



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: ZVAR25-0035
Address: 340 Sailfish Drive
(RE #171362-0000)
Applicant: Michael and Mary Mullahey

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 24-105 (e) to reduce required plated side setback from 25 feet to 18.6 feet.

Summary: The property owner seeks to renovate an attached existing carport into a living space. The existing carport is nonconforming and currently violates required setbacks. Section 24-85(c)(2) of code does not allow for the expansion of nonconforming uses of land, as the use of the existing structure would change from a carport to a living space. All structures are required to meet setbacks and current code.

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.