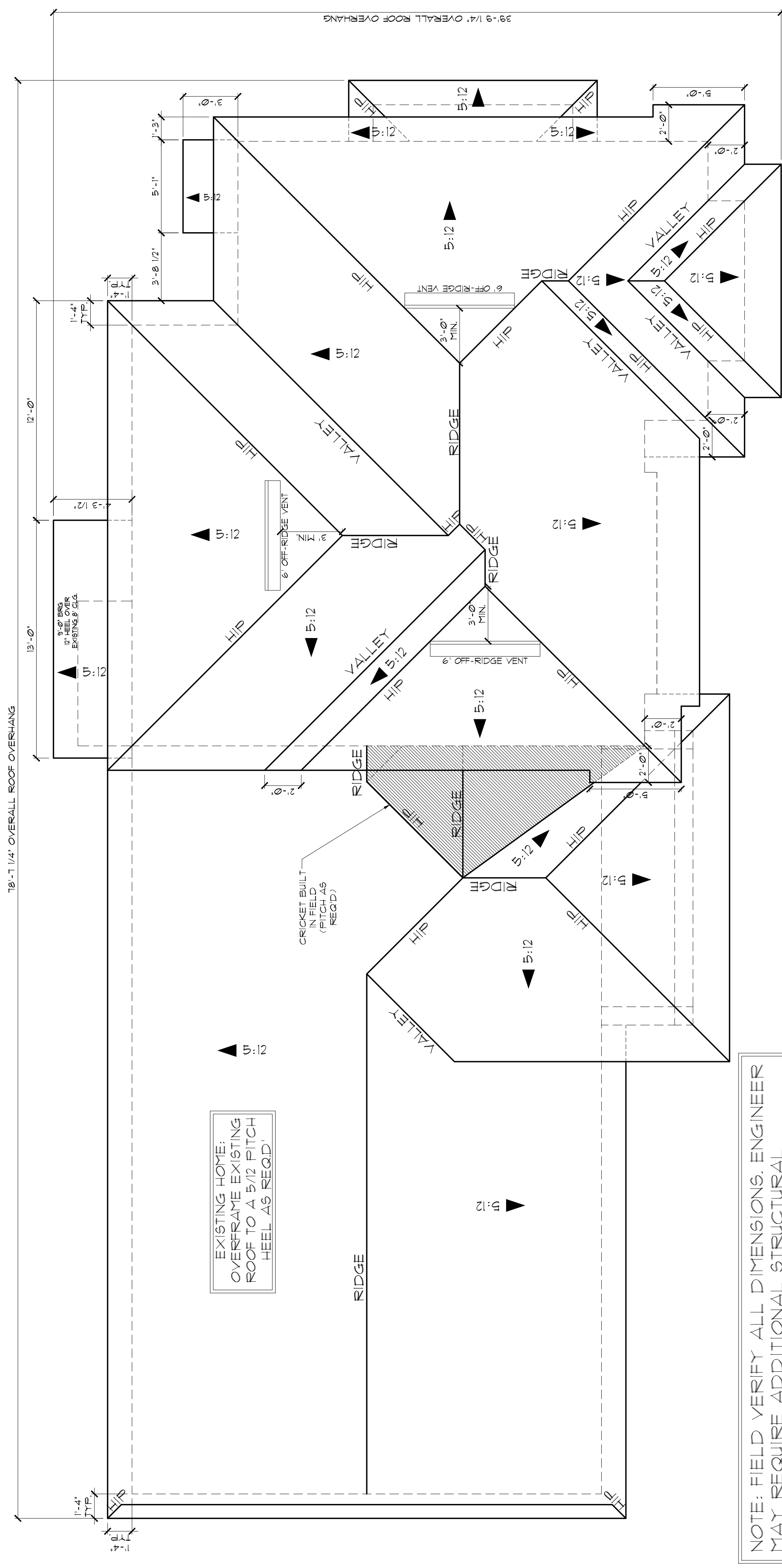
**STOP**

**NOTE TO TRUSS ENGINEER:**  
 ELIMINATE TRUSS INTERFERENCE  
 WITH HOOD VENTING, VERTICAL  
 FIRE PLACE VENTING, AND ANY 2ND  
 FLOOR PLUMBING, STUB OUTS.  
 PROVIDE SPACE WERE  
 ALLOWABLE DURING THE TRUSS  
 DESIGN PHASE TO AVOID ANY  
 TRUSS INTERFERENCE IN THE FIELD.

**SHINGLE ROOF**



**CRICKET DETAIL**  
 SCALE: N.T.S.



**NOTE: FIELD VERIFY ALL DIMENSIONS. ENGINEER  
 MAY REQUIRE ADDITIONAL STRUCTURAL  
 INFORMATION**



# STAFF REPORT

**MEETING DATE:** January 14, 2026  
**BOARD/COMMITTEE:** Community Development Board  
**APPLICATION NUMBER:** V26-02

---

**TO:** Community Development Board

**FROM:** Heather Whitmore, AICP, PTP Community Development Director

**DATE:** December 29, 2025

**SUBJECT:** 618 Oleander Court (RE# 176978-1008): variance from Table 27-239 R-1 side yard setback to permit a +/- six and half (6.5) foot setback in lieu of the required ten (10) foot yard minimum setback. The property is in the R-1 zoning district.

---

**I. BACKGROUND:**

Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Danaila Hughes and Madeleine Granados for the property currently known as 618 Oleander Court (RE# 176978-1008). The applicant requests a variance from Table 27-239 R-1 setback to permit a +/- six and half (6.5) foot northern side yard setback in lieu of the required ten (10) foot yard minimum setback.

**II. DISCUSSION:**

The applicant requests a variance from Table 27-239 R-1 yard setback to permit a +/- six and half (6.5) foot northern side setback in lieu of the required ten (10) foot yard minimum setback. The vacant lot is located at the cul-de-sac terminus of Oleander Court. The purpose of the request is to build a new single-family home. The applicant would like to extend the home's northern face roof line for architectural design reasons.

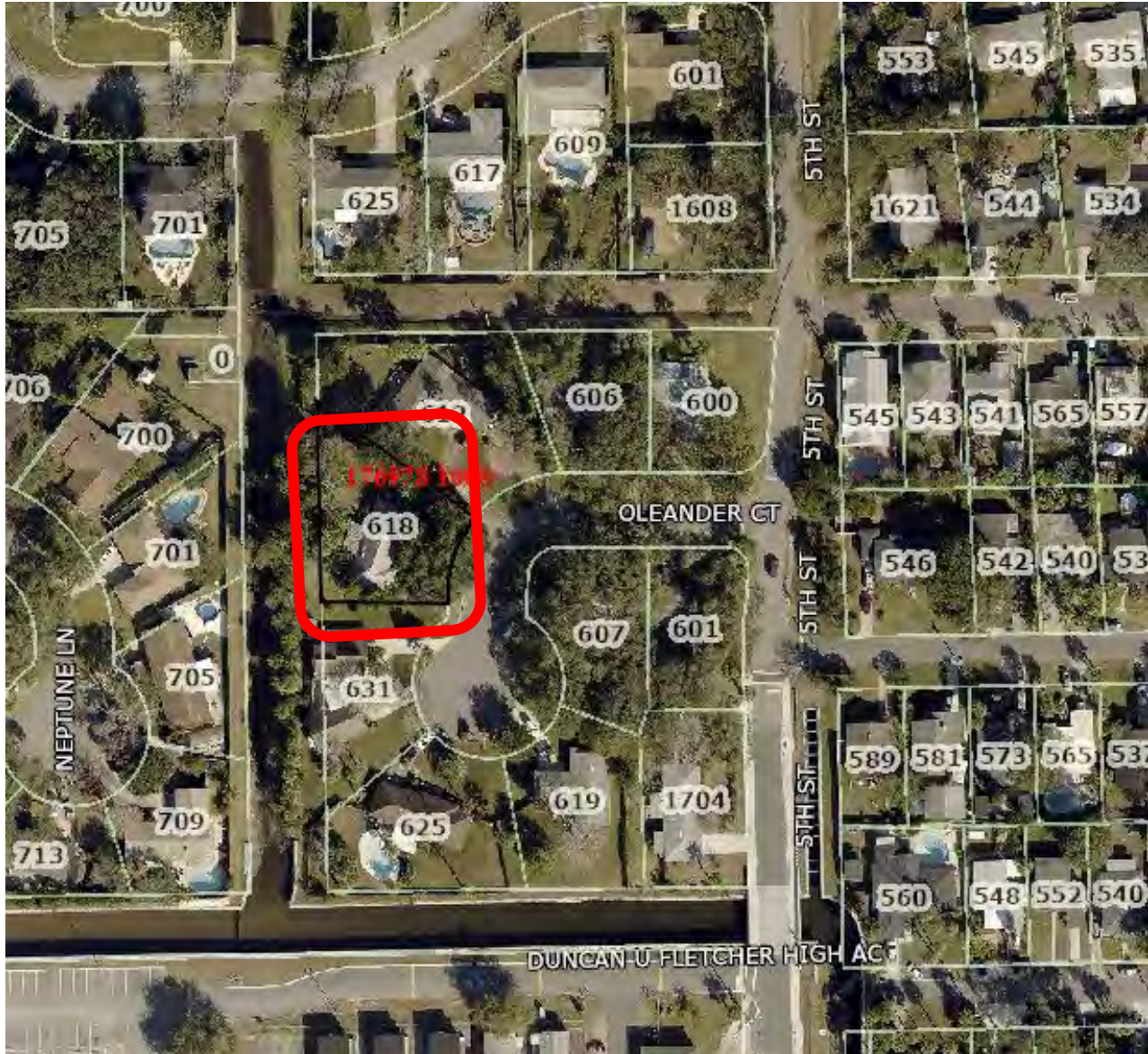


Figure 1: 1621 5<sup>th</sup> Street

### III. FINDINGS:

1. The property has unique and peculiar circumstances, which create an exceptional and unique hardship. For the purpose of this determination, the unique hardship shall be unique to the parcel and not shared by other property owners in the same zoning district.
  - a. **Applicant Response:** Specifically, the lot contains an irregular and angled side property line that significantly reduces the usable building envelope. Strict enforcement of the side setback requirement, when applied to this angled boundary, creates a hardship by forcing unfavorable building geometry at the

V26-02: 618 Oleander Court

January 14, 2026 Community Development Board Staff Report

2 of 4

front right portion of the structure. This results in complex roof intersections and constrained wall conditions that complicate proper roof-to-wall connections and long-term waterproofing.

- b. **Staff Response:** The property is not unique in size or peculiar in circumstances. The lot is currently vacant. The preexisting home met all required setbacks.

**2. The proposed variance is the minimum necessary to allow the reasonable use of the parcel of land.**

- a. **Applicant Response:** The requested variance represents the minimum relief necessary to allow reasonable use of the property while maintaining sound construction practices. The proposed design minimizes encroachment into the side setback and allows for straightforward roof geometry, compliant structural connections, and continuous waterproofing assemblies. No additional or unnecessary setback reduction is requested beyond what is shown on the submitted site plan.
- b. **Staff Response:** The requested variance for the side setback is not the minimum necessary to allow for construction of a single-family home.

**3. The proposed variance would not adversely affect adjacent and nearby properties or the public in general.**

- a. **Applicant Response:** Granting the requested variance will not adversely affect adjacent or nearby properties or the public in general. The proposed placement maintains appropriate separation between structures and does not obstruct light, air, or access. The new construction proposed will elevate surrounding property values.
- b. **Staff Response:** It's unknown if the proposed variance to the side setback would negatively impact adjacent and nearby properties or the public in general.

**4. The proposed variance will not substantially diminish property values in, nor alter the essential character of the area surrounding the site.**

- a. **Applicant Response:** The proposed variance will not diminish surrounding property values nor alter the established character of the neighborhood. The scale, massing, and architectural style of the proposed improvement are consistent with nearby residences and compatible with existing development patterns.
- b. **Staff Response:** It is unknown if the proposed variance would diminish property value.

5. **The effect of the proposed variance is in harmony with the general intent of the ULDC and the specific intent of the relevant subject area(s) of the ULDC.**
  - a. **Applicant Response:** The requested variance is in harmony with the general intent and purpose of the Unified Land Development Code by allowing reasonable residential development while maintaining neighborhood character and promoting safe, durable construction.
  - b. **Staff Response:** The variance request is not in harmony with the general intent of the LDC.
  
6. **The need for the variance has not been created by the actions of the property owner or developer nor is the result of mere disregard for the provisions from which relief is sought.**
  - a. **Applicant Response:** The need for the proposed variance has not been created by the applicant or any developer. The hardship arises from the original configuration of the lot, including the angled side property line, which predates the applicant's ownership.
  - b. **Staff Response:** The variance request is created through the actions of the property owner.
  
7. **Granting the variance will not confer upon the applicant any special privilege that is denied by the ULDC to other lands, buildings, or structures in the same zoning district.**
  - a. **Applicant Response:** Granting the requested variance will not confer any special privilege denied to other properties within the same zoning district. The relief requested is narrowly tailored to address conditions unique to this parcel and does not permit development otherwise prohibited by the Unified Land Development Code.
  - b. **Staff Response:** Granting the variance request for the side setback would not confer upon the applicant a special privilege not granted in the zoning district.

IV. **CONCLUSION:** Staff recommends denial of the variance request to allow a +/- six and half (6.5) foot side setback in lieu of the required ten (10) foot yard setback.

V. **RECOMMENDED MOTION:**

a. I recommend approval of V26-02

OR

b. I recommend denial of V26-02

**V26-02: 618 Oleander Court**

January 14, 2026 Community Development Board Staff Report

4 of 4

# APPLICATION FOR ZONING VARIANCE



TO THE CITY OF NEPTUNE BEACH COMMUNITY DEVELOPMENT DEPARTMENT  
116 FIRST STREET  
NEPTUNE BEACH, FLORIDA 32266-6140  
PH: 270-2400 Email: [SDgclerk@NBFL.US](mailto:SDgclerk@NBFL.US)

**IMPORTANT NOTE: THE COMMUNITY DEVELOPMENT BOARD, IN CONSIDERING YOUR PETITION, IS ACTING IN A QUASI-JUDICIAL CAPACITY AND ANY DISCUSSION WITH MEMBERS, OTHER THAN AT A PUBLIC MEETING IS PROHIBITED AND ANY SUCH CONTACT MAY VOID YOUR PETITION.**

Date Filed: <u>12/22/2025</u>	Zoning District: <u>R-1</u>	Real Estate Parcel Number: <u>176978-1008</u>
Name & Address of Owner of Record: <u>Daniel Hugnes</u> <u>Madelaine Granados</u>	Property Address: <u>618 Oleander Ct</u> <u>Neptune Beach FL 32266</u> Number of units on property <u>1</u>	Have any previous applications for variance been filed concerning this property? <u>No</u> If Yes, Give Date: <u>N/A</u>
Contact phone number# <u>786-376-1156</u>	Section 27-15 of the Unified Land Development Code (ULDC) defines a variance as follows: <i>Grant of relief authorized by the board of appeals, or the city council upon recommendation by the planning and development review board, that relaxes specified provisions of the Code which will not be contrary to the public interest and that meets the requirements set forth in article III, division 8 of this Code.</i>	
e-mail address <u>Hugnesdan954@gmail.com</u>	1. Explain the proposed relief being sought from the code(s): <u>see attached</u>	
	2. Explain the purpose of the variance (if granted)? <u>see attached</u>	
	3. Based on the required findings needed to issue a variance in Section 27-147 explain the following (attach additional sheets as necessary): <u>attached</u>	

A. How does your property have unique and peculiar circumstances, which create an exceptional and unique hardship? Unique hardship shall be unique to the parcel and not shared by other property owners. The hardship cannot be created by or be the result of the property owner's own action.

See attached

B. How is the proposed variance the minimum necessary to allow reasonable use of the property?

See attached

C. Indicate how the proposed variance will not adversely affect adjacent or nearby properties or the public in general.

See attached

D. Indicate how the proposed variance will not diminish property values nor alter the character of the area.

See attached

E. Explain how the proposed variance is in harmony with the general intent of the Unified Land Development Code.

See attached

F. Explain how the need for the proposed variance has not been created by you or the developer?

See attached

G. Indicate how granting of the proposed variance will not confer upon you any special privileges that is denied by the code to other lands, buildings or structures in the same zoning district.

See attached

4. <b>Required Attachments</b> -Applicant must include the following: <b>(INCOMPLETE PACKAGES WILL BE RETURNED)</b>
A. 8 1/2" by 11" overhead site plan drawn to an appropriate scale showing the location of all existing and proposed improvements to the property and including all setback measurements from property lines. <b>WHICH HAS NOT BEEN REDUCED.</b>
B. Survey of the property certified by licensed surveyor and dated within one year of application date. <b>SURVEY MUST BE ORIGINAL SIZE AND CAN NOT BEEN REDUCED.</b>
C. Copy of Deed
D. Pictures of the property as it currently exists
5. Letter of authorization for agent to make application (Required only if not made by owner)
6. <b>NON-REFUNDABLE FEE:</b>

**NO APPLICATION WILL BE ACCEPTED UNTIL ALL THE REQUESTED INFORMATION HAS BEEN SUPPLIED AND THE REQUIRED FEE HAS BEEN PAID. THE ACCEPTANCE OF AN APPLICATION DOES NOT GUARANTEE ITS APPROVAL BY THE COMMUNITY DEVELOPMENT BOARD. THE APPLICANT AND SURROUNDING PROPERTIES WILL BE NOTIFIED OF THE PUBLIC HEARING BY MAIL AND POSTING OF THE PROPERTY. THE APPLICANT OR HIS/HER AUTHORIZED AGENT MUST BE PRESENT AT THE MEETING.**

**\*If a residential zoning variance is granted, then a 30 day wait period must pass before any required building permits can be released, in order to allow time for appeals.**

**\*If a commercially zoned variance is granted by council, then a 30 day wait period must pass before any required building permits can be released, in order to allow time for appeals.**

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE INFORMATION CONTAINED IN THIS APPLICATION. THAT I AM THE PROPERTY OWNER OR AUTHORIZED AGENT FOR THE OWNER WITH AUTHORITY TO MAKE THIS APPLICATION, AND THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION, INCLUDING THE ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I HEREBY APPLY FOR A ZONING VARIANCE AS REQUESTED.

NAME (S) OF PROPERTY OWNER (S)

Daniel Hughes

NAME OF AUTHORIZED AGENT

Michael Fox

ADDRESS OF PROPERTY OWNER

1695 Selva Marina Drive  
Atlantic Beach FL 32233

ADDRESS OF AUTHORIZED AGENT

1234 Nock Road PVB FL  
32082

SIGNATURE OF OWNER OR AUTHORIZED AGENT:



## 618 Oleander Ct Neptune Beach Florida 32266

### **1. Explain the proposed relief being sought from the code(s):**

The applicant is requesting a variance from the required side yard setback requirement to allow a reduced side setback along the angled side property line, as shown on the submitted site plan, in order to permit the construction of the proposed residence. The requested relief is limited in scope and applies only to the specific portion of the structure affected by the lot configuration.

### **2. Explain the purpose of the variance (if granted):**

The purpose of the requested variance is to allow reasonable and functional use of the property given the irregular lot configuration and angled side property line. Strict application of the side setback requirement would unduly restrict the buildable area and result in design conditions that compromise proper roof-to-wall connections and effective waterproofing.

### **3. Required Findings – Section 27-147**

#### **A. Unique and peculiar circumstances creating hardship:**

Specifically, the lot contains an irregular and angled side property line that significantly reduces the usable building envelope. Strict enforcement of the side setback requirement, when applied to this angled boundary, creates a hardship by forcing unfavorable building geometry at the front right portion of the structure. This results in complex roof intersections and constrained wall conditions that complicate proper roof-to-wall connections and long-term waterproofing.

#### **B. Minimum variance necessary:**

The requested variance represents the minimum relief necessary to allow reasonable use of the property while maintaining sound construction practices. The proposed design minimizes encroachment into the side setback and allows for straightforward roof geometry, compliant structural connections, and continuous waterproofing assemblies. No additional or unnecessary setback reduction is requested beyond what is shown on the submitted site plan.

#### **C. No adverse impact to adjacent properties or the public:**

Granting the requested variance will not adversely affect adjacent or nearby properties or the public in general. The proposed placement maintains appropriate separation between structures and does not obstruct light, air, or access. The new construction proposed will elevate surrounding property values.

#### **D. No diminution of property values or neighborhood character:**

The proposed variance will not diminish surrounding property values nor alter the established character

of the neighborhood. The scale, massing, and architectural style of the proposed improvement are consistent with nearby residences and compatible with existing development patterns.

**E. Harmony with the intent of the Unified Land Development Code:**

The requested variance is in harmony with the general intent and purpose of the Unified Land Development Code by allowing reasonable residential development while maintaining neighborhood character and promoting safe, durable construction.

**F. Hardship not self-created:**

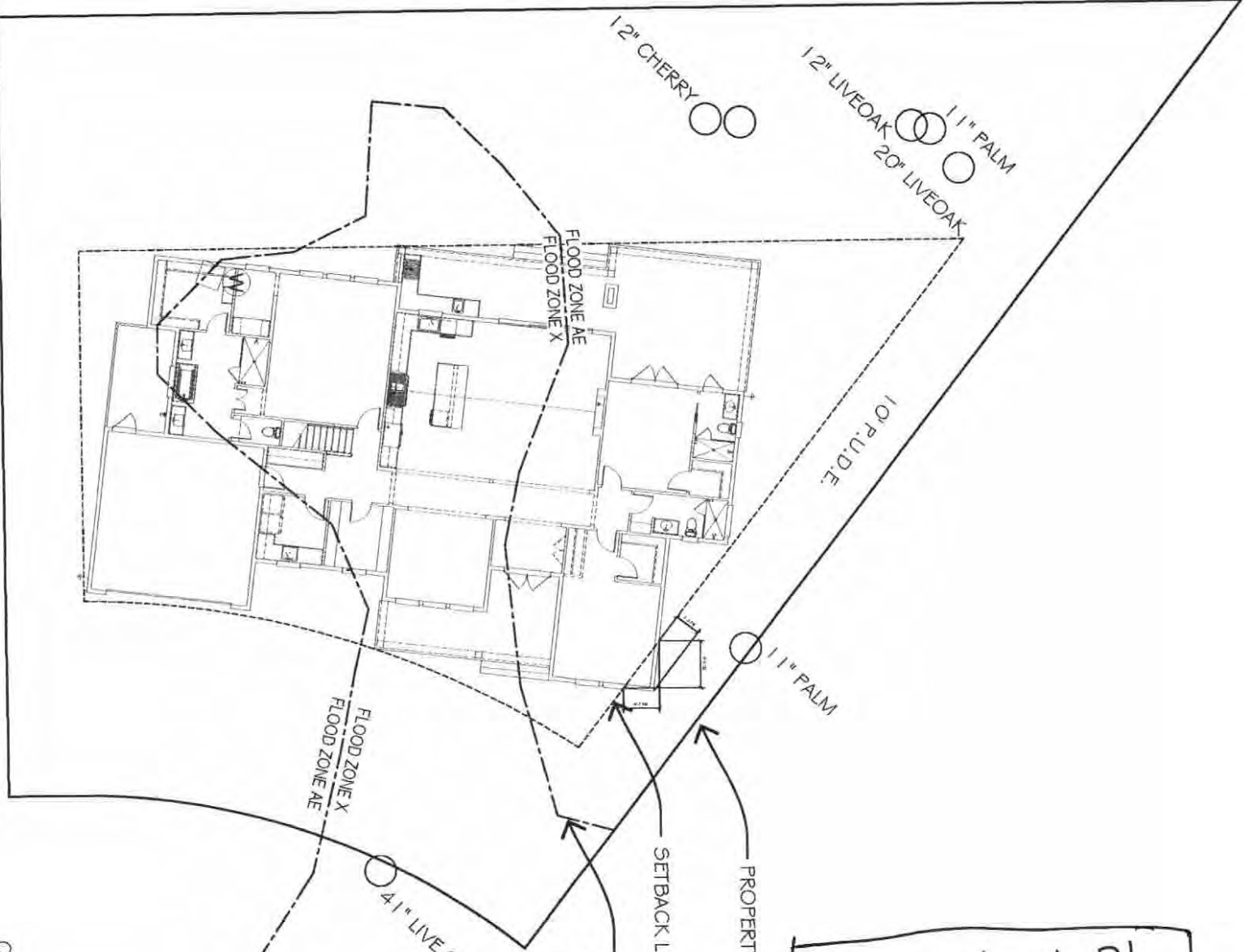
The need for the proposed variance has not been created by the applicant or any developer. The hardship arises from the original configuration of the lot, including the angled side property line, which predates the applicant's ownership.

**G. No special privilege:**

Granting the requested variance will not confer any special privilege denied to other properties within the same zoning district. The relief requested is narrowly tailored to address conditions unique to this parcel and does not permit development otherwise prohibited by the Unified Land Development Code.

12" PALMS  
10" PALM  
9" PALM  
60' D.O.T. DRAINAGE R/W  
(D.B. 1700, PG. 72)  
12" PALM  
13" PALM  
12" PALM  
12" PALM  
10" PALM

12" CHERRY  
12" LIVEOAK  
11" PALM  
20" LIVEOAK



C.B.

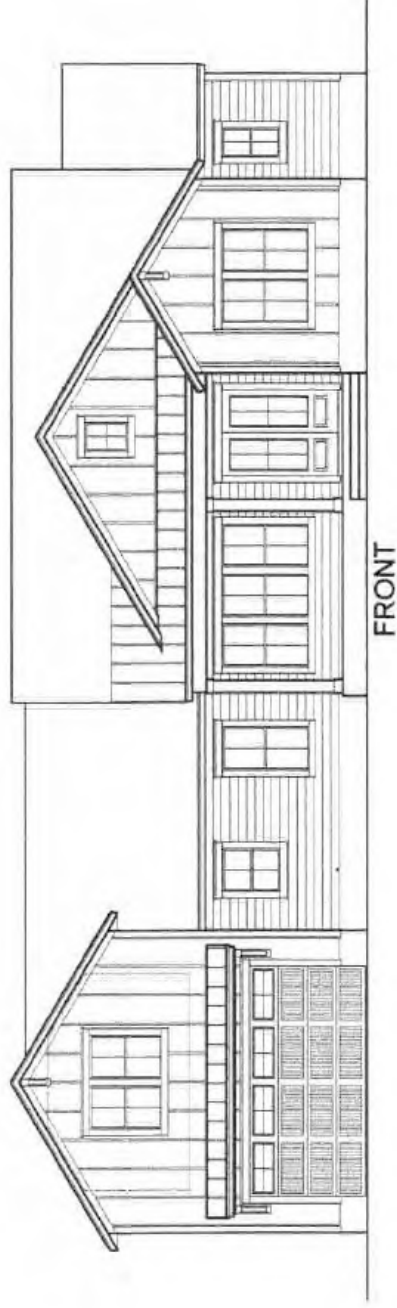
OLEANDER COURT  
60' R/W

FLOOD ZONE LINE. I LEFT FOR YOUR VIEWING BUT I DOUBT WILL HELP TO BE CONCERNED ABOUT IT

PROPERTY LINE  
SETBACK LINE

Proposed site Plan

Proposed Front Elevation



Front Elevation w/ Mount Varance Approval  
Note: Waterproofing Potential Issue  
+ Unfavorable Bldg. Geometry



**Prepared By and Return To:**

Johnni Nicole Causey  
Landmark Title, LLC  
7220 Financial Way  
Jacksonville, FL 32256

## General Warranty Deed

Made effective the 5th day of June, 2024, by Georgia M. Heitkemper, a single person, Individually and as Trustee of Georgia M. Heitkemper Trust dated July 13, 2021, whose address is Po Box 2741, Oldsmar, FL 34677 hereinafter called the Grantor, to Daniel Dennis Hughes, an unmarried man, and Madeleine Ruth Shipley Granados, an unmarried woman, whose address is 618 Oleander Court, Neptune Beach, FL 32266, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

Lot 4, Sable Shores, according to the map or plat thereof, as recorded in Plat Book 35, Page(s) 47, of the Public Records of Duval County, Florida.

Parcel ID Number: 176978-1008

**Subject to taxes** accruing subsequent to December 31, 2023.

**Subject to** covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

[Signature]  
Witness 1 Signature  
Johnni Nicole Causey  
Witness 1 Printed Name  
Witness 1 Address: 7220 Financial Way  
Jacksonville, FL 32256

Georgia M. Heitkemper Trust dated July 13, 2021

By: Andrea Lynn Reed Frankenberger  
Georgia M. Heitkemper, Individually and as Trustee, by Andrea Lynn Reed Frankenberger, his/her Attorney-In-Fact

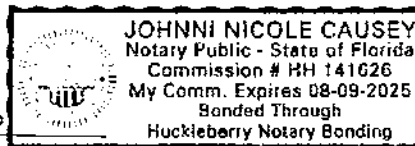
*as AIF for Georgia M. Heitkemper individually & it's trustee*

[Signature]  
Witness 2 Signature  
Ashley A. Mcivney  
Witness 2 Printed Name  
Witness 2 Address 7220 Financial Way  
Jacksonville, FL 32256

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of () physical presence or ( ) online notarization this 5<sup>th</sup> day of June, 2024, by Andrea Lynn Reed Frankenberger, as Attorney-In-Fact for Georgia M. Heitkemper, Individually and as Trustee of Georgia M. Heitkemper Trust dated July 13, 2021.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

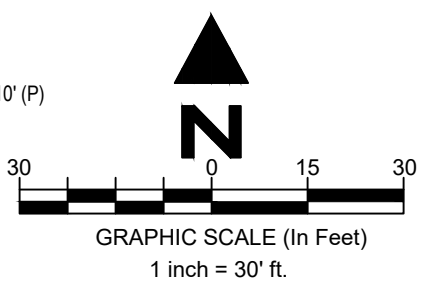
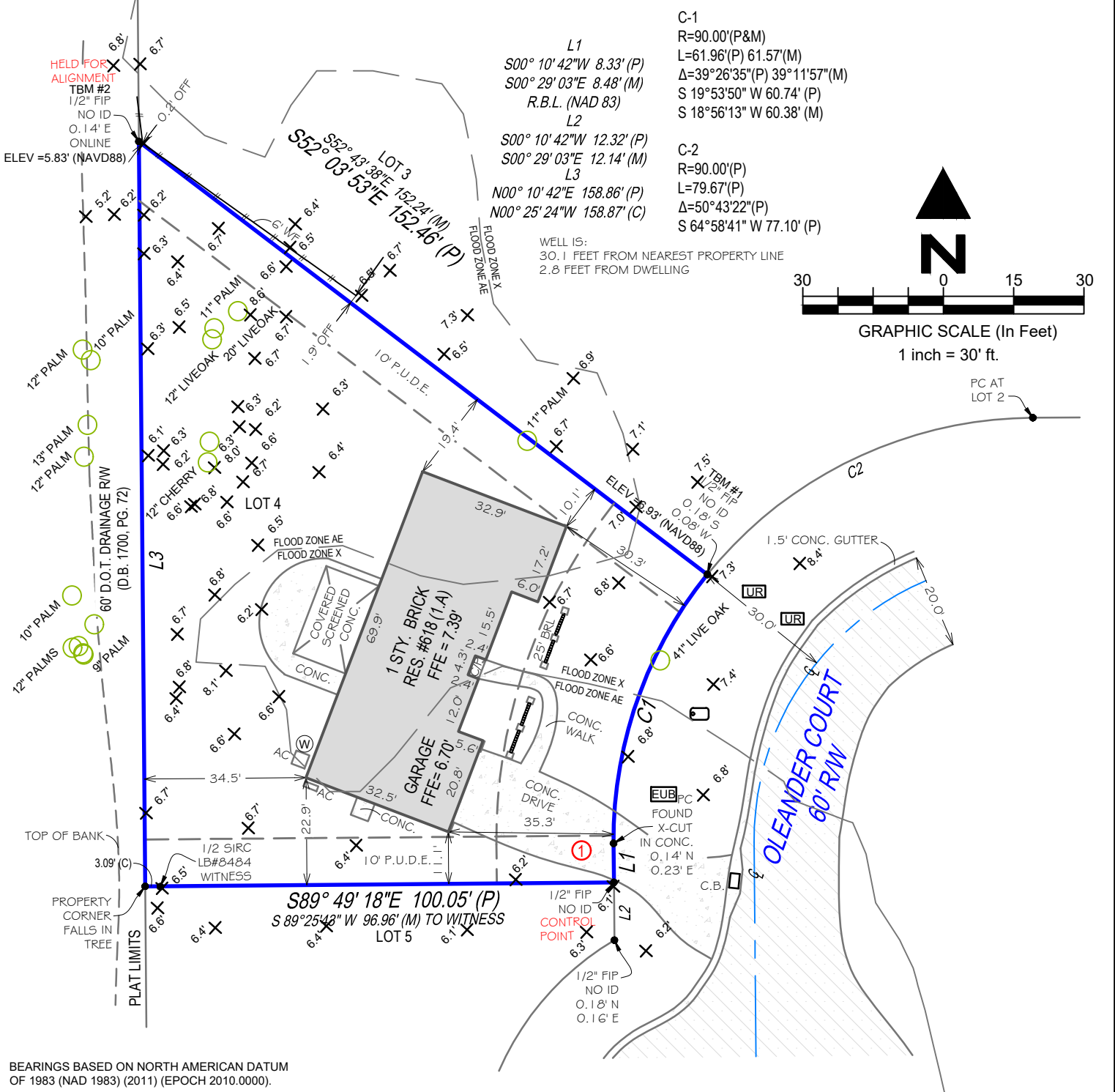


Personally Known: \_\_\_\_\_ OR Produced Identification: to  
Type of Identification  
Produced: FDL

# BOUNDARY & TOPOGRAPHIC SURVEY



PROPERTY ADDRESS: 618 OLEANDER COURT, NEPTUNE BEACH, FL. 32266



BEARINGS BASED ON NORTH AMERICAN DATUM OF 1983 (NAD 1983) (2011) (EPOCH 2010.0000).

**SURVEYOR'S CERTIFICATION**  
 REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH FLORIDA PSM EMBOSSED SEAL. THIS SKETCH OF SURVEY OR PLAN DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.053, PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION.



POINTS OF INTEREST:  
 1. CONCRETE DRIVE OVER 10' P.U.D.E.

DATE SIGNED: 12/02/2024  
 FIELD WORK DATE: 05/31/2024, 11/21/2024  
 REVISION DATE(S):  
 SURVEY NUMBER: 102524.09

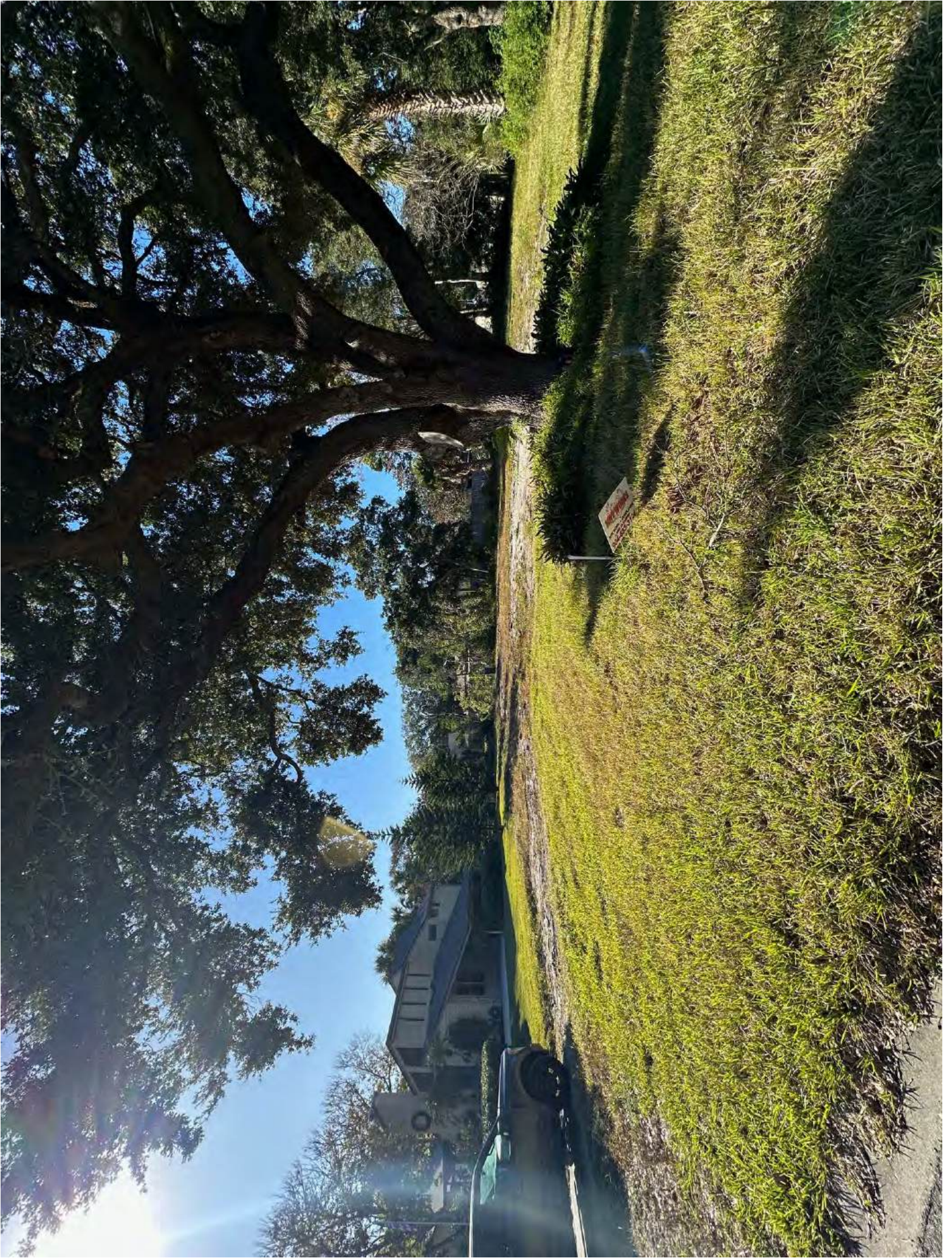


RIVER CITY SURVEYING & MAPPING  
 LB#8484  
 904.675.9300 & 904.675.9301  
 F. 904-998-9736  
 7220 FINANCIAL WAY | JACKSONVILLE, FL 32256

CERTIFIED TO:

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
 PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

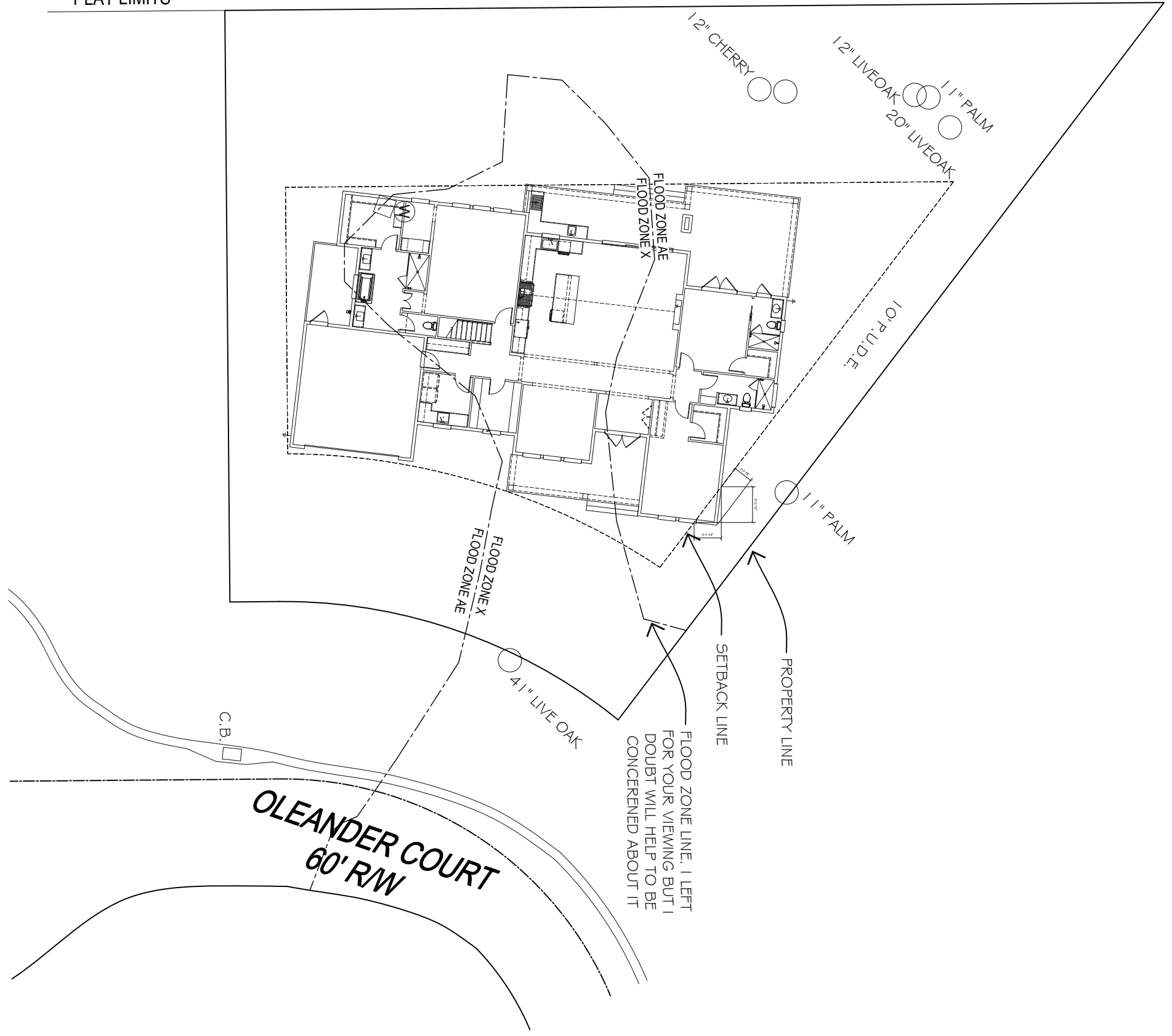






12" PALMS  
10" PALM  
9" PALM  
60' D.O.T. DRAINAGE R/W  
(D.B. 1700, PG. 72)  
13" PALM  
12" PALM  
12" PALM  
10" PALM

PLAT LIMITS



OLEANDER COURT  
60' R/W

FLOOD ZONE LINE. I LEFT  
FOR YOUR VIEWING BUT I  
DOUBT WILL HELP TO BE  
CONCERNED ABOUT IT



# STAFF REPORT

**MEETING DATE:** January 14, 2026  
**BOARD/COMMITTEE:** Community Development Board  
**APPLICATION NUMBER:** DP26-02

---

**TO:** Community Development Board

**FROM:** Heather Whitmore, AICP, Community Development Director

**DATE:** December 29, 2025

**SUBJECT:** Reve Brewing 1501 Atlantic Blvd (RE Parcels 173424-0200): Development Plan approval to permit a 2,307 SF restaurant and tap room with associated parking and outdoor seating.

---

**I. BACKGROUND:**

The applicant requests a Development Plan approval to permit a 2,307 SF restaurant and tap room with associated parking and outdoor seating. The property is in the Commercial-2 (C-2) zoning district and has a Commercial I comprehensive plan future land use designation.

**II. DISCUSSION:**

Reve Brewing requests approval of the attached development plan for a restaurant and tap room located at 1501 Atlantic Blvd. The applicant proposes to convert the 2,300 SF building from office to restaurant, with 68 total seats (56 indoor/12 outdoor), 22 parking spaces, and 20 bikes spaces. The C-2 zoning district allows restaurants with outdoor seating as a permitted use.

The property is shown in attached vicinity maps and is located at the southwest corner of Atlantic and Brant Boulevard. The 13,000 SF lot contains a 2,300 SF single story building. The site's current impervious lot coverage is 90%, composed largely of concrete parking. The site is bound to the north by mixed commercial and light industrial, to the south by retail, to the east by retail, and to the west by retail.

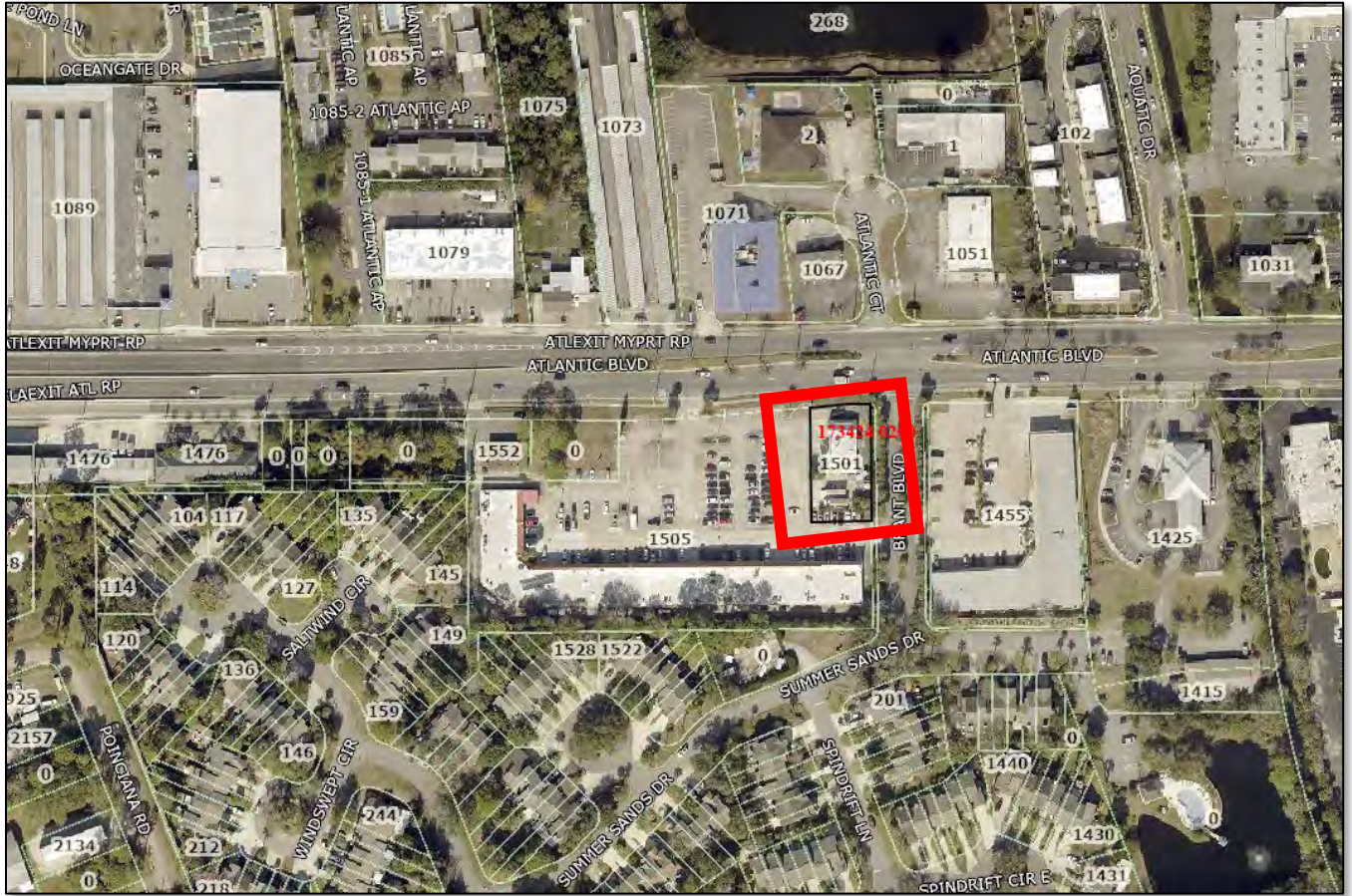


Figure 1: 1501 Atlantic Blvd, Neptune Beach, FL

The 68 seat bar requires a minimum of 19 parking spaces, based on one (1) space per four (4) seats and two (2) spaces for employees. The site is served by 17 standard parking spaces, five golf cart spaces, and 20 bicycle spaces. The project is an interior conversion, so the site's post-development impervious lot coverage will not change.

The project has been issued a Certificate of Concurrency (attached) for traffic. The project traffic volume will not decrease the current level of service on the immediate traffic network. The project will generate approximately 109 net new trips per day. Atlantic Blvd from Mayport to Third Street has adequate available traffic capacity to permit 109 new trips without a reduction in level of service.

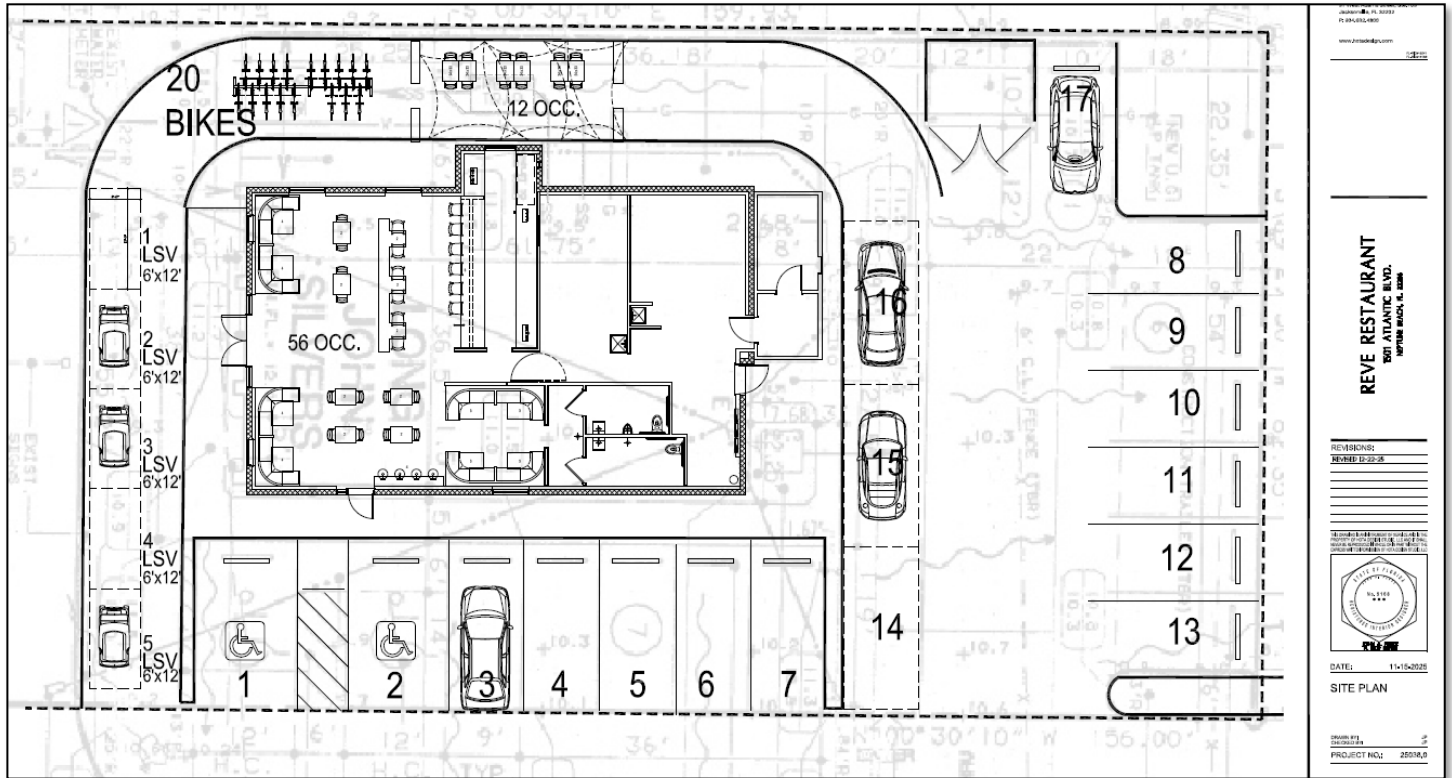


Figure 2: Preliminary Development Plan: Reve Brewing 1501 Atlantic Blvd

### III. DP26-01 FINDINGS:

Sec. 27-82. - Procedures for applying for and issuing preliminary and final development orders state the community development board shall conduct a quasijudicial public hearing and shall consider the following factors when issuing a development order:

1. **Characteristics of the site and surrounding area, including important natural and manmade features, the size and accessibility of the site, and surrounding land uses.**

**Staff Response:** The proposed restaurant and brewery use is consistent with the surrounding zoning and uses. The site is surrounded by commercial uses on all sides.

2. **Whether the concurrency requirements of article VI of this Code could be met if the development were built.**

**Staff Response:**

**Traffic:** The project has been issued a Certificate of Concurrency (attached) for traffic. The project traffic volume will not decrease the current level of service on the immediate traffic network. The project will generate approximately 109 net new trips

per day. Atlantic Blvd from Mayport to Third Street has adequate available traffic capacity to permit 109 new trips without a reduction in level of service.

**Water/Sewer:** This project has been issued a water and sewer letter of available from City of Neptune Public Works.

**School:** Not applicable

**Drainage:** Not applicable as site impervious will not change.

- 3. The nature of the proposed development, including land use types and densities; the placement of proposed buildings and other improvements on the site; the location, type and method of maintenance of open space and public use areas; the preservation of natural features; proposed parking areas; internal traffic circulation system, including trails; the approximate total ground coverage of paved areas and structures; and types of water and sewage treatment systems.**

**Staff Response:** The proposed restaurant and brewery use is consistent with the surrounding zoning and uses. This is an interior conversion; therefore, the site plan will remain generally the same. The site provides the required minimum parking.

- 4. Conformity of the proposed development with the comprehensive plan, this Code, and other applicable regulations.**

**Staff Response:** The restaurant site plan and building are consistent with comprehensive plan Commercial-1 land use which states:

*Commercial I: These areas shall include offices, professional services, retail sales, and light industrial/artisan uses that serve one or more local neighborhoods.*

- 5. Applicable regulations, review procedures, and submission requirements.**

**Staff Response:** The proposed restaurant and brewery use is consistent with the surrounding zoning and uses. This is an interior conversion; therefore, the site plan will remain generally the same. The site provides the required minimum parking.

- 6. Concerns and desires of surrounding landowners and other persons.**

**Staff Response:** The development order request was noticed as required to property owners within 300 feet. A sign was posted on the property according to requirements. Staff have not received any comments from the public.

**7. Other applicable factors and criteria prescribed by the comprehensive plan, this Code, or other law.**

**Staff Response:** The proposed restaurant and brewery use is consistent with the surrounding zoning and uses. This is an interior conversion; therefore, the site plan will remain generally the same. The site provides the required minimum parking.

**IV. STAFF RECOMMENDATION**

Staff recommends approval of the application for development plan DP26-01 for Reve Brewing to permit a 2,307 SF restaurant and tap room with associated parking and outdoor seating, as presented.

The developer shall submit a final development plan for review by the City Council. The final development plan shall be consistent with the preliminary development Plan shall contain no land uses different than those approved in the preliminary development plan.

**V. RECOMMENDED MOTION:**

**DP26-01**

a. I recommend approval of DP26-01

OR

b. I recommend denial of DP26-01

**VI. Exhibits:**

- A. Development Order Application
- B. Development Plan
- C. Vicinity Maps
- D. Elevation/Building Renderings
- E. Certificate of Concurrency and Traffic Analysis
- F. Water and Sewer Service Availability Letter

# APPLICATION FOR DEVELOPMENT PLAN REVIEW



CITY OF NEPTUNE BEACH COMMUNITY DEVELOPMENT DEPARTMENT  
 116 FIRST STREET  
 NEPTUNE BEACH, FLORIDA 32266-6140  
 PH: 270-2400  
 Bldgclerk@NBFL.US

Date Filed:	Name and address of the applicant requesting development review: (NOTE: If the applicant is other than all the legal owners of the property, notarized written consent signed by all the legal owners of the property shall be attached. In the case of corporation ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation, and the embossed with the corporate seal). The undersigned hereby applies for a development review as follows.	
Name & Mailing address of Owner of Record:  <u>Reve Brewing LLC</u>  <u>1237 Mayport Rd, Atlantic Bch, FI 32233</u>  Contact phone <u>#904-472-1985</u>  e-mail address <u>eric@revebrewing.com</u>	Property Address: <u>1501 Atlantic Blvd</u>  <u>Neptune Beach, FL 32266</u>  Real Estate ID # <u>173424-0200</u>  Lot_D (portion of) <u>    </u> Block <u>    16    </u> Subdivision <u>    </u> <u>Prado Ferrer Plat</u>  Zoning District: <u>C2</u>	
Name and Address of Agent/Applicant:  <u>Ian A. Brown, Esq.</u> <u>245 Riverside Ave, Suite 100, Jax, FL 32202</u>	Telephone #: <u>904-203-4133</u>  Email: <u>ian@yield-coach.com</u>	
Describe Request being made:		
<u>Change of use and associated permitting to convert an existing building back to restaurant</u>		
<b><u>PLEASE BE ADVISED THE COMMUNITY DEVELOPMENT BOARD CONDUCTS A PUBLIC HEARING TO CONSIDER CERTAIN FACTORS IN ORDER TO MAKE A RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OR DISAPPROVAL OF THE DEVELOPMENT PLAN.</u></b>		

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE INFORMATION CONTAINED IN THIS APPLICATION. THAT I AM THE PROPERTY OWNER OR AUTHORIZED AGENT FOR THE OWNER WITH AUTHORITY TO MAKE THIS APPLICATION, AND THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION, INCLUDING THE ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I HEREBY APPLY FOR DEVELOPMENT REVIEW AS REQUESTED.

**OWNER'S AUTHORIZATION FOR AGENT/AFFIDAVIT OF ASSENT**

**\*THIS FORM MUST BE FILLED OUT IN THE CASE THAT THE APPLICANT IS NOT THE**

**OWNER OF THE PREMISES UNDER WHICH THE PARTICULAR APPLICATION IS BEING FILED.\***

Ian A. Brown is hereby authorized TO ACT ON BEHALF OF

Reve Brewing LLC, a Florida limited liability company, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Neptune Beach, Florida, for an application related to a development review:

<input type="checkbox"/> Development Order	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Comp Plan Amendment
<input type="checkbox"/> Historical Significance Designation	<input type="checkbox"/> Concurrency
<input type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Other/Tree Champion or Heritage Tree Removal

BY: \_\_\_\_\_ Eric Luman  
 Signature of Owner Print Name

\_\_\_\_\_  
 Signature of Owner Print Name

State of Florida  
 County of Duval

Signed and sworn before me on this \_\_\_\_\_ day of December, 2025.

By Eric Luman, as AMBR of Reve Brewing LLC, a Florida limited liability company

Identification verified: \_\_\_\_\_ Oath sworn: X Yes \_\_\_ No

\_\_\_\_\_  
 Notary Signature

My Commission expires: \_\_\_\_\_

## CHECKLIST FOR DEVELOPMENT PLAN REVIEW

For a complete list of requirements see Article III, Chapter 27 of the Code of Ordinances

Commonly required items needed for development reviews.

- Site Plan
- Elevations and Building plans (all four sides)
- Survey of property (dated within one year)
- Landscape Plan/Exiting Tree Survey
- Impervious Surface Calculations
- Light Plan (exterior only)
- Signage Plan
- Certificate of Appropriateness
- Floor Plan
- Parking Plan
- Stormwater and drainage plan
- Wetland Buffer
- Utility Plan with existing and/or proposed easements
- Historical Determination Review

**DISCLAIMER:** This helpful guide is not intended to replace any or all of the Unified Land Development Regulations, requirements for application and review procedures required for development orders and certain types of permits. The guide is meant to assist in the facilitation of the review process only.

Prepared by and return to:

Beth Murphy  
Richard T. Morehead Title & Escrow, Inc.  
444 Third Street  
Neptune Beach, Florida 32266

File Number: 25B7037

25080901  
\$1850000.00

## Corporate Warranty Deed

**This Indenture**, made, October 31, 2025 A.D.

**Between**

**Day or Night Moves, Inc.**, a Florida corporation whose post office address is:  
355 Sailfish Drive, Atlantic Beach, Florida 32233 a corporation existing under the  
laws of the State of Florida, Grantor and **Reve Brewing LLC**, a Florida limited  
liability company whose post office address is: 1237 Mayport Road, Atlantic  
Beach, Florida 32233, Grantee,

**Witnesseth**, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00 ), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 173424-0200

**And** the said Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

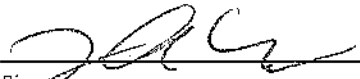
Prepared by:  
Beth Murphy  
Richard T. Morehead Title & Escrow, Inc.  
444 Third Street  
Neptune Beach, Florida 32266

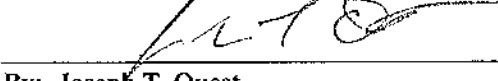
File Number: 25B7037

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

**Signed and Sealed in Our Presence:**

**Day or Night Moves, Inc., a Florida corporation**


  
\_\_\_\_\_  
Signature: \_\_\_\_\_ - Witness

  
\_\_\_\_\_  
By: **Joseph T. Quest** - Seller  
Its: **President**

Print name:  
ELIZABETH A MURPHY

Address Line 1:  
444 3rd St.

Address Line 2:  
NEPTUNE BEACH, FL 32266

  
\_\_\_\_\_  
Signature: \_\_\_\_\_ - Witness

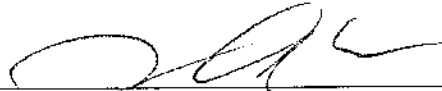
Print name:  
Robert Hall III

Address Line 1:  
60 Ocean Blvd, Ste 7

Address Line 2:  
Atlantic Beach, FL 32233

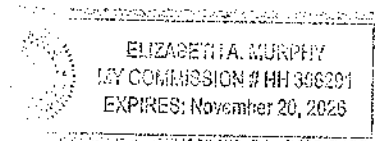
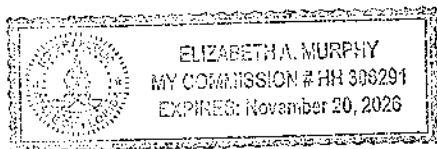
State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of X physical presence or [ ] online notarization this 31st day of October, 2025, by Joseph T. Quest, the President of Day or Night Moves, Inc., a Florida corporation A corporation existing under the laws of the State of Florida, on behalf of the corporation. He/She is personally known to me or has produced DRAWERS LICENSE as identification.

  
\_\_\_\_\_  
(Seal)

Notary Public  
Notary Printed Name: \_\_\_\_\_

My Commission Expires::



## Exhibit "A"

A PORTION OF LOT D, BLOCK 16, FIRST REPLAT OF PART OF PRADO FERRER FLORIDA BEACH, AS RECORDED IN PLAT BOOK 16, PAGE 27 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF LOT 15 BLOCK 15 AS SHOWN ON PLAT OF PRADO FERRER PLAT NO. 2 OF FLORIDA BEACH AS SHOWN ON PLAT RECORDED IN PLAT BOOK 11, PAGE 61, CURRENT PUBLIC RECORDS OF SAID COUNTY, AND RUN NORTH 89°29'50" EAST ALONG THE NORTHERLY LINE OF 20 FOOT ALLEY AS SHOWN ON SAID PLAT AND ITS EASTERLY PROLONGATION, AND ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 1659 PAGE 53, A DISTANCE OF 714.22 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK 16, SAID PRADO FERRER PLAT NO. 2 OF FLORIDA BEACH; RUN THENCE NORTH 00°30'10" WEST ALONG THE EASTERLY LINE OF SAID LOT 24, BLOCK 16, A DISTANCE OF 82.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD - COUNTY ROAD NO. 10 (AS PER J.T.A. RIGHT OF WAY MAP PROJECT NO. 72100-3178, AND RECORDED IN OFFICIAL RECORDS BOOK 2668, PAGE 781 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); RUN THENCE NORTH 89°29'50" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 80.00 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT OF WAY LINE; RUN THENCE NORTH 85°12'29" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 188.17 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 85°12'29" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 52.50 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT OF WAY LINE; RUN THENCE NORTH 89°29'50" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE PLAT OF SUMMER SANDS, AS RECORDED IN PLAT BOOK 41, PAGES 56, 56A AND 56B OF SAID CURRENT PUBLIC RECORDS; RUN THENCE SOUTH 00°30'10" EAST, ALONG SAID PLAT OF SUMMER SANDS, A DISTANCE OF 159.93 FEET TO A POINT; RUN THENCE SOUTH 89°29'50" WEST, A DISTANCE OF 82.35 FEET TO A POINT; RUN THENCE NORTH 00°30'10" WEST, A DISTANCE OF 156.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ACCESS AND PARKING GRANTED IN OFFICIAL RECORDS BOOK 6357, PAGE 113 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

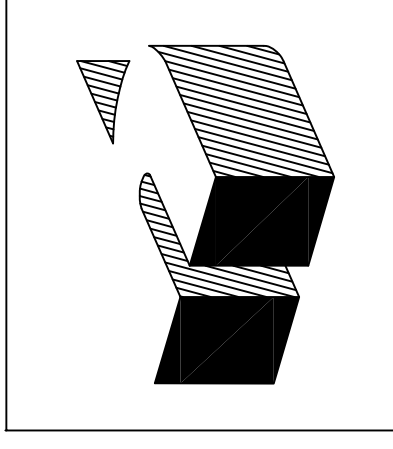


# CURRENT BUILDING



# PROPOSED BUILDING





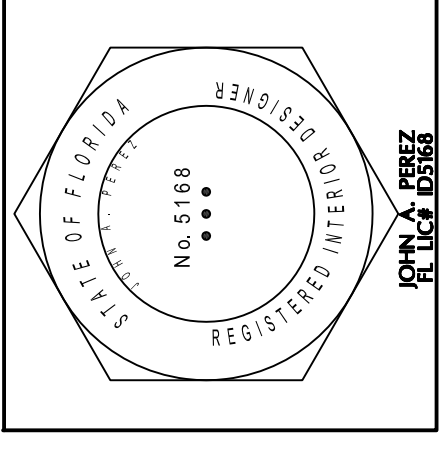
**HOTA DESIGN STUDIO, LLC**  
 31 West Adams Street, Ste. 103  
 Jacksonville, FL 32202  
 P: 904.632.4800  
 www.hotadesign.com

SCALE: 1/8" = 1'-0"  
 NUMBER: 25038

**REVE RESTAURANT**  
 NEPTUNE BEACH, FL 32266  
 1501 ATLANTIC BLVD.

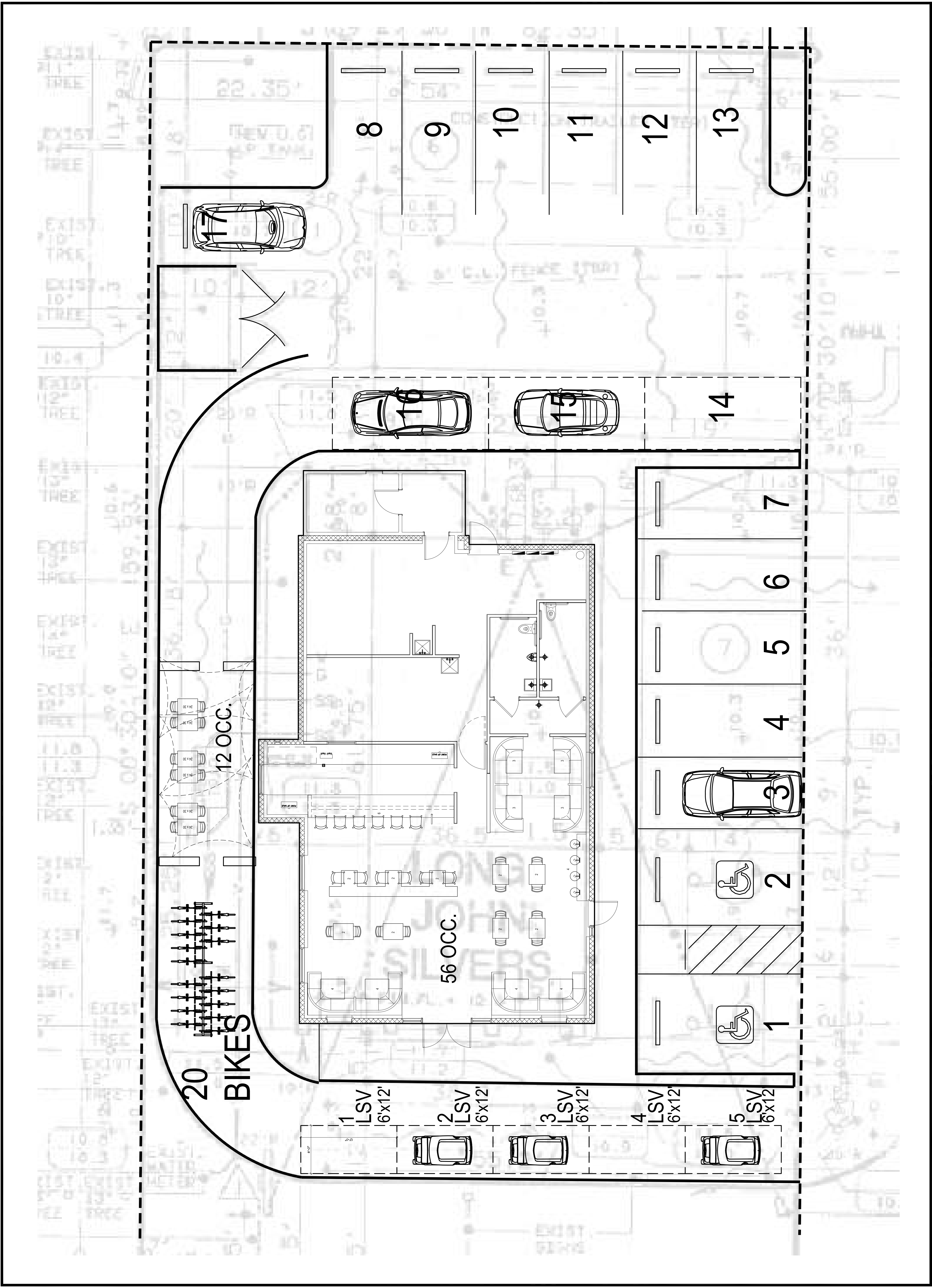
REVISIONS:  
 REVISED 12-22-25

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF HOTA DESIGN STUDIO, LLC AND IT SHALL REMAIN THE PROPERTY OF HOTA DESIGN STUDIO, LLC. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF HOTA DESIGN STUDIO, LLC IS PROHIBITED.



DATE: 11-15-2025  
**SITE PLAN**

DRAWN BY: JP  
 CHECKED BY:  
 PROJECT NO.: 25038.0



City of Neptune Beach



APPLICATION FOR CONCURRENCY DETERMINATION

Date: 12/18/25 Project Name: REVE RESTAURANT

1. Applicant/Agent Name, Address, Phone Number: ERIC LUMAN  
1839 TWELVE OAKS LANE EAST  
NEPTUN BEACH FL 32266

2. Property Owner(s) Name, Address, Phone No.: REVE BREWING LLC  
1237 MAYPORT RD  
ATLANTIC BEACH FL 32233

3. Property Location/Street Address: 1501 ATLANTIC BLVD  
NEPTUNE BEACH FL 32266

4. Present use of Property: MOVING COMPANY

5. Real Estate Number: 1734 24-0200

6. Present Zoning: C2 Proposed Zoning (if applicable): \_\_\_\_\_ Total Acres: \_\_\_\_\_

7. Subdivision name (if applicable): 0371 FLA BY FAT 2 PRADO FERR

8. Brief Description of Proposed Development/Modification: CONVERT PROPERTY BACK INTO A RESTAURANT

9. Trip Generation and Phasing Schedule: Provide the type, amount and trip generation of the development by Phase.  
 ( ITE Trip Generation (7th edition) for trip generation rates)

Residential Phase Number	Type of Residential (e.g. SF, MF, Condo)	Number of Dwelling Units	Date Phase to Begin	Date Phase to End	Total (Gross) ADTs Generated

Non-Residential Phase Number	Type of Development (e.g. Retail, Office, Restaurant)	# of Units or Square Feet	Date Phase to Begin	Date Phase to End	Total (Gross) ADTs Generated

11. **Water/Sewer** availability of capacity (check if attached):

\_\_\_\_\_ If within the service area of a public utility, please attach a letter certifying available capacity and connection agreement for each development phase.

-----If a private well will be used, permits will be required by the Department of Health, the St. Johns River Water Management District or the Florida Department of Environmental Services, as applicable.

12. **Name of utility** providing service to the development (obtain water and sewer demand from utility provide.)

Water: NEPTUNE BEACH Total water demand (gal./day): 5000  
Sewer: NEPTUNE BEACH Total sewage demand (gal./day): 500

13. **Drainage** - State that the project will comply with all federal, state, regional and local regulations.

- a. Attach a preliminary drainage plan
- b. Will on-site stormwater management comply with adopted City Ordinances (see Article XII. Stormwater Management and Erosion Control)

14. **Solid Waste** - Provide solid waste generation (pounds/day) by phase using the following formulas:

Residential: Number of Dwelling Units X 2.68 persons X 6.45 lbs. = Total Pounds per Day.  
Commercial: Container Size (cu.yd.) X 500 Lbs. X Number of Pickups per week / 7 = Total Lbs. Per Day.

	Phase 1	Phase 2	Phase 3	Total=	(ppd)
a. Residential:	_____	_____	_____	_____	_____
b. Commercial:	_____	_____	<u>429</u>	_____	_____

Commercial Container Size = 3 YARD

15. Provide the type(s) of solid waste which will be generated by the development: CARDBOARD, FOOD WASTE

16. Will any hazardous waste be generated? If yes, provide type(s) and quantity: NO

17. **Attach the following to this application:**

- a. Legal Description. (Attach as Exhibit A.)
- b. Duval County Property Appraiser's Map. Clearly outline the boundaries of the property included in this application. (Attach as Exhibit B.)
- c. Owner's authorization, if applicable.
- d. Appropriate Traffic Study.
- e. Water/ Sewer availability letter, if applicable. (Must be less than 60 days old.)

I/WE HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of all owners or authorized person if letter of authorization is attached:

Printed or typed name(s): \_\_\_\_\_

Signature(s): ERIC JON LUMAN  
Eric Jon Luman

**CONTACT INFORMATION OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION:**

Name: ERIC JON LUMAN

Address: 1839 TWELVE OAKS LANE E NEPTUNE BEACH 32264

Email: ERIC@REVE BREWING.COM Phone: 904-472-1985

Note: If the application is determined incomplete, the applicant will be notified within 15 working days of submission.

## MAP SHOWING SURVEY OF

A PORTION OF LOT "D", BLOCK 16, FIRST REPLAT OF PRADO FERRER FLORIDA BEACH, AS RECORDED IN PLAT BOOK 16, PAGE 27 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOLLOWING: COMMENCE AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 15, AS SHOWN ON PLAT OF PRADO FERRER PLAT No. 2 OF FLORIDA BEACH AS SHOWN ON PLAT RECORDED IN PLAT BOOK 11, PAGE 61, CURRENT PUBLIC RECORDS OF SAID COUNTY, AND RUN NORTH 89°29'50" EAST, ALONG THE NORTHERLY LINE OF 20 FOOT ALLEY AS SHOWN ON SAID PLAT AND ITS EASTERLY PROLONGATION, AND ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 1659, PAGE 53, A DISTANCE OF 714.22 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK 16, SAID PRADO FERRER PLAT No. 2 OF FLORIDA BEACH; RUN THENCE NORTH 00°30'10" WEST, ALONG THE EASTERLY LINE OF SAID LOT 24, BLOCK 16, A DISTANCE OF 82.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD - COUNTY ROAD No. 10 (AS PER J.T.A. RIGHT OF WAY MAP PROJECT No. 72100-3176, AND RECORDED IN OFFICIAL RECORDS BOOK 2668, PAGE 781 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); RUN THENCE NORTH 89°29'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 80.00 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT OF WAY LINE; RUN THENCE NORTH 85°12'29" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 188.17 FEET TO THE POINT OF BEGINNING.

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TOGETHER WITH AN EASEMENT FOR ACCESS AND PARKING GRANTED IN OFFICIAL RECORDS BOOK 6357, PAGE 113 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



N 89°29'50" E

80.00'



Home (default.aspx) Layers Tools



**REVE BREWING LLC**  
 1237 MAYPORT RD  
 ATLANTIC BEACH, FL 32233-3435

**Primary Site Address**  
 1501 ATLANTIC BLVD  
 Neptune Beach FL 32266-

**Official Record Book/Page**  
 21683-01088

**Tile #**  
 9420

**1501 ATLANTIC BLVD**

Property Detail

RE #	173424-0200
Tax District	USD4
Property Use	1191 Store Retail
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03171 FLA BCH PLAT 2 PRADO FERR
Total Area	13072

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$347,380.00	\$347,380.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$554,100.00	\$554,100.00
Assessed Value	\$554,100.00	\$554,100.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$554,100.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

**Taxable Values and Exemptions – In Progress**

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<a href="#">21683-01088</a>	10/31/2025	\$1,850,000.00	WD - Warranty Deed	Qualified	Improved
<a href="#">18657-00659</a>	1/7/2019	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">17416-01585</a>	10/23/2015	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">17307-02479</a>	9/17/2015	\$100.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">12540-00921</a>	5/31/2005	\$500,000.00	SW - Special Warranty	Qualified	Improved
<a href="#">12190-01393</a>	12/15/2004	\$360,000.00	SW - Special Warranty	Qualified	Improved
<a href="#">11673-01229</a>	8/15/2003	\$452,700.00	SW - Special Warranty	Unqualified	Improved
<a href="#">09434-00483</a>	9/1/1999	\$100.00	SW - Special Warranty	Unqualified	Improved
<a href="#">06357-00113</a>	6/26/1987	\$275,000.00	WD - Warranty Deed	Unqualified	Vacant

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	7,870.00	\$13,847.00
2	WMCC1	Wall Masonry/Concrt	1	0	0	238.00	\$848.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	NC-2	0.00	0.00	Common	12,632.00	Square Footage	\$347,380.00

Legal

LN	Legal Description
1	16-27 38-2S-29E .29
2	1ST R/P PT PRADO FERRER PLAT 2
3	FLORIDA BEACH
4	PT LOT D RECD O/R 21683-1088
5	BLK 16

**Buildings**

Building 1

Building 1 Site Address  
 1501 ATLANTIC BLVD Unit  
 Neptune Beach FL 32266-

Building Type	2201 - REST FAST FOOD
Year Built	1987
Building Value	\$137,565.00

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	4	4 Plywood panel
Int Flooring	15	15 Quar/Hrd Tile

# City of Atlantic Beach

800 Seminole Road  
 Atlantic Beach, FL 32233  
 Telephone: (904) 247-5816  
 Fax: (904) 247-5877

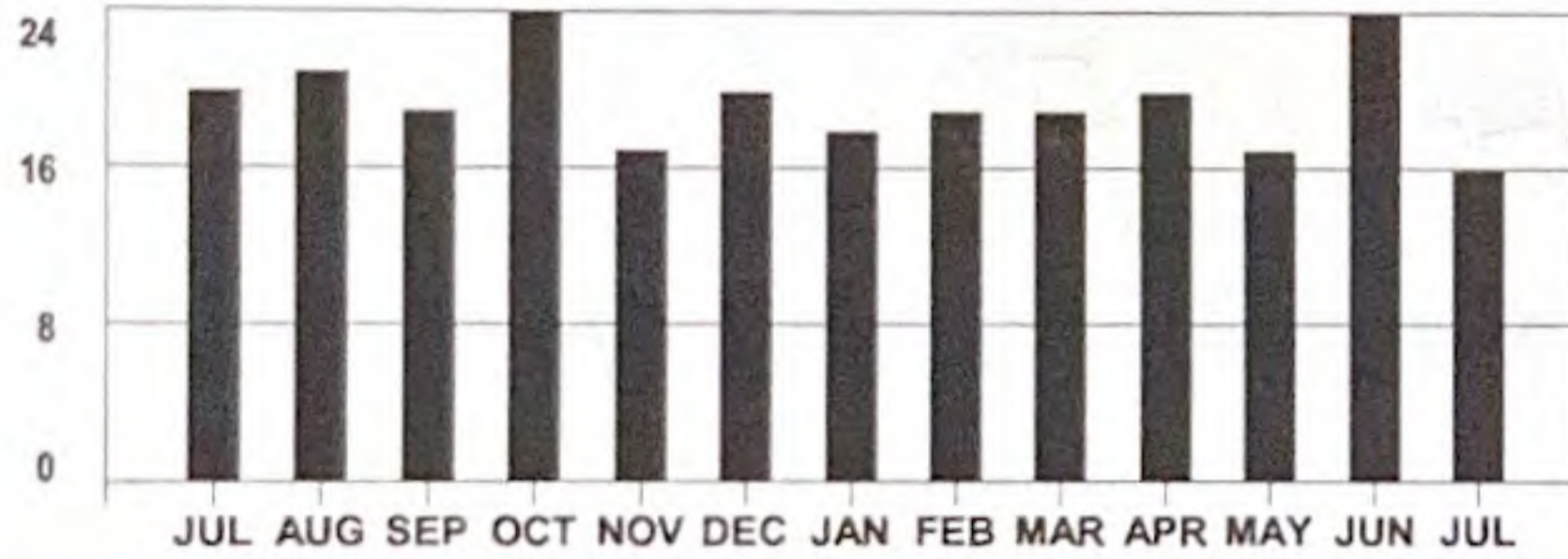


Account Number:  
 Customer Name:  
 Service Address:  
 Bill Date:  
 Current Charges Due Date:

75337-7114  
 REVE BREWING LLC  
 1237 MAYPORT RD  
 07/14/25  
 07/28/25

Service Period	Meter Number	Current Reading	Previous Reading	Usage in 1000 Gallons
05/16/25 TO 06/16/25	83276871	1433.00	1417.00	16.00

Service	Total	Service	Total
SEWER BASE			
SEWER BASE-2 INCH	67.25		
SEWER VOLUME			
RANGE 1 TO 3,000	5.55		
RANGE 4 TO 999,999	84.11		
WATER VOLUME			
RANGE 1 TO 2,000	2.32		
RANGE 3 TO 999,999	38.92		
WATER BASE			
WATER BASE	40.91		
		<b>CURRENT BILL</b>	239.06
		<b>PREV. BALANCE</b>	0.00
		<b>TOTAL DUE</b>	<b>239.06</b>
		<b>AFTER DUE DATE PAY</b>	262.97



PERIOD	GAL X 1000	DAILY AVG.
CURRENT	16	0.516
LAST PERIOD	24	0.774
YEAR AGO	20	0.690

PLEASE BRING ENTIRE BILL IF PAYING IN PERSON. PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL.



CITY OF ATLANTIC BEACH  
 800 SEMINOLE RD  
 ATLANTIC BEACH FL 32233-5444

ACCOUNT NUMBER	BILLING DATE	
75337-7114	07/14/25	
	<b>CURRENT BILL</b>	239.06
	<b>PREV. BALANCE</b>	0.00
07/28/25	<b>TOTAL DUE</b>	<b>239.06</b>
	<b>AFTER DUE DATE PAY</b>	262.97

FL22579F

Check Box For Change of Address or Bank Draft Sign Up

\*\*\*\*\*AUTO\*\*5-DIGIT 32224

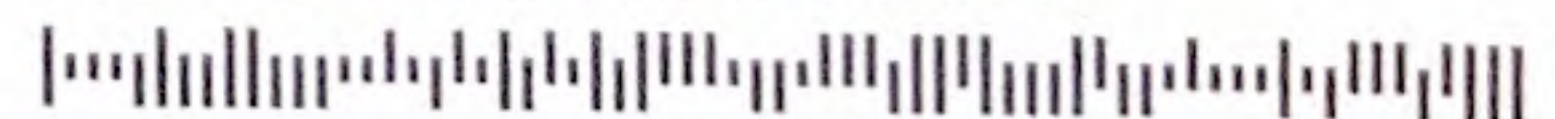


REVE BREWING LLC 6  
 1237 MAYPORT RD 1491  
 ATLANTIC BEACH FL 32233-3435



PLEASE ENTER AMOUNT PAID \$

CITY OF ATLANTIC BEACH 03-20  
 800 SEMINOLE RD  
 ATLANTIC BEACH FL 32233-5444





**City of Neptune Beach**  
**Certificate of Concurrency**

**January 2, 2026**

**Project Name:** Reve Brewing

**Project Address:** 1501 Atlantic Blvd, Neptune Beach, Florida (RE Parcels 173424-0200)

**Project Description:** 2,300 brewery, bar, and restaurant

The proposed development is not exempt from concurrency requirements. An assessment of project-related impacts and an assessment of public potable water, sanitary sewer, and transportation capacity has been conducted. Based on this assessment, there is available capacity for all public facilities for project-related impacts in accordance with Land Development Code Chapter 27: Article VI Section 27-352, "Criteria for satisfaction of concurrency requirements". The facilities needed to meet the adopted level of service standards are in place at the time a development order is issued. If a development fails to commence in good faith within one (1) year from the date the development order is issued, the concurrency certificate shall be null and void.

**Heather Whitmore, AICP, PTP**  
*Community Development Director*  
City of Neptune Beach  
Community Development Department  
116 1<sup>st</sup> Street  
Neptune Beach, FL 32266

# TRAFFIC IMPACT ASSESSMENT

**Project Name:** Reve Brewing

**Project Address:** 1501 Atlantic Blvd, Neptune Beach, Florida (RE Parcels 173424-0200)

**Project Description:** 2,300 brewery, bar, and restaurant

**Brewery New Vehicle Trip Demand:** 142 Daily Trips

**Office Use Vehicle Trip Credit:** 33 Daily Trips

**109 Net New Daily Vehicle Trips**

ATLANTIC BLVD From: Mayport Rd WB To: PENMAN RD

2024 AADT: 37,500 Daily Vehicle Trips

Maximum Service Volume AADT LOS D: 38,430 = (36,600\*1.05)

**930 Daily Trip Available Capacity**

ATLANTIC BLVD From: PENMAN RD To: ATLANTIC BLVD

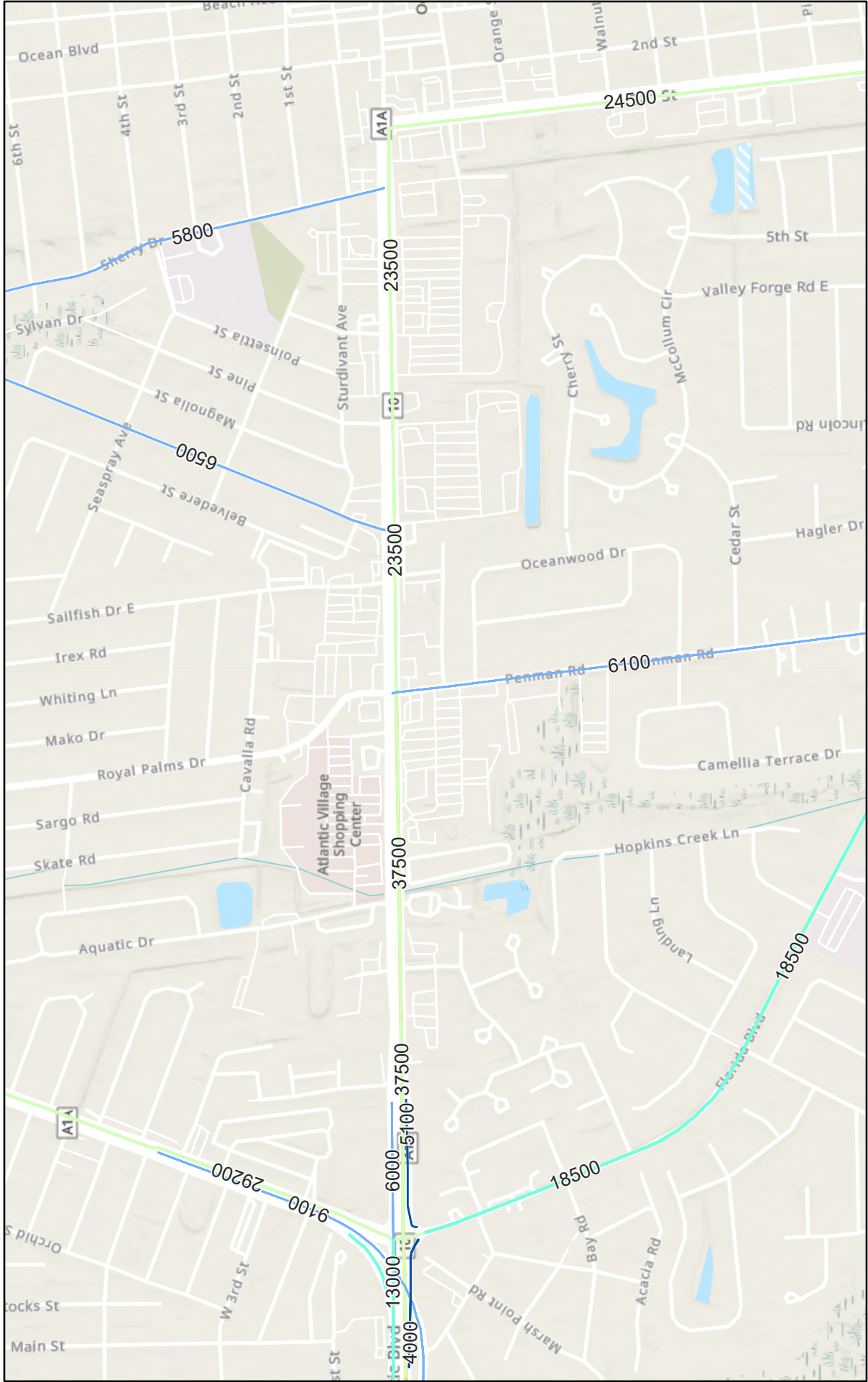
2024 AADT: 23,500 Daily Vehicle Trips

Maximum Service Volume AADT LOS D: 37,905 = (36,100 \* 1.05)

**21,605 Daily Trip Available Capacity**



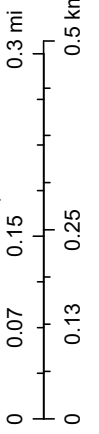
# 2024 AADT



1/2/2026



1:11,578



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User

# **Appendix B: Florida's Generalized Service Volume Tables**

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# C3C & C3R

## Motor Vehicle Arterial Generalized Service Volume Tables

### Peak Hour Directional

### Peak Hour Two-Way

### AADT



(C3C-Suburban Commercial)

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

### Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities  
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities  
 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05  
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05  
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95  
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75  
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.  
 \* Cannot be achieved using table input value defaults.  
 \*\* Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

# C3C & C3R

## Motor Vehicle Arterial Generalized Service Volume Tables

### Input Parameters

#### Roadway Characteristics

	C3C	C3R
Number of Lanes (one direction)	1-4	1-3
Posted Speed (mph)	45	45
Facility Length (miles)	3.98	2.57

### Traffic Characteristics

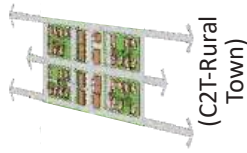
	C3C	C3R
Planning Analysis Hour Factor (K)	0.09	0.09
Directional Distribution Factor (D)	0.55	0.55
Peak Hour Factor (PHF)	0.95	0.92
Base Saturation Flow Rate	1,950	1,950
Heavy Vehicle Percent (%)	4	4
Lane Width	12	12
Median Type	Non Restrictive (1 lane)	Non Restrictive (1 lane) Restrictive (2,3 lanes)
Roadway Edge Type	Curbed	Flush
On-Street Parking	None	None

### Control Characteristics

	C3C	C3R
Cycle Length	160	190
Major Street Through g/c	0.5 (1,2,3 lanes) 0.45 (4 lanes)	0.5
Yellow Change Interval	5.1	5.1
Red Change Interval	2	2
Number of Signals	10	5

# C2T, C4, C5, & C6

## Motor Vehicle Arterial Generalized Service Volume Tables



### Peak Hour Directional

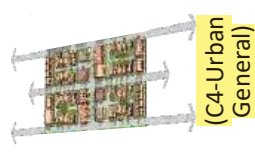
	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

### Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

### AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900



	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

### Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities  
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s); Multiply by 1.05  
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05  
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95  
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75  
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.  
 \* Cannot be achieved using table input value defaults.  
 \*\* Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

# C2T, C4, C5, & C6

## Motor Vehicle Arterial Generalized Service Volume Tables

### Input Parameters

#### Roadway Characteristics

	C2T	C4	C5	C6
Number of Lanes (one direction)	1-3	1-4	1-4	1-4
Posted Speed (mph)	40	45	35	30
Facility Length (miles)	0.78	1.83	1.18	0.74
Number of Signals	4	9	9	7

### Traffic Characteristics

	C2T	C4	C5	C6
Planning Analysis Hour Factor (K)	0.095	0.09	0.09	0.09
Directional Distribution Factor (D)	0.55	0.55	0.55	0.55
Peak Hour Factor (PHF)	0.92	0.95	0.95	0.95
Base Saturation Flow Rate	1,700	1,950	1,950	1,950
Heavy Vehicle Percent (%)	5	3	2	2
Lane Width	11	11	10	10
Median Type	Non Restrictive	Non Restrictive	Non Restrictive	Non Restrictive
Roadway Edge Type	Curb	Curb	Curb	Curb
On-Street Parking	50%	100%	100%	100%

### Signal Characteristics

	C2T	C4	C5	C6
Cycle Length	90	170	150	120
Major Street Through g/c	0.47	0.52 (1,2,3 lanes)   0.47 (4 lanes)	0.55 (1,2,3 lanes)   0.48 (4 lanes)	0.52 (1,2,3 lanes)   0.46 (4 lanes)
Yellow Change Interval	4.4	4.8	4	3.7
Red Change Interval	2	2	2	2