



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 identified governing body at 800 Seminole Road, Atlantic Beach, FL 32233.

PROJECT

Item No: WAIV23-0003
Address: 42 East Coast Drive
(RE# 169728-0000)
Applicant: GPS Holding Group LLC

Property Location Map



PUBLIC HEARING(S)

Body: City Commission
Date: March 20, 2023
Time: **5:30 PM**

Request: In accordance with Section 59 of the City Charter and Section 24-156 of the City Code of Ordinances, WAIV23-0003 is a request for a waiver from Section 24-81(c) and Section 24-115(e)(4) to exceed the maximum building height of thirty-five (35) feet at 42 East Coast Drive.

Summary: The applicant is requesting waiver to construct an elevator shaft, mechanical equipment and associated screening structures on the top of the proposed commercial building, above the 35 foot height limit.

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> and at city hall at 800 Seminole Road, Atlantic Beach, FL.

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.