

City of Atlantic Beach  
Code Enforcement Board  
City Hall, Commission Chamber  
November 14, 2017, 6:00 PM

Agenda

Call to Order

Pledge of Allegiance to the Flag

Roll Call

1. Approval of Minutes of the Regular Meeting of May 9, 2017.
2. Administration of Oath to Defendants/Witnesses.

**OLD BUSINESS**

16-341                                      31 Royal Palms Dr      RSNS dba Seafood Kitchen

Sec. 6-16. Adoption of Florida Building Code.

FBC Section 105 Permit 105.1 Required  
walls and similar structures

Sec. 24-157. Fences,

16-397                                      763 Atlantic Boulevard      Handler Family Partnership

Sec. 6-16. Adoption of Florida Building Code

FBC Section 105 Permit 105.1 Required  
walls and similar

Sec. 24-157. Fences,

16-390                                      400 Levy Rd                                      C QUEST PROPERTIES

Sec. 24-111 Commercial General Districts (CG) (c)

24-173. Neighborhood preservation and property maintenance standards

Sec. 24-154. (b)- Outdoor display, sale and storage of furniture, household items, merchandise and business activities outside of enclosed buildings.

17-558                                      76 Levy Rd                                      Cox Construction

Chapter 24. Land Development

Sec. 24-111 Commercial General Districts (CG)

16-493                    2337 Seminole Rd    Sarah Bohr

Chapter 24. Land Development Regulations. Section 24-17. Definitions. Short term rentals

17-549                    1480 Mayport Rd    Jax Petro, LLC

Chapter 24. Land Development Regulations. 24-171(c)(1)(3) Dilapidated Canopy

17-570                    24 Ardella Rd       Peter and Carla Whalen

Sec. 24-111 Commercial General Districts (CG) (c)

24-173. Neighborhood preservation and property maintenance standards

Chapter 24. Land Development Regulations CG District

Chapter 20 Business Tax Receipts Section 20-52. Levy

17-563                    72 Levy Road Billy Lewis

Sec. 12-1 Nuisances (b)

Sec. 24-173. Neighborhood preservation and property maintenance standards. (b)

IPMC Sec.302.8 - Motor Vehicles

17-637                    580 Mayport aka 56 W 6<sup>th</sup> St    Atillio Cerqueira

Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items.

IPMC Sec. 302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Chapter 24. Land Development Regulations. CG District Permitted Uses

Sec. 24-154. (b)- Outdoor display, sale and storage of furniture, household items, merchandise and business activities outside of enclosed buildings.

Sec. 24.154 Outdoor display, sale and storage of furniture household items, merchandise and business activities outside of enclosed buildings. \* (g) Within all non-residential zoning districts, the outside display of products, or outside sale of furniture, clothing, dry goods, hardware or other similar merchandise, equipment and materials, and also street vendors, shall be prohibited.

Sec. 12-1. Nuisances (a) It shall be unlawful for any person or business, to do, perform, have, allow, suffer or permit any act, occurrence or condition within the city which constitutes a dangerous, unsafe, dilapidated or unsanitary condition, which may be injurious to the health and well being of the community

17-564                    20 Levy Road                    H & H Automotive

IPMC Sec.302.8 - Motor Vehicles

Sec. 24-173. Neighborhood preservation and property maintenance standards. (b)

17-559                    0 W 14<sup>th</sup> St vacant lot Midland IRA

Sec. 24-173. Neighborhood preservation and property maintenance standards. (b)

17-561                    70 Levy Rd                    Midland IRA

Outside Storage (comm) Sec. 24-173(b)(1)

IPMC Sec. 302.8 Motor Vehicle

17-562                    74 Levy Rd                    C Quest Properties

Outside Storage (comm) Sec. 24-173(b)(1)

IPMC Sec. 302.8 Motor Vehicle

17-551                    10 Donner Unit 20 Donner                    B & K Properties

Sec. 24-173. Neighborhood preservation and property maintenance standards. (b)

Sec. 24-111 Commercial general districts (c)

17-614                    501 Mayport Road                    Regina Rosenstein

Sec. 17-41 (b) Damaged signs and poorly maintained signs.

Sec. 17-51. - Nonconforming signs ec. 17-41 (b) Damaged signs and poorly maintained signs

#### NEW BUSINESS

17-0113                    2337 Seminole Road                    Sarah Bohr

Sec. 24-108. - Residential, multi-family district (RG-M). (b)*Permitted uses.*

17-670                      400 Levy Road                      C Quest

Chapter 24 - Fences, walls and similar structures. Sec. 24-157 Fences, walls and similar structures. (b) Height and location. (1) Within required front yards, the maximum height

Sec. 24-157. Fences, walls and similar structures. (a) Permit required

17-671                      343 19<sup>th</sup> St                      Yeveni Ozmikovsky

Sec. 24-151. - Accessory uses and structures

17-0048                      1390 Rose Street                      Gregory Hutto

Sec. 24-164 Swimming Pools (c) Fences

17-0117                      405 Royal Palms Drive                      Kenyatta Ramsay

Sec. 6-16. Adoption of Florida Building Code

17-603                      115 Saratoga Cir S                      Larry Clement

Sec. 24-157. Fences, Walls and Similar Structures (c) Maintenance of fences. Fences that have been allowed to deteriorate to an excessive degree

#### REHEARING

14-1335                      1202 Jasmine Street                      Pillar, LLC

Section 22-74. Installation of toilet facilities required: connection of facilities to public sewer. (c)

5.        Miscellaneous Business

Adjournment

**Please Note: This meeting will be live-streamed and videotaped and can be accessed by clicking on the Meeting Videos tab located on the home page of the City's website at [www.coab.us](http://www.coab.us).**

**In accordance with the provisions of Florida Statute, Section 286.0105, if a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he/she will need a record of the proceedings and for such purpose he/she may need to insure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**In accordance with the provisions of Florida Statute, Section 286.26, persons with disabilities needing special accommodation to participate in this meeting should contact the Code Enforcement Board Secretary at (904) 247-5810 no later than 48 hours prior to the meeting.**