



**CITY OF ATLANTIC BEACH
COMMUNITY DEVELOPMENT BOARD
REGULAR MEETING AGENDA**

Tuesday / January 16, 2017 / 6:00 PM
Commission Chambers / 800 Seminole Road

1. Call to Order and Roll Call.

2. Approval of Minutes.

- A. Minutes of the December 19, 2017 regular meeting of the Community Development Board.

3. Old Business.

- A. ZVAR17-0012 **PUBLIC HEARING** (Atlantic Beach Yard Real Estate, LLC.)
Request for a variance as permitted by Section 24-64, to increase the maximum distance for off-site parking from 400 feet as required by Section 24-161(f)(2) to 1600 feet allowing for shared parking agreements at Atlantic Beach Subdivision "A", Lots 817-822 and 842-844 (aka 461 Atlantic Boulevard).
- B. UBEX17-0004 **PUBLIC HEARING** (Atlantic Beach Yard Real Estate, LLC.)
Request for a use-by-exception as permitted by Section 24-111(c)(3), to allow on-premises consumption of alcoholic beverages in accordance with Chapter 3 of the code at 461 Atlantic Boulevard.

4. New Business.

- A. ZVAR17-0013 **PUBLIC HEARING** (DeJean and Laurie Melancon)
Request for a variance as permitted by Section 24-64, to decrease the front yard setback from 20 feet as required by Section 24-107(e)(1) to 5 feet to allow the construction of a shed roof projecting from an existing non-conforming structure at the east 75 feet of Lot 5, Daniel and Hackett Replat of Block 16 (aka 664 Beach Avenue).
- B. ZVAR17-0014 **PUBLIC HEARING** (Kevin Beebe)
Request for a variance as permitted by Section 24-64, to decrease the rear yard setback from 30 feet as required by Section III of the Selva Marina Unit 9 PUD to 14.6 feet to allow for the addition of an attached Florida room in the rear of the existing house at Lot 13, Block 1, Selva Marina Unit No. 9 (aka 1894 Seminole Road).
- C. ZVAR17-0015 **PUBLIC HEARING** (Leah Sherman)
Request for a variance as permitted by Section 24-64, to allow for the construction of a new two story home that would increase the maximum permitted height of 14 feet as required for this lot by Section 24-82(c) to 24 feet; to reduce the minimum ground floor living area for two story residential dwellings from 650 square feet of enclosed living area as required by Section 24-82(j)(2) to 564 square feet of enclosed living area; to decrease the front yard setback from 20 feet as required by Section 24-106(e)(1) to 10 feet; to decrease the side yard setbacks from a combined 15 feet with a minimum of 5 feet on either side as required by Section 24-106(e)(3) to a combined 10 feet with a minimum of 5 feet on both sides, and to decrease the rear yard setback from 20 feet as required by Section 24-106(e)(2) to 12 feet at the east 50 feet of Lot 3, Block 19, Atlantic Beach (aka 536 Beach Avenue).

D. 17-SPPR-501 (Selva Preserve LLC)

Request for plat approval as required by Chapter 24, Article 4 of the Code of Ordinances at RE# 172027-0100.

E. Ordinance 90-18-231 **PUBLIC HEARING**

AN ORDINANCE OF THE CITY OF ATLANTIC BEACH, AMENDING CHAPTER 24, LAND DEVELOPMENT REGULATIONS, ARTICLE III, DIVISION 2, SECTION 24-51, NOTICE OF PUBLIC HEARINGS; DELETING CURRENT SECTION 24-51 IN ITS ENTIRETY; ADOPTING NEW SECTION 24-51, PUBLIC HEARINGS AND REQUIRED NOTICES, ESTABLISHING NEW NOTICE, ADVERTISEMENT AND SIGNAGE REQUIREMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

5. Reports.

6. Adjournment.

All information related to the item(s) included in this agenda is available for review online at www.coab.us and at the City of Atlantic Beach Community Development Department, located at 800 Seminole Road, Atlantic Beach, Florida 32233. Interested parties may attend the meeting and make comments regarding agenda items, or comments may be mailed to the address above. Any person wishing to speak to the Community Development Board on any matter at this meeting should submit a Comment Card located at the entrance to Commission Chambers prior to the start of the meeting. Please note that all meetings are live streamed and videotaped. The video is available at www.coab.us.

If any person decides to appeal any decision made by the Community Development Board with respect to any matter considered at any meeting may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which any appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26 of the Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City not less than three (3) days prior to the date of this meeting at the address or phone number above.