



PUBLIC NOTICE



To whom it may concern,

Notice is hereby given to all property owners within 300 feet of the address below, and as shown in the map below, that a Public Hearing regarding the case described in this notice will be held by the Community Development Board (CDB).

The public is invited to attend in person. The meeting will be held in Commission Chambers located at 800 Seminole Road.

PROJECT

Item No: ZVAR26-0005
Address: 305 20th Street
(RE #172020-5042)
Applicant: Tom Shaw

Property Location Map



PUBLIC HEARING(S)

Body: Community Development Board
Date: February 17th, 2026
Time: 6:00 PM

Request: Request for a variance to Section 24-117 of code for Selva Gardens PUD, to reduce rear setback from 20 feet to 10 feet and to exceed 45% lot coverage.

Summary: The property owner seeks to add a back porch to the existing primary structure. The porch would encroach the required rear 20-foot setback. Section 24-121 of zoning code defaults PUD lot coverage to 45% if the PUD is silent. The property currently sits at 48.1% lot coverage, which is above the permitted 45% lot coverage. The proposed porch would take the place of some of the existing impervious concrete and not increase current overall lot coverage.

Pursuant to Section 286.0105, Florida Statutes, a person deciding to appeal any decision made by the Commission with respect to any matter considered at the meeting or at any subsequent meeting to which the Commission has continued its deliberations is advised that such person will need to insure that a verbatim record of all proceedings is made, which must include the testimony and evidence upon which the appeal is to be based.

All information related to the item(s) above is available for review on the city of Atlantic beach webpage under Public Notices <https://www.coab.us/960/Public-Notices>. For additional questions please contact Payton Jamieson, Principal Planner, at pjamieson@coab.us or 904-247-5846.

Please Note: Two or more members of any board or committee of the City of Atlantic Beach may be in attendance. 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 Clerk's Office at City Hall or by calling (904) 247-5800 not less than three days prior to the public hearing.