



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

Tuesday / June 21, 2016 / 6:00 PM
Commission Chambers / 800 Seminole Road

- 1. Call to Order and Roll Call.**
- 2. Approval of Minutes.**
 - A. *Draft minutes of the April 19, 2016 regular meeting of the Community Development Board.*
- 3. Old Business.**
- 4. New Business.**
 - A. 16-UBEX-101 (PUBLIC HEARING) (Atlantic Beach Brewing Company)
Request for a use-by-exception as permitted by Section 24-111(c)(3 and 5), to allow on-premises consumption of alcoholic beverages in accordance with Chapter 3 of the code and limited wholesale operations at 725 Atlantic Boulevard Unit 3 and 15.
 - B. 16-ZVAR-105 (PUBLIC HEARING) (Tim Shea)
Request for a variance as permitted by Section 24-64, to reduce the rear yard setback from 20 feet as required by Section 24-106(e)(2) to 9 feet 4 inches at Saltair Section 3 Lot 362 (aka 398 Sherry Drive).
 - C. 16-ZVAR-109 (PUBLIC HEARING) (Sean Monahan)
Request for a variance as permitted by Section 24-64, to reduce a two-way drive aisle width from 22 feet as required by Section 24-161(g)(3) to 14 feet to allow a new parking design while maintaining existing buildings at Saltair Section 1 Lots 762 to 766 (aka 625 Atlantic Boulevard).
- 5. Reports.**
- 6. 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 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.

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 three (3) days prior to the date of this meeting at the address or phone number above.