



**AGENDA**  
**COMMUNITY DEVELOPMENT BOARD MEETING**  
**JANUARY 11, 2023 AT 6:00 PM**  
**116 FIRST STREET**  
**NEPTUNE BEACH, FL 32266**

1. Call to Order and roll call.
2. Pledge of Allegiance.
3. Introduction of Heather Whitmore, Community Development Director.
4. V23-01 Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Charles and Wendy Capper, for the property known as 211 Myrtle Street (RE# 172627-0000). The request is to vary Section 27-238(4) Maximum lot coverage of 50% leaving 61.15%. The request to exceed the maximum lot coverage is to build a swimming pool in the rear yard.
5. V23-02 Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Mr. Jean Bakkes, for the property known as 2009 Marsh Point Road (RE# 173379-0000). The requests are to vary Table 27-239 Rear yard (request of 15 ft, leaving 10 ft in lieu of the required 25 ft in the R-2 zoning district and Section 27-237(2) Floor area ratio (request of 8156 square ft in lieu of the required maximum of 70% or 3000 sf whichever is less leaving 62% on an 18225-sf size lot. The request for variances is to build an addition build to the existing single-family dwelling.
6. V23-03 Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for David and Julie Pippins, for the property known as 806 Oceanfront (172697-0000). The request is to vary Table 27-239 for both Side yards (requests of 3 ft 9 in leaving 3 ft 3 in in lieu of the required 7 ft side yards in the North and South Sides of the property).The request for variances is to demolish the existing single-family dwelling and build and new one with the same width of 23 ft 6 in.
7. V23-04 Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Ian and Jessica Otto, for the property known as 428 south Street (172697-0000). The request is to vary Table 27-239 for the east side yard (requests of 2 ft 8 in leaving 4 ft 3 in in lieu of the required 7.1 ft east side yard). The request for variance is to build an addition following the same setback as the existing home. **(Applicant has requested that this agenda item be tabled to the Feb. 8, 2023 due to conflict.)**
8. V23-05 Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Kristi and Santo Maimone, for the property known as 110 Magnolia Street (RE# 172662-0000). The requests are to vary Section 27-237(4) maximum floor area ratio in the R-4 (RC Overlay) zoning district (a request of 20% in lieu of the required maximum of 65% leaving 85%). The three requests to Table 27-239 Rear yard (request of 2 ft, leaving 13 ft in lieu of the required 15 ft), both Side yard setbacks (request of 2 ft each side, leaving 5 ft in lieu of the required 7 ft on each side), Front yard (request of 4 ft 1.5 in, leaving 5 ft 8.5 in in lieu of the required 10 ft). Section 27-238(4) maximum lot coverage of 3.8% leaving 53.8% in lieu of the required maximum of 50% lot coverage. The request for variances is for the removal of an existing two-family structure to build a new single-family structure with pool and 2-car garage.
9. Open Discussion.
10. Adjourn.

**PARKING CODE THROUGH APRIL 1ST: HX12**