



**CITY OF ATLANTIC BEACH
COMMUNITY DEVELOPMENT BOARD
STAFF REPORT**

AGENDA ITEM

CASE NO **REV-2013-02**

Review of use-by-exception for used car lots in Commercial General zoning districts, particularly within the Mayport Corridor.

DATE **February 19, 2013**

STAFF **Michael Griffin, CBO, CFM, Building & Zoning Director
Erika Hall, Principal Planner**

STAFF COMMENTS

As part of the Mayport Corridor revitalization efforts, the City Commission has requested that staff review the permitted uses and uses-by-exception as related to used car lots currently allowed within the Commercial General zoning districts, and return a recommendation. Staff requests comments from the Community Development Board at the February 19, 2013 meeting.

Staff is currently working to improve development review and permitting processes to ensure better compliance with regulations. All use-by-exceptions brought to the Community Development Board as required by Section 24-63, Use-by-exceptions, shall be monitored to ensure continued compliance with all requirements related to ingress/egress, off-street parking, adverse impacts to adjoining properties, refuse service areas, screening and buffering, and compatibility with adjacent properties. Additionally, those properties located within the areas delineated as the commercial corridor must also comply with the provisions of Section 24-171, Commercial corridor development standards.

ATTACHMENTS

- Section 24-63 – Use-by-exception
- Section 24-111 – Commercial General (CG)
- Section 24-171 – Commercial corridor development standards