



City of Atlantic Beach  
**Agenda**  
**Community Development Board Meeting**  
Tuesday, July 16, 2019 - 6:00 p.m.  
Commission Chamber  
City Hall, 800 Seminole Road

Page(s)

**1. CALL TO ORDER AND ROLL CALL**

**2. APPROVAL OF MINUTES**

- 2.A. Approve minutes of the June 18, 2019 regular meeting of the Community Development Board. 3 - 7  
[06.18.2019 CDB Minutes DRAFT](#)

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- 4.A. **APP19-0002 PUBLIC HEARING (Babur Bhatti)** 9 - 11  
*An appeal of the assessed required mitigation for the removal of trees on city property. (715 Seminole Road)*  
[STAFF REPORT APP19-0002 715 Seminole Road \(Bhatti\)](#)  
[APPLICATION APP19-0002 715 Seminole Road \(Bhatti\)](#)
- 4.B. **REZN19-0003 PUBLIC HEARING (Ord. No. 90-19-243)** 13 - 31  
*Request for map amendments to the zoning map for five parcels currently zoned as Residential, General (RG) and Commercial, General (CG) to Traditional Marketplace (TM).*  
[STAFF REPORT REZN19-0003 1800 Mayport Road \(Klotz\)](#)  
[APPLICATION REZN19-0003 1800 Mayport Road \(Klotz\)](#)
- 4.C. **ZVAR19-0012 PUBLIC HEARING (Klotz)** 33 - 47  
*Variance to increase the maximum distance for off-site parking from 400 feet to 750 feet to allow a portion of the required parking for a proposed mixed use development.*  
[STAFF REPORT ZVAR19-0012 1800 Mayport Road \(Klotz\)](#)  
[APPLICATION ZVAR19-0012 1800 Mayport Road \(Klotz\)](#)
- 4.D. **UBEX19-0003 PUBLIC HEARING (Klotz)** 49 - 62  
*Request for a use-by-exception to allow indoor and outdoor live entertainment within the Traditional Marketplace zoning district.*  
[STAFF REPORT UBEX19-0003 1800 Mayport Road \(Klotz\)](#)  
[APPLICATION UBEX19-0003 1800 Mayport Road \(Klotz\)](#)

**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 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](mailto: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.