



## City of Atlantic Beach

# Agenda

## Community Development Board (CDB) Meeting

Tuesday, September 15, 2020 - 6:00 p.m.  
Commission Chambers and video conference  
City Hall, 800 Seminole Road

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### 1. CALL TO ORDER AND ROLL CALL

### 2. APPROVAL OF MINUTES

- 2.A. Approve minutes of the August 17, 2020 regular meeting of the Community Development Board.  
[08.17.2020 CDB Minutes \(draft\)](#)

### 3. OLD BUSINESS

### 4. NEW BUSINESS

- 4.A. **ZVAR20-0011 PUBLIC HEARING** (David Shields)  
*Request for a variance from Section 24-221 of the city code to develop a vacant property without extending the street, water and sewer at 1187 Camelia Street.*  
[1187 Camelia Street ZVAR20-0011 Application](#)  
[1187 Camelia St. ZVAR20-0011 Staff Report CDB](#)
- 4.B. **ZVAR20-0012 PUBLIC HEARING** (Connie Polanec)  
*Request for a variance from Section 24-157 of the city code to allow an 8 foot fence in the side yard (north side) of property at 871 Ocean Boulevard.*  
[871 Ocean Boulevard ZVAR20-0012 Application](#)  
[871 Ocean St. ZVAR20-0012 Staff Report CDB](#)
- 4.C. **ZVAR20-0014 PUBLIC HEARING** (Montell Owens)  
*Request for a variance from Section 24-81(n) of the city code to allow the deviation for measuring the height of the building from the average calculated grade at 1966 Beach Avenue.*  
[1966 Beach Avenue ZVAR20-0014 Application](#)  
[1966 Beach Avenue ZVAR20-0014 Staff Report](#)  
[Correction to September 8, 2020 Opposition by Susan Hill and Gregory West to ZVAR-20-0014 at 1966 Beach Avenue \(September 15, 2020 Meeting\)](#)  
[Opposition by Susan Hill and Gregory West to ZVAR-20-0014 at 1966 Beach Avenue \(September 15, 2020 Meeting\)](#)
- 4.D. **UBEX20-0004 PUBLIC HEARING** (Art of Cigars)  
*Request for a use-by-exception to allow on-premises consumption of alcoholic beverages within the Commercial General zoning district at 695 Atlantic Boulevard.*

[695 Atlantic Boulevard UBEX20-0004 Application](#)

[695 Atlantic Boulevard UBEX20-0004 Staff Report](#)

4.E. **UBEX20-0005 PUBLIC HEARING** (Texas Sun)

*Request for a use-by-exception to allow a tattoo and body artist studio within the Commercial General zoning district at 695 Atlantic Boulevard.*

[695 Atlantic Boulevard UBEX20-0005 Application](#)

[425 Atlantic Boulevard UBEX20-0005 Staff Report](#)

[Supplemental Info Provided by Applicant](#)

## 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.

This meeting will be live-streamed and videotaped. To access live or recorded videos, click on the [Meeting Videos tab](#) on the city's home page 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 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.