



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

Tuesday / August 18, 2015 / 6:00 PM  
Commission Chambers / 800 Seminole Road

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

**2. Approval of Minutes.**

- A. *Draft minutes of the July 21, 2015 regular meeting of the Community Development Board.*

**3. Old Business.**

**4. New Business.**

- A. 15-ZVAR-1048 (PUBLIC HEARING) (Candace Mette)  
*Request for a variance as permitted by Section 24-64, for a reduction in the front yard setback from 20 feet as required by Section 24-108(e)(1) to 14 feet for a 5 by 10 screen porch addition; and for relief from the Section 24-88(c) requirement for adjoining townhouse dwelling units to be constructed at substantially the same time at Francis Cove Three Lot 8 (Except Part of Recorded O/R 12596-2262) (aka 1845 Forsyth Court).*
- B. 15-ZVAR-1049 (PUBLIC HEARING) (Ellen Glasser)  
*Request for a variance as permitted by Section 24-64, for relief from the Section 24-88(b and c) requirement for adjoining townhouse dwelling units to be constructed of substantially the same architectural style, colors and materials; and same time at North Atlantic Beach Unit No. 3, North 2.5 feet of Lot 72A and South 25 feet of Lot 73A (aka 2060 Beach Avenue).*
- C. 15-ZVAR-1050 (PUBLIC HEARING) (Joseph and Jennifer Indriolo)  
*Request for a variance as permitted by Section 24-64, for a reduction in the percentage decrease in height from the percentage of lot area less than 5,000 as required by Section 24-82(c) to allow a 32.5 foot tall house at Daniel and Hackett Replat Block 16 Atlantic Beach, West Half of Lot 4 (aka 645 Ocean Boulevard).*

**5. Reports.**

- A. *Commercial Buffer Code Discussion.*
- B. *Density Bonus Discussion.*

**6. 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 Building and Zoning 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 five (5) days prior to the date of this meeting at the address or phone number above.*