



City of Atlantic Beach
Agenda
Community Development Board Meeting
Tuesday, May 21, 2019 - 6:00 p.m.
Commission Chamber / 800 Seminole Road

Page(s)

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- A. Approve minutes of the April 16, 2019 regular meeting of the Community Development Board. 3 - 13
[ITEM 2A: Minutes 04.16.2019](#)

3. OLD BUSINESS

- A. 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).

4. NEW BUSINESS

- A. ZVAR19-0009 **PUBLIC HEARING** (Jennifer Collier) 15 - 24
Request for a variance as permitted by Section 24-64, to increase the maximum fence height allowed in front yards from 4 feet to 6 feet to allow a 6 foot fence in the front yard of a double frontage lot. (1639 Sea Oats Drive)
[ITEM 4A: STAFF REPORT ZVAR19-0009 1639 Sea Oats Drive Collier](#)
[ITEM 4A: APPLICATION ZVAR19-0009 1639 Sea Oats Drive \(Collier\)](#)
- B. COMP19-0003, Ordinance No. 90-19-241 **PUBLIC HEARING** (Bridge Tenders) 25 - 57
Request for map amendments to the future land use map of the 2030 comprehensive plan in regards to one parcel containing one half acre of Commercial (CM) and 3.6 acres of Residential, Low Density (RL) to one half acre of Recreation/Open Space (R/O) and 3.6 acres of Commercial (CM). (14051 Atlantic Boulevard)
[ITEMS 4B & 4C: APPLICATION COMP19-0003 14051 Atlantic Blvd \(Bridge Tenders\)](#)
- C. REZN19-0002, Ordinance No. 90-19-242 **PUBLIC HEARING** (Bridge Tenders) 59 - 158
Request to modify the previously approved Planned Unit Development (PUD), known as the "Johnston Island PUD". (14051 Atlantic Boulevard)
[ITEMS 4B & 4C: STAFF REPORT COMP19-0003 and REZN19-0002](#)
[ITEMS 4B & 4C: APPLICATION REZN19-0002 14051 Atlantic Blvd \(Bridge Tenders\)](#)
[ITEMS 4B & 4C: 2004 FLUM Amendment Ordinance No. 31-04-03](#)

[ITEMS 4B & 4C: 2005 PUD Ordinance No 52-05-03](#)

[ITEMS 4B & 4C: 2010 PUD Amendment Ordinance No 52-10-04](#)

[ITEMS 4B & 4C: 2019 Proposed FLUM Site Plan](#)

[ITEMS 4B & 4C: 2019 Proposed PUD Site Plan](#)

[ITEMS 4B & 4C: 2019 Proposed PUD Language](#)

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 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 Chamber prior to the start of the meeting. Please Note: This meeting will be videotaped. To view the meeting video, contact the City Clerk's Office at (904) 247-5810 or send a request by email to Lori Diaz at ldiaz@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 American with Disabilities Act and Section 286.26 of the Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact City Clerk Donna Bartle at 247-5809 or at City Hall, 800 Seminole Road, Atlantic Beach, Florida not less than three (3) days prior to the date of this meeting.