

**AGENDA**  
**PLANNING AND DEVELOPMENT REVIEW BOARD**  
**FEBRUARY 17, 2009 6:00 P.M.**  
**NEPTUNE BEACH COUNCIL CHAMBERS**  
**116 FIRST STREET**  
**NEPTUNE BEACH, FLORIDA**

1. Call to Order and Roll Call.
2. Adoption of Robert's Rules of Order.
3. Approval January 20, 2009 minutes.
4. V09-01 Variance Request of Ms. Kelly Beech for 110 Penman Road, real estate parcel number 177653-0040 request to vary sections 27-229-1 minimum side yard setbacks (north & south), 27-229-1 maximum lot coverage, 27-455(b) minimum landscaping, 27-457(2)(a)(1) landscape perimeter, 27-459(3)(a)(1) landscaping buffer, 27-457(2)(b)(2) one landscape island per 10 parking spaces, 27-563 dumpster, 27-548(b)(1) parking space size, and 27-299-1 lot size . The request is to add a second floor to the existing non-conforming building. (Tabled at the January 20, 2009 meeting).
5. PDRB09-01 Application for a Preliminary Development Order as outlined in Chapter 27, Article 3 of the Unified Land Development Code of Neptune Beach for 110 Penman Road. The request is to add a second floor to the existing non-conforming building. (Tabled at the January 20, 2009 meeting).
6. PDRB09-02 Application of Fritz and Juana Reinhardt, and Mike Herford and Steven Suss D/B/A Florida Cabinet Distributors, Inc. for a Special Exception as defined by Division 9 of the ULDC and Table 27-226-1. The special exception would be to install a paint booth in an existing cabinet shop in the C-2 zoning. The location of the property is 1935 Atlantic Blvd.
7. Open discussion.
8. Adjourn.