



City of Atlantic Beach  
**Agenda**  
**Community Development Board Meeting**  
Tuesday, September 17, 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 August 20, 2019 regular meeting of the Community Development Board. 3 - 6  
[08.20.2019 CDB Minutes \(draft\)](#)

**3. OLD BUSINESS**

- 3.A. **REZN19-0005 PUBLIC HEARING** (JWB Real Estate Capital)\*deferred from August 20, 2019 7 - 29  
*Request for map amendments to the zoning map for six (6) lots currently zoned as Residential, Single-Family (RS-2) to Special Planned Area (SPA).*  
[STAFF REPORT REZN19-0005 590 Jasmine Street \(JWB Real Estate Capital\)](#)  
[SITE PLAN REVISED REZN19-0005 590 Jasmine Street \(JWB Real Estate Capital\)](#)

**4. NEW BUSINESS**

- 4.A. **UBEX19-0004 PUBLIC HEARING** (Homespun Kitchen) 31 - 37  
*Request for a use-by-exception as permitted by Section 3-5, to allow the sale of alcoholic beverages for on-premises consumption in accordance with Chapter 3 of the code (299 Atlantic Boulevard, Unit #2).*  
[STAFF REPORT UBEX19-0004 299 Atlantic Boulevard \(Homespun Kitchen\)](#)  
[APPLICATION UBEX19-0004 299 Atlantic Boulevard \(Homespun Kitchen\)](#)

**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).

## Community Development Board - 17 Sep 2019

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.