



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

Tuesday | July 16, 2013 | 6:00 pm
Commission Chambers | 800 Seminole Road

1. Call To Order And Roll Call.

2. Approval Of Minutes.

A. CDBminutes_2013_Jun18

Draft minutes of the June 18, 2013 regular meeting of the Community Development Board.

Documents: [2013_JUN18.PDF](#)

3. Old Business.

4. New Business.

A. REZ-13-00100057 (PUBLIC HEARING)

Request to amend the Atlantic Beach Country Club Special Planned Area (Ordinance No. 90-13-216), to increase the total number of residential dwelling units permitted from one hundred eighty (180) to two hundred (200). A maximum of twenty-six (26) said units are allocated to lands within the City of Atlantic Beach, while up to one hundred seventy-four (174) said units are proposed on adjacent lands located within the City of Jacksonville. A parallel PUD amendment, requesting approval of the same master development plan has been filed with the City of Jacksonville.

Documents: [CDBSR_REZ-13-00100057_REV-1.PDF](#), [REZ-13-00100057_APPL_2013-05-23.PDF](#), [REZ-13-00100057_TRAFFICSTUDY_2013-05-20.PDF](#)

B. ZVAR-13-00100063 (PUBLIC HEARING)

Request for variance from the provisions of Section 24-157(c)(1), to allow the construction of a fence exceeding four (4) feet in height within ten (10) feet of a property line which abuts a right-of-way that is fifty (50) feet or less in width. Specifically, the applicant seeks to construct a six (6) foot high fence on the property line abutting Seaspray Avenue, which is a fifty (50) foot wide right-of-way.

Documents: [CDBSR_ZVAR-13-00100063.PDF](#), [EXHIBIT-1_BP-13-00002165_PI_2013-03-05.PDF](#), [EXHIBIT-2_BP-13-00002165_PRCR-PZ_2013-02-19.PDF](#), [ZVAR-13-00100063_APPL_2013-06-05.PDF](#)

C. ZVAR-13-00100064 (PUBLIC HEARING)

Request for variance from the provisions of Section 24-106(e)(2), to reduce the required rear yard setback for the principal structure from twenty (20) feet to sixteen (16) feet, nine (9) inches, to allow a first floor addition to a single-family dwelling located on a property within the Residential Single-Family (RS-2) zoning district at 2069 Beach Avenue.

Documents: [CDBSR_ZVAR-13-00100064.PDF](#), [EXHIBIT-1_ZVAR-06-00100115-FILE.PDF](#), [ZVAR-13-00100064_APPL_2013-06-17.PDF](#)

5. Reports.

6. Adjournment.

All information related to the item(s) included in this agenda is available for review at the City of Atlantic Beach Planning and Zoning Department, located at 800 Seminole Road, Atlantic Beach, Florida 32233, and may be obtained at this office or by calling (904) 247-5800. Interested parties may attend the meeting and make comments regarding agenda items, or comments may be mailed to the address above. Persons appealing decision made by the Community Development Board with respect to any matter considered at this meeting may need to ensure that a verbatim record of the

proceedings, including the testimony and evidence upon which any appeal is based, is made.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the City of Atlantic Beach, 800 Seminole Road, Atlantic Beach, Florida 32233, or (904) 247-5800, not less than five (5) days prior to the date of this meeting.