



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

Tuesday / April 16, 2019 / 6:00 PM  
Commission Chambers / 800 Seminole Road

**1. Call to Order and Roll Call.**

**2. Approval of Minutes.**

- A. Minutes of the March 20, 2019 regular meeting of the Community Development Board.

**3. Old Business.**

**4. New Business.**

- A. ZVAR19-0007 **PUBLIC HEARING** (Holstar, LLC)

*Request for a variance as permitted by Section 24-64, for relief from stormwater retention and from floodplain compensation as required by Section 24-66 at 650 Begonia Street (Lots 1-6 Block 138 Section "H").*

- B. ZVAR19-0003 **PUBLIC HEARING** (Devajyoti Ghose)

*Request for two variances as permitted by Section 24-64, to increase the maximum impervious surface allowed within the Residential, Single Family (RS-2) zoning district and for relief from required stormwater retention at 317 East Coast Drive (Lot 25 Atlantic Beach Terrace).*

- C. ZVAR19-0006 **PUBLIC HEARING** (John and Sandra Farhat)

*Request for a variance as permitted by Section 24-64, to increase the maximum impervious surface allowed on a residential lot from 50% as required by Section 24-17 to 58% to allow for the installation of a swimming pool at 1689 North Linkside Court (Lot 122 Selva Linkside Unit 2).*

- D. ZVAR19-0005 **PUBLIC HEARING** (Ellen Golombek)

*Request for a variance as permitted by Section 24-64, to decrease the required side yard setback from a combined 15 feet with a minimum of 5 feet on either side to a combined 11.5 feet with a minimum of 0 feet on one side at 375 3<sup>rd</sup> Street (Lot 26 Block 5 Atlantic Beach).*

- E. ZVAR19-0008 **PUBLIC HEARING** (Kyle Stucki)

*Request for a variance as permitted by Section 24-64, to reduce the vehicle use area perimeter landscape buffer for side property lines from 5 feet as required by Section 24-177(d)(2) to 3 feet and to reduce the minimum required parking from 16 spaces as required by Section 24-161(h)(8) to 9 spaces to allow the reconfiguration of existing nonconforming parking at Saltair Section 3 Lots 834-834 and 850 (aka 425 Atlantic Boulevard).*

- F. UBEX19-0002 **PUBLIC HEARING** (Thomas Horn)

*Request for a use-by-exception as permitted by Section 24-111(c)(3), to allow on-premises consumption of beer and wine in accordance with Chapter 3 of the code within the Commercial General (CG) zoning district at 25 West 6<sup>th</sup> Street.*

**5. Reports.**

**6. Public Comment.**

**7. Adjournment.**

*All information related to the item(s) included in this agenda is available for review online at [www.coab.us](http://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](http://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.*