



City of Atlantic Beach

Agenda

Community Development Board (CDB) Meeting

Tuesday, May 19, 2026 - 6:00 p.m.

City Hall, Commission Chamber

800 Seminole Road, Atlantic Beach, FL 32233

Page(s)

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- 2.A. Approve minutes of the April 21, 2026 regular meeting of the Community Development Board. 3 - 13
[CDB 04.21.2026 Minutes \(draft\)](#)

3. OLD BUSINESS

4. NEW BUSINESS

- 4.A. 590 Jasmine Street REZN26-0001 (Hoose) 15 - 32
[590 Jasmine Street REZN26-0001 \(Hoose Homes\) Application](#)
[590 Jasmine Street REZN26-0001 \(Hoose Homes\) Staff Report](#)

5. REPORTS

6. PUBLIC COMMENT

7. ADJOURNMENT

All information related to the item(s) included in this agenda is available for review online at www.coab.us and at the City of Atlantic Beach Community Development Department located at 800 Seminole Road, Atlantic Beach, Florida 32233. Interested parties may attend the meeting and make comments regarding agenda items or comments may be mailed to the address above. Any person wishing to speak to the Community Development Board on any matter at this meeting should submit a Comment Card located at the entrance to Commission Chamber prior to the start of the meeting.

This meeting will be live-streamed and videotaped. The video recording will be posted within four business days on the City's website. To access live or recorded videos, visit www.coab.us/live.

If any person decides to appeal any decision made by the Community Development Board with respect to any matter considered at any meeting may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which any appeal is to be based.

In accordance with the American with Disabilities Act and Section 286.26 of the Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact City Clerk Donna Bartle at 247-5809 or at City Hall, 800 Seminole Road, Atlantic Beach, Florida not less than three (3) days prior to the date of this meeting.



MINUTES
Community Development Board (CDB) Meeting
Tuesday, April 21, 2026 - 6:00 PM
City Hall, Commission Chamber
800 Seminole Road, Atlantic Beach, FL 32233

Present: Nancy Staats, Alternate Member
Kirk Hansen, Chair
Rick Ferrin, Member
Richard Arthur, Member
Jeff Haynie, Member
Doug Moody, Member

Absent: Kelly Elmore, Member
Gregory (Greg) Beliles, Member
Ellen Golombek, Vice Chair

Also Present: Amanda Askew, Neighborhoods Department Dir. (NDD)
Valerie Jones, Recording Clerk
Payton Jamieson, Principal Planner (PP)
Rob Graham, City Attorney (CA)

1. **CALL TO ORDER AND ROLL CALL**
The meeting was called to order at 6:00 p.m.
2. **APPROVAL OF MINUTES**
 - A. **Approve minutes of the March 17, 2026 regular meeting of the Community Development Board.**

MOTION: To **APPROVE** the minutes of the March 17, 2026 regular meeting of the Community Development Board

Motion: Rick Ferrin
Second: Jeff Haynie

<i>Nancy Staats</i>	<i>For</i>
<i>Kirk Hansen</i>	<i>For</i>
<i>Rick Ferrin (Moved By)</i>	<i>For</i>
<i>Richard Arthur</i>	<i>For</i>
<i>Jeff Haynie (Seconded By)</i>	<i>For</i>
<i>Doug Moody</i>	<i>For</i>

Motion passed 6 to 0.

3. **OLD BUSINESS**

There was no old business.

4. **NEW BUSINESS**

A. **1554 Linkside Drive ZVAR26-0007 (Patricia Wallace)**

Request for a variance to Selva Linkside PUD, which states *lot coverage shall not exceed the standards imposed by the City of Atlantic Beach*. Current residential lot coverage is limited to 45% impervious area.

Director of Neighborhoods, Amanda Askew, presented the case, explaining that this was ZVAR 26-007 for 1554 Linkside Drive, which she corrected to be a request for a variance to the Selva Linkside plan PUD unit development did not address lot coverage, but COAB zoning codes limit it to 45%.

Director Askew provided extensive background, noting that Selva Linkside was a PUD created in 1988, with this single-family home built on the property in 1993. She explained that unpermitted work was not uncommon in this community, patios have expanded over time.

The current lot coverage was 73.3 percent, but Director Askew emphasized that the current homeowner just purchased the property in 2025 and is not responsible for any of the unpermitted work. She explained that the Selva Linkside PUD development did not establish maximum lot coverage requirements in the PUD regulations, so it reverted back to the base residential zoning district, which limits lot coverage to 45 percent.

Director Askew described the current situation with a side entry garage that typically required more pavement for maneuverability. The applicants were proposing to replace the driveway with permeable pavers and replace significant amounts of non-permeable pavers in the back with gravel. The whole issue came to light when they applied for a spa to be built, and staff determined the property was over lot coverage.

The proposal would reduce lot coverage from 73.5 percent to 50.6 percent - a reduction of 22.9 percent. Director Askew noted, the city is always excited when we start reducing lot coverage. However, since it's not at 45 percent and it was unpermitted work, staff is not permitted to issue any permits until they come into compliance since they ask for the variance.

She mentioned that due to their lot coverage, they had drainage problems with water around the foundation and issues with mold, wood rot, and stucco in their house. The applicants were proposing French drains and other drainage improvements.

Jeff Haynie asked if they knew what the lot coverage was before the unpermitted work, and Director Askew responded that it would have been at a maximum of 45 percent when developed in the eighties and early nineties.

Richard Arthur asked for clarification about what surfaces would remain, and Director Askew confirmed that the entire backyard would be gravel except for the driveway, which would be permeable pavers. The total impervious surface would include the driveway, house, spa, and a couple of air conditioning pads.

Doug Moody inquired about the French drains, which Director Askew confirmed would help with drainage. When asked where the water would go, she explained it would not go on any neighboring property due to code requirements, and since they had an existing stormwater pond, they were not required to have on-site stormwater storage.

Chair Hansen asked for clarification that the water damage was to the house on the property itself, which Director Askew confirmed.

The homeowner, Patricia Wallace, stated she didn't have anything additional to add beyond what Director Askew had presented. When asked questions, she explained that the large driveway took up a huge amount of space on the lot, and there was a covered area next to a Florida room that was built later without permits. She described the transition issues and explained that during rain, "it's a lake back there."

Wallace mentioned the backyard was very small, approximately 50 feet wide, which limited options for additional drainage solutions like rain barrels. When asked about trees or gardens, she noted she was a gardener but the space was too small for significant improvements.

Nancy Staats asked about rain barrels and other solutions, and Wallace reiterated the space constraints, saying the backyard was really small.

Chair Hansen opened the floor for public comment, but no one came forward.

During board discussion, Chair Hansen stated he applauded what had been done to increase permeable surface even though they couldn't get all the way to 45 percent. He noted there had been significant investment made and said, while it didn't get to 45, he applauds the fact that it would be reduced. He viewed this as an exceptional topographic condition of the property that should be taken into consideration, particularly since this was a new owner dealing with work done years ago.

Nancy Staats agreed, stating, "I also think that if we were to deny it, it might discourage other homeowners from doing something similar, which is against all of our interests. We want to try to improve as best we can, and sometimes we don't get to perfect."

MOTION: To **APPROVE ZVAR26-0007** based on grounds #1-Exceptional topographic conditions of or near the property.

Motion: ***Rick Ferrin***

Second: ***Richard Arthur***

<i>Nancy Staats</i>	<i>For</i>
<i>Kirk Hansen</i>	<i>For</i>
<i>Rick Ferrin (Moved By)</i>	<i>For</i>
<i>Richard Arthur (Seconded By)</i>	<i>For</i>
<i>Jeff Haynie</i>	<i>For</i>
<i>Doug Moody</i>	<i>For</i>

Motion passed 6 to 0.

B. 95 10th Street ZVAR26-0008 (Debra Taylor)

Request for a variance to Section 24-108(e) to reduce side yard setbacks from 7.5 feet to 0 feet and rear yard setback from 20 feet to 4 inches.

Director of Neighborhoods Amanda Askew presented ZVAR 26-0008, a request for a variance from section 24-151, for attached accessory structure rear and side yard setbacks.

Director Askew provided context that this property was a townhome development located on the northeast corner of 10th Street and Beach Avenue, specifically it was the westerly most unit. The townhomes were built in 1959, which she noted was the first year that we had zoning codes. The zoning code at that time required a 15-foot rear yard setback.

The existing townhome was considered nonconforming because it didn't meet current zoning district setbacks. It is currently zoned RGM, which requires a 20-foot rear yard setback. Director Askew showed Google Street View images from 2011 and 2026 to demonstrate changes over time.

She explained that there had been an unpermitted porch added sometime after construction that was attached to the primary structure and extended into the rear yard setbacks. If constructed in 1959, it would have been classified as part of the structure as an attached accessory structure. Currently, the zoning code required attached accessory structures to meet the same requirements as the primary structure - a 20-foot rear yard setback.

The survey showed a covered area with a 4-inch setback on the westerly side of the rear yard and 6-inch setback on the easterly side from the rear property line, clearly not meeting the 20-foot requirement or even the original 15-foot requirement from 1959.

The issue came to light through code enforcement after a fence permit was requested in 2025. During inspection, staff noticed the work didn't follow submitted plans and identified the unpermitted roof structure that had been recently remodeled. The inspector notified the homeowner that the unpermitted fence section and porch remodel needed to be removed to pass the fence inspection, which eventually escalated to code enforcement.

Director Askew noted that existing porch stairs violated the applicant's western side property lines and went onto the neighbor's property, which would be a civil issue between the parties but was also noted during code enforcement actions.

She showed photographs of the porch and what was being referred to as "the fence," explaining the connection between the fence and the roof structure.

Jeff Haynie asked for clarification about how they got to needing a variance, wondering if it was just because they were doing any work on a nonconforming structure. Director Askew explained that the roof was nonconforming and unpermitted, discovered during the fence permit inspection process.

Doug Moody asked if they believed the roof had been recently redone, and Director Askew confirmed it appeared recently remodeled from the photos, noting concerns about meeting building codes, especially wind codes.

Nancy Staats asked about fence regulations for other properties, and Director Askew explained that fences could generally go up to 6 feet in rear yards, but when connected to a roof and primary structure, they had to meet primary structure setbacks.

Richard Arthur asked about the survey submitted with the fence permit versus the variance application, and Director Askew showed that the original survey didn't show the covered porch, while the variance application survey did.

Applicant, Bill Taylor, addressed the board, first complimenting city staff including Jose Gonzales, Mike Jones, and Payton Jamieson for their helpfulness throughout the process. He explained the property's history, noting it was originally the Bikini Apartments or Motel before being converted to townhomes in the early 1980s.

Taylor stated the roof had "always been there" and explained they had a new roof put on several years ago, which included reshingling that area. He assumed they would have needed a roofing permit for that work. He noted that his survey submitted for the fence showed the covered porch.

Taylor explained his unfamiliarity with permitting processes, indicating he lives in Jacksonville and can do anything we want to on our property.

He described replacing a 40-year-old cracked coquina wall that was "hideous looking" after nearby homes burned down. He aligned the new fence with existing porch posts rather than putting posts closer to the property line. Taylor emphasized they didn't really change much, just added trim and beadboarding underneath, without doing reconstruction or repair to the roof itself.

When asked about ownership timeline, Taylor explained his mother-in-law was the first owner after the motel conversion, and his wife became the sole owner about a year and a half ago when her mother passed, though his wife had always been on the deed.

During public comment, neighbor Davis Fleming spoke in opposition. Fleming owned the property that basically encloses this property at 1025 Beach Avenue and explained the roof affected his property to the east and south, right on his property line.

Fleming's main objection was that all the water that comes from the porch roof flows onto his property. There's no mitigation of that water, so it's draining onto his property. From an aesthetic standpoint, he noted the different sidings on the individually owned townhouses made it difficult to maintain uniformity, and this lean to basically changes that whole eyeline as you walk down.

Fleming revealed he had bought his property in 2001 and that the porch roof was not permitted back in 2001. He did not force the issue at the time because Taylor's mother-in-law Kay was elderly, but now that it had come up again, he wanted to register his objection regarding water intrusion and the roofline changes. He also noted the fence was higher than 6 feet tall from his side of the property.

During board discussion, Doug Moody asked about the fence height issue, and Director Askew confirmed it was flagged as too tall in the western area during inspection.

Rick Ferrin noted the issue wasn't so much the fence, which was permitted, but that there was "an accessory structure located closer than 5 feet to the principal structure, and it shall be considered attached and comply with the yard requirements to the principal structure."

Nancy Staats asked about access to the property given that the neighbor's property line ran right up to where the step was, making it impossible to access without crossing into the neighbor's yard.

Richard Arthur asked about the code enforcement status, and Director Askew confirmed there was open code enforcement case, explaining they always work with applicants who want to pursue variances as part of the due process.

Chair Hansen asked for clarification about whether they had two issues - the roof and the fence over 6 feet - and whether they needed separate variances. There was discussion about whether this was one or two variances, with Director Askew explaining that if the fence was attached to the roof and the roof was attached to the primary structure, it was no longer just a fence but part of the primary structure requiring setback relief.

MOTION: To **DENY ZVAR26-0008** based on the fact that permits were not pulled, there is no record of when the roof was added and due to the attachment of the west wall to the roof.

Motion: Doug Moody

Second: Jeff Haynie

Nancy Staats

Kirk Hansen

For

For

<i>Rick Ferrin</i>	<i>For</i>
<i>Richard Arthur</i>	<i>For</i>
<i>Jeff Haynie (Seconded By)</i>	<i>For</i>
<i>Doug Moody (Moved By)</i>	<i>For</i>

Motion passed 6 to 0.

**C. 600 Begonia Street ZVAR26-0009 (BCEL 10C LLC)
Request for a variance to Section 24-89(d) for floodplain compensation storage.**

Principal Planner, Payton Jamieson, presented ZVAR 26-0009 for 600 Begonia Street, a request for a variance as permitted by section 24-89(d) for relief of floodplain storage requirements for the area in the hundred-year floodplain.

Planner Jamieson provided extensive background, noting that the property was originally platted in 1944 and was completely submerged within the floodplain, specifically the AE flood zone, connected to the intercoastal waterway system based on tidal canals.

She explained that in 2019, there was a zoning variance hearing that included 6 lots, including 600 Begonia. The result was a unanimous decision to deny the stormwater compensation request, but a 3-to-1 vote to approve the floodplain storage request under the condition that floodplain storage would have to be provided on the home.

Section 24-65(k) requires work to begin within 12 months of variance approval. Since this lot did not meet that compliance requirement and failed to break ground, the variance for 600 Begonia expired. Therefore, this specific lot had to reapply for the variance.

Planner Jamieson noted this request was only for floodplain storage and was not directly mimicking the previous request for stormwater compensation. She explained that floodplain storage requirements were met when a civil engineer concluded there was no net loss on the property. The engineer did not conclude that, and this was reviewed by city engineer Steve Swan, who reached the same conclusion.

She showed a site drainage plan indicating current drainage proposals and noted the property was associated with a St. John's River Water Management District (SJRWMD) permit. There was an existing retention area across all six lots where the floodplain generally drained, required by the SJRWMD permit.

City Engineer Swann discovered that the proposed stem wall filling would take up floodplain storage, though the garage met Florida building code requirements as non-habitable space needing only flood vents. The property was exempt from city on-site stormwater requirements due to the SJRWMD permit, but the submitted site plan needed updating to show flood directional arrows going directly to the storm ditch.

Planner Jamieson explained the variance was needed because the applicant's engineer concluded there would be a net loss of floodplain storage in the area. She distinguished

between riverine flood hazard areas where compensating floodplain storage was more critical versus this property, which "regardless, is going to flood due to inundation from the intercoastal."

She showed FEMA floodplain maps illustrating that everything toward the intercoastal would flood regardless of floodplain compensation due to inundation, while properties east of Mayport Road experienced more riverine floodplain conditions where the requirement was more applicable.

Section 24-89(d) specifically stated there should be no net loss of storage in areas within the special flood hazard area where base flood elevation had been defined by FEMA. The variance was specifically to not provide floodplain storage via signed and sealed engineering plans confirming no net loss was achieved.

Chair Hansen asked if they were looking at making a change to the ordinance based on the capability of the intercoastal waterway to absorb floodwater. Planner Jamieson confirmed that staff had determined this created conflicting interests because areas on the intercoastal are going to flood regardless, so they were trying to make the code clearer and more specific to areas that actually needed floodplain storage.

Hansen referenced their previous meeting where they didn't want "form to outweigh substance" and had approved variances they normally wouldn't approve because they were looking at changing the ordinance.

Jeff Haynie asked for clarification about whether this would be needed under the proposed ordinance changes, and Planner Jamieson confirmed it would not.

Jeff asked about the stormwater retention area behind the lots, and Planner Jamieson explained it was existing stormwater infrastructure permitted with the St. John's Water Management District for all lots during initial development in 2019. She clarified there were two separate requirements - normal stormwater management and the special floodplain storage requirement.

Nancy Staats asked about the large swale behind the lots, and Planner Jamieson confirmed it would remain unchanged and it is the existing stormwater retention, with the goal being to ensure drainage plans funnel water that way since it was already there as part of the SJRWMD permit.

Rick Ferrin asked about the distinction between intercoastal drainage versus riverine drainage and whether the no net loss determination was necessary for intercoastal properties. Planner Jamieson confirmed that under current code, engineering plans needed to show no net loss whether in riverine or intercoastal areas, but the flood causes were different and the intercoastal flooding wouldn't change significantly based on individual property actions.

No applicant was present to speak.

During public comment, neighbor Max Nulk spoke in opposition, noting he lived right next to the property and that the area gets significantly affected when it rains and tides are high. He thought approving the variance would set a precedent and would affect him and other neighbors, especially since their own city engineer said there was a net loss.

Neighbor, Lorien Anderson, from 620 Begonia provided detailed testimony about flooding conditions. She explained their houses were built up 3 feet due to known flooding needs, with a giant ditch in back that floods "every single time it rains. It's not about a hurricane. It's not about a nor'easter. It's just it rains. It floods."

Anderson described having to cut two ditches for storm drainage and expressed concern about not knowing the specifics of what would be built. She worried about a larger home with more impervious area being constructed and found it "frustrating knowing that I could easily flood, and it's, you know, oh, well, it's going to flood anyway." She asked the board to deny the request so the applicants could return with plans showing how to reduce impervious coverage to meet requirements.

During board discussion, Nancy Staats asked why they couldn't wait for redesigned drainage plans. Staff clarified that drainage arrow issues were separate from floodplain storage and could be rectified during permitting through regrading to show water going to the detention pond.

Doug Moody asked about permeability requirements, confirming they had to maintain 45 percent permeability, which would control drainage impacts.

Jeff Haynie asked about the effect of denying the variance if the ordinance were subsequently changed, and staff confirmed a denied variance would just go away and not prevent future applications under changed regulations.

Chair Hansen noted the difficulty of the situation, explaining that while there was flooding, it wasn't floodplain flooding but stormwater flooding, and the majority of flooding came from the intercoastal during king tides and significant rain with higher groundwater tables.

Rick Ferrin confirmed this was essentially regranting a variance that was originally granted to six sites but had expired for this specific property.

MOTION: To DENY ZVAR26-0009 on the grounds that none of the conditions for granting a variance were met

Motion: Jeff Haynie

Second: Nancy Staats

During further discussion, Richard Arthur noted this case was different from previous ones because the engineer was not willing to say there was no net loss but was actually saying there was a net loss, unlike previous cases where engineers had certified no net loss.

Doug Moody expressed confusion about denying the variance when the next agenda item would potentially make such properties exempt from the requirement, but Jeff maintained his position that he couldn't vote for a variance when the grounds weren't met, even if the ordinance might change.

<i>Nancy Staats (Seconded By)</i>	<i>For</i>
<i>Kirk Hansen</i>	<i>Against</i>
<i>Rick Ferrin</i>	<i>Against</i>
<i>Richard Arthur</i>	<i>For</i>
<i>Jeff Haynie (Moved By)</i>	<i>For</i>
<i>Doug Moody</i>	<i>Against</i>

Motion failed 3 to 3.

5. REPORTS

A. Floodplain Storage

Director of Neighborhoods Amanda Director Askew presented proposed changes to the floodplain storage ordinance that had been discussed for several months. The proposed changes, shown in purple text, would allow properties discharging into salt marsh directly adjacent to the intercoastal to not be required to provide floodplain storage.

The revised language stated: "For areas located within the special flood hazard area where the base flood elevation has been defined by FEMA on a flood insurance rate map, there shall be no net loss of floodplain storage for development property projects other than those discharging into salt marsh directly adjacent to the intercoastal."

The language continued to require compensatory storage on-site to offset any loss of floodplain storage volume from fill, which could be combined with storage required for increased impervious area.

Applicants would still need to provide signed and sealed engineering plans documenting compliance.

Director Askew explained that if approved, this would return to the board in ordinance form for a public hearing before being recommended to the commission.

Chair Hansen clarified this was the revised language addressing previous concerns about double negatives and difficult-to-understand provisions. The changes still required formal ordinance adoption with public hearings.

Doug Moody asked for confirmation that properties in flood zones adjacent to the intercoastal could have net loss of storage under the new language, which staff

confirmed. Jeff Haynie clarified that the requirement would still apply to riverine flooding areas east of Mayport Road but not to intercoastal properties.

Richard Arthur asked about how "directly adjacent to the intercoastal waterway" would be determined, and Principal Planner Jamieson explained it would be based on salt marsh connections that could be identified through wetland mappers and surveys when needed.

Jeff Haynie asked about combining storage requirements, and Director Askew clarified that while there were still two separate requirements, the compensation didn't have to be isolated to separate areas - existing swales could potentially satisfy both requirements if the math worked out.

MOTION: To **ACCEPT** the proposed language and have it legalized as a recommendation to the City Commission.

Motion: Jeff Haynie
Second: Rick Ferrin

<i>Nancy Staats</i>	<i>Against</i>
<i>Kirk Hansen</i>	<i>For</i>
<i>Rick Ferrin (Seconded By)</i>	<i>For</i>
<i>Richard Arthur</i>	<i>For</i>
<i>Jeff Haynie (Moved By)</i>	<i>For</i>
<i>Doug Moody</i>	<i>For</i>

Motion passed 5 to 1.

6. PUBLIC COMMENT

There were no public comments.

7. ADJOURNMENT

There being no further discussion, Chair Hansen declared the meeting adjourned at 7:16 p.m.

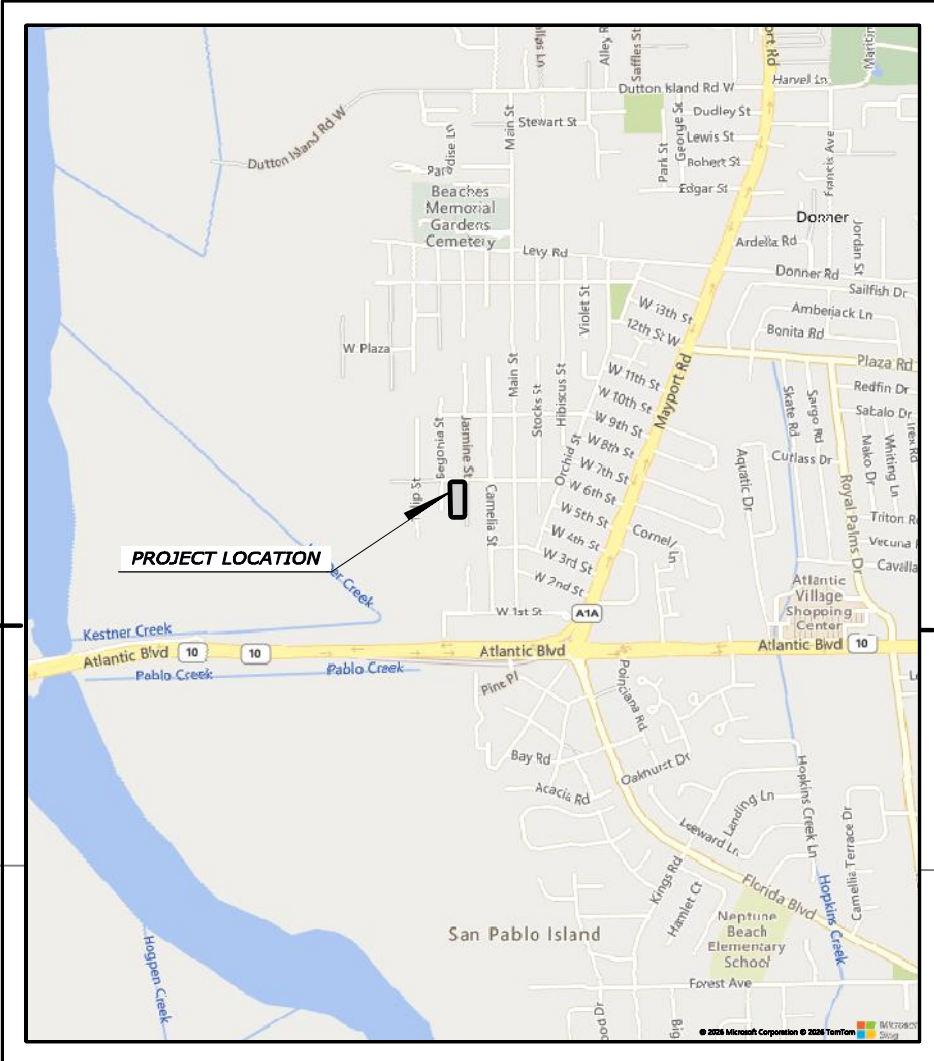
Attest:

Amanda Askew, Director

Kirk Hansen, Chair

EXHIBIT A
April 20, 2026

Address	RE Number	Legal Description
590 Jasmine St.	170891-0010	Lots 1 and 2, Block 120, Section "H", Atlantic Beach, Plat Book 18, Page 34
0 Jasmine St.	170891-0030	Lot 3, Block 120, Section "H", Atlantic Beach, Plat Book 18, Page 34
0 Jasmine St.	170891-0040	Lots 4, 5, and 6, Section "H", Atlantic Beach, Plat Book 18, Page 34



VICINITY MAP
N.T.S.

PROJECT NAME
590 JASMINE SUBDIVISION
PARCEL RE#170891 0010, 170891 0030, 170891 0040
590 JASMINE STREET
ATLANTIC BEACH, FLORIDA

PROJECT TABULAR DATA

TOTAL PHASES	1
TOTAL SITE AREA	0.75± ACRES
NUMBER OF LOTS (RES.)	3 SINGLE FAMILY
EXISTING / PROPOSED ZONING	SPA
FEMA FLOOD ZONE	AE (EL 6'-FEET) PANEL 12031004084, DATED NOV. 2, 2018

PROPERTY DEVELOPER: JWB REAL ESTATE CAPITAL
7563 PHILIPS HWY
JACKSONVILLE, FL 32256
CONTACT: JENNIFER JORGENSEN
P: (904) 677-6777

PROJECT ENGINEER: KENNEDY CIVIL SERVICES, INC.
3731 EAGLE RIDGE DR.
JACKSONVILLE, FLORIDA 32224
CONTACT: CHARLES E. KENNEDY, P.E.
P: (904) 683-1748

PROJECT SURVEYOR: BGE INC.
10251 DEERWOOD PARK BLVD
BLDG 200, SUITE 200
JACKSONVILLE, FL
CONTACT: JIM SULLIVAN
P: (561) 559-2280
E-MAIL: JSULLIVAN@BGEINC.COM

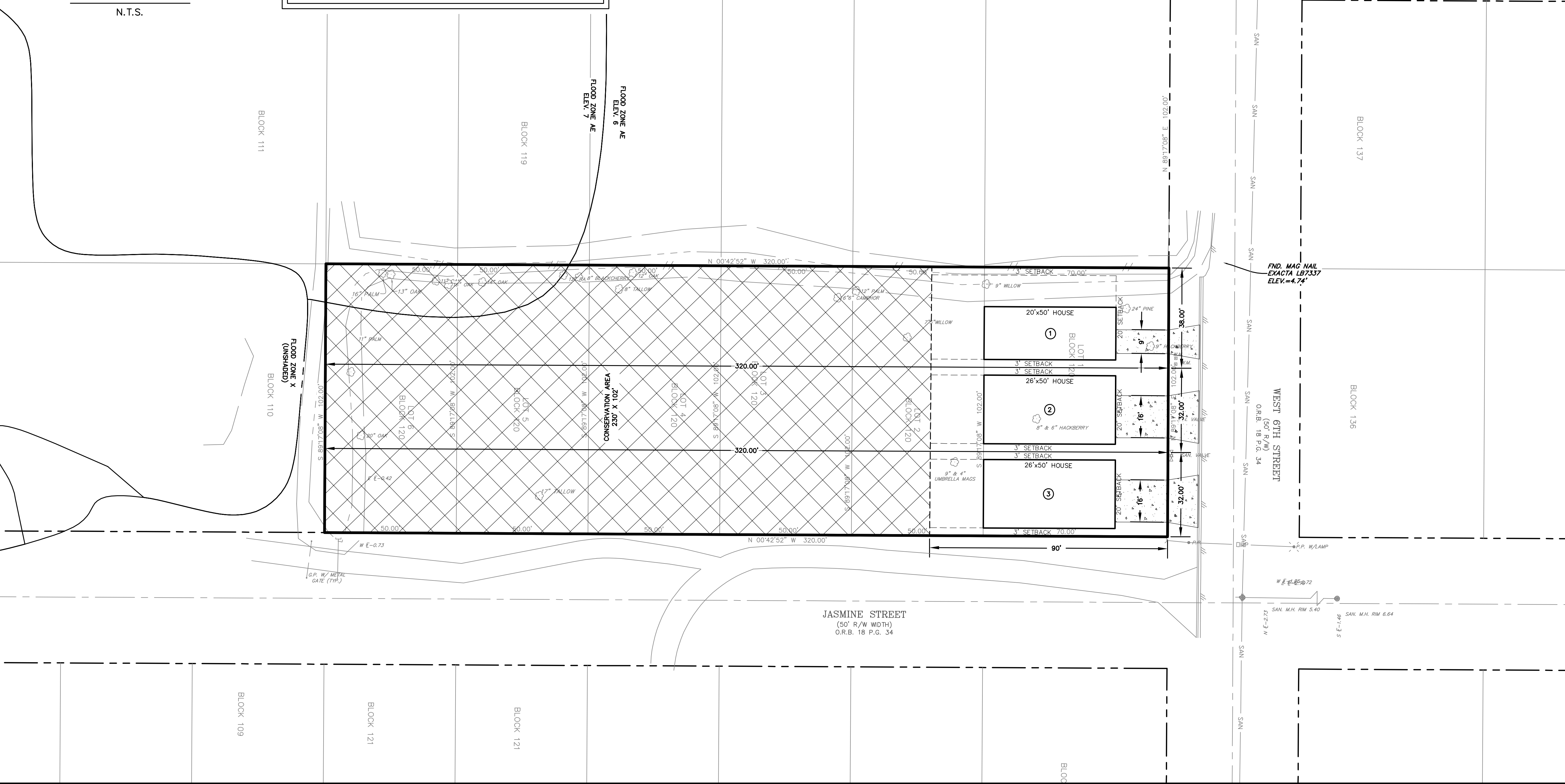
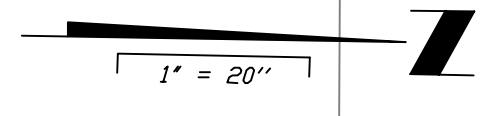
PROJECT LANDSCAPE ARCHITECT: TBD

DESCRIPTION:
FROM DEED

PARCEL 1
LOTS 4, 5 AND 6, BLOCK 120, SECTION "H" ATLANTIC BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 34, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 2
LOT 3, BLOCK 120, SECTION "H" ATLANTIC BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 34, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3
LOTS 1 AND 2, BLOCK 120, SECTION "H" ATLANTIC BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 34, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

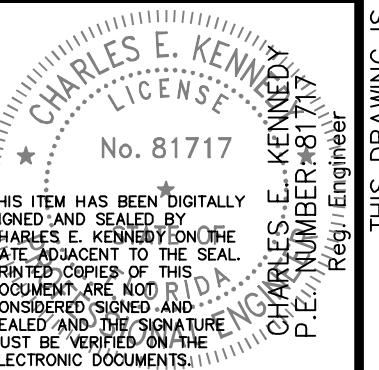


3731 Eagle Ridge Drive, Jacksonville, Florida 32224
904.683.1748 · chuck@kennedycivilservices.com
Florida Registry 34764

No.	Date	Revision

SITE PLAN

590 JASMINE SUBDIVISION
ATLANTIC BEACH, FLORIDA
PREPARED FOR
JWB REAL ESTATE CAPITAL



Project No.: 26-002
Date: April 20, 2026
Scale: 1" = 20'
Sheet 1

THIS DRAWING IS THE PROPERTY OF KENNEDY CIVIL SERVICES, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

EXHIBIT C
SPA WRITTEN DESCRIPTION
Modification to Ordinance No. 90-19-244
April 20, 2026
Jasmine Street and 6th Street West

A. The following shall be permitted on the Property in the location shown on Exhibit B, attached hereto and made a part hereof.

1. Lots 1, 2 and 3 shall each developed as shown on the site plan as single-family lots with frontage on 6th Street West.
2. Former Lots 4, 5 and 6 may only be used for conservation purposes. Defined as nature preserves, public resources-based parks and passive recreational uses and facilities as needed to support such uses.
3. No lots shall be further subdivided.
4. One shed may be added with each lot.

B. Development Standards:

1. Combine the existing six (6) lots into three (3) single-family lots fronting on 6th Street West.
2. Min. Lot Dimensions:
 - i. Lot 1 is 38 feet x 320 feet
 - ii. Lot 2 is 32 feet x 320 feet
 - iii. Lot 3 is 32 feet x 320 feet
3. Min. 3' side yard setbacks.
4. Min. 20' front yard setbacks.
5. Min. 20' rear yard setbacks.
6. Developed as single-family homes.
7. Maximum driveway width of twenty (20) feet.
8. Maximum fence height of 8'. Fence locations and construction shall comply with all wetland regulations.

Jasime Street SPA
April 20, 2026

9. Maximum 1,900 square feet of heated and cooled area.
10. Mechanical equipment (AC) placed in rear yard, behind buildings.
11. Trees to be removed:
 - i. Lot 1 – 24” Pine & 9” hackberry
 - ii. Lot 2 – 8” & 6” hackberry
 - iii. Lot 3 – None
12. Former lots 4, 5 and 6 may only be used for conservation purposes. Defined as natural preserves, public natural resource-based parks, and passive recreational uses and facilities as needed to support said uses.
13. Variance requested for relief from required floodplain storage as required by Section 24-89, LDC (formerly Section 24-68). Variance was previously approved in 2020 (ZVAR20-0004) but has expired. The basis for this variance is that the floodplain storage requirement is unnecessary because the floodplain is connected to the Intracoastal Waterway (ICW), an infinite water body. Providing compensating floodplain storage volume for areas that are filled below the Base Flood Elevation (100-year flood stage) is desirable in riverine Special Flood Hazard Areas (floodplains). This is since fill in riverine flood hazard areas take up floodplain storage capacity and can eventually result in higher flood waters. In this case, the property is in a floodplain that would be flooded due to inundation from the ICW and not from riverine upstream drainage. Minor quantities of fill associated with residential development in the floodplain adjacent to the ICW will not affect the 100-year flood stage.

C. Infrastructure

Electric and telecommunication lines shall be installed underground in accordance with the policies of the utility provider. The Developer is responsible for the provision, construction and maintenance of any required potable water and sanitary sewer facilities in accordance with the terms and requirements of the City of Atlantic Beach Utility Department and other applicable governmental agencies. Sanitary sewer, facilities to be constructed by the Developer shall be connected to the City' s central wastewater system. The development shall conform to the requirements of both the St. Johns River Water Management District and the City of Atlantic Beach for storm water storage and disposal. Drainage plans for the development shall be submitted to the City' s Building and Public Works Departments for approval as part of an application for a development permit pursuant to the Code of Ordinances.

D. Access

Jasime Street SPA
April 20, 2026

Access will be provided to this SPA development by utilizing the existing 6th Street West city roadway.

E. Phases

Development pursuant to this SPA shall be in a single phase.

AGENT AUTHORIZATION

April __, 2026

To Whom It May Concern:

This letter is to authorize Zach Miller, Esq. to sign and act as agent for submittal, amendment and approval of applications for rezoning/SPA/variance for properties with the following real estate numbers: 170891 0010 170891 0030 170891 0040.

By: [Signature]
Name: Zach Miller
Title: Manager

COUNTY OF DUVAL
STATE OF FLORIDA

The foregoing was acknowledged before me this 20 day of April by Zach Miller as the manager of Hoose Homes and Investments, LLC which is the manager of Hoose A, LLC. He/She is personally known to me or produced Ma as identification.



JENNIFER JORGENSON
Commission # HH 308905
Expires September 6, 2026

[Signature]
Notary Public Signature
Print Name: Jennifer Jorgenson
Commission Expires: 9-6-26

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L19000001571

Entity Name: HOOSE A, LLC

Current Principal Place of Business:

200 N LAURA ST
FLR 2
JACKSONVILLE, FL 32202

Current Mailing Address:

200 N LAURA ST
FLR 2
JACKSONVILLE, FL 32202 US

FEI Number: 83-3073080

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MCKILLOP LAW FIRM PL
7563 PHILIPS HWY
BLDG 500
JACKSONVILLE, FL 32256 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name HOOSE HOMES AND INVESTMENTS,
LLC
Address 200 N LAURA ST
FLR 2
City-State-Zip: JACKSONVILLE FL 32202

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: HOOSE HOMES AND INVESTMENTS, LLC

MGR

02/26/2026

Electronic Signature of Signing Authorized Person(s) Detail

Date

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED Agenda Item #4.A.

Feb 25, 2026 19 May 2026

DOCUMENT# L06000002898

**Secretary of State
2746386501CC**

Entity Name: HOOSE HOMES AND INVESTMENTS, LLC

Current Principal Place of Business:

200 N LAURA ST
FLR 2
JACKSONVILLE, FL 32202

Current Mailing Address:

200 N LAURA ST
FLR 2
JACKSONVILLE, FL 32202 US

FEI Number: 68-0620654

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MCKILLOP LAW FIRM
7563 PHILIPS HWY
SUITE 500
JACKSONVILLE, FL 32256 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: IAN MCKILLOP

02/25/2026

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title: MANAGER
Name: RIGEL, ADAM
Address: 200 N LAURA ST
FLR 2
City-State-Zip: JACKSONVILLE FL 32202

Title: MANAGER
Name: EISEMAN, ADAM
Address: 200 N LAURA ST
FLR 2
City-State-Zip: JACKSONVILLE FL 32202

Title: MANAGER
Name: SIFAKIS, ALEXANDER
Address: 200 N LAURA ST
FLR 2
City-State-Zip: JACKSONVILLE FL 32202

Title: MANAGER
Name: COHEN, GREGORY
Address: 200 N LAURA ST
FLR 2
City-State-Zip: JACKSONVILLE FL 32202

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ADAM RIGEL

MGR

02/25/2026

Electronic Signature of Signing Authorized Person(s) Detail

Date

Prepared under the direction of and return to:

Ian McKillop
McKillop Law Firm, PL
7563 Philips Highway
Building 500
Jacksonville, FL 32256
File Number: 19-0997
Consideration: \$95,000.00

WARRANTY DEED

This Warranty Deed made this 15th day of November, 2019 between **Sessa Properties, LLC, a Florida Limited Liability Company**, whose post office address is 9378 Arlington Expressway, Suite 315, Jacksonville, FL 32225; **Zero Hanover Street, LLC f/k/a 0 Hanover Street, LLC, a Florida Limited Liability Company**, whose post office address is 14560 Pablo Terrace, Jacksonville, FL 32224; **NYC Enterprises, LLC, a Florida Limited Liability Company**, whose post office address is 9378 Arlington Expressway, Suite 315, Jacksonville, FL 32225; **and Jacksonville's Finest Homes, LLC, a Florida Limited Liability Company**, whose post office address is 14560 Pablo Terrace, Jacksonville, FL 32224 (whether singular or plural, "Grantor"), and **Hoose A, LLC, a Florida Limited Liability Company**, whose post office address is 7563 Philips Highway, Suite 208, Jacksonville, FL 32256 (whether singular or plural, "Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts, and trustees)

WITNESSETH, that said Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval, FL. (the "Property"):

PARCEL 1

Lots 4, 5 and 6, Block 120, Section "H" Atlantic Beach, according to the plat thereof as recorded in Plat Book 18, Page 34, of the Public Records of Duval County, Florida.

PARCEL 2

Lot 3, Block 120, Section "H" Atlantic Beach, according to the plat thereof as recorded in Plat Book 18, Page 34, of the Public Records of Duval County, Florida.

PARCEL 3

Lots 1 and 2, Block 120, Section "H" Atlantic Beach, according to the plat thereof as recorded in Plat Book 18, Page 34, of the Public Records of Duval County, Florida.

RE#: 170891-0040; 170891-0030; 170891-0010

Address: 0 Jasmine Street; 0 Jasmine Street; 590 Jasmine Street, Atlantic Beach, FL 32233

Together with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever. And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes for 2019 and subsequent years and covenants, restrictions, easement and reservations of record, if any, without the intention of creating or reimposing same.

This Property is not the constitutional homestead of the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witness Signature: [Signature]
Witness Name: Alycia Robinson

Witness Signature: [Signature]
Witness Name: Jan McKillop

Sessa Properties, LLC, a Florida Limited Liability Company

By: [Signature]
Sean Jagroop, Manager

Zero Hanover Street, LLC f/k/a 0 Hanover Street, LLC, a Florida Limited Liability Company

By: [Signature]
Anthony Sifakis, Manager

NYC Enterprises, LLC, a Florida Limited Liability Company

By: [Signature]
Sean Jagroop, Manager

Jacksonville's Finest Homes, LLC, a Florida Limited Liability Company

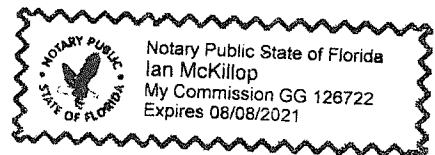
By: [Signature]
Anthony Sifakis, Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15th day of November, 2019, by Sean Jagroop, as Manager of Sessa Properties, LLC and as Manager of NYC Enterprises, LLC, a Florida limited liability company; and Anthony Sifakis, as Manager of Zero Hanover Street, LLC f/k/a 0 Hanover Street, LLC, and as Manager of Jacksonville's Finest Homes, LLC, a Florida limited liability company, who are personally known to me or who produced the identification set forth below.

[Signature]

Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: drivers license



CITY OF ATLANTIC BEACH
COMMUNITY DEVELOPMENT BOARD
STAFF REPORT

AGENDA ITEM 4.A.

CASE NO. REZN26-0001

Request for map amendments to the zoning map for (6) lots currently zoned Special Planned Area (SPA) to Special Planned Area.

LOCATION 590 Jasmine Street (RE#170891-0010)

0 Jasmine Street (RE# 170891-0030)

0 Jasmine Street (RE# 170891-0040)

APPLICANT Hoose Homes

DATE May 19th, 2026

STAFF Amanda Askew, Neighborhoods Department Director

STAFF COMMENTS

Request REZN26-001 is to rezone six (6) contiguous lots from Special Planned Area (SPA) to Special Planned Area (SPA). This property was previously rezoned to a SPA from Residential, Single-Family (RS-2) in 2019. The property was never developed and remains vacant. It is located at the southwest corner of 6th Street West and Jasmine Street and is approximately 0.71 acre. The applicant is seeking to amend the previous SPA to update lot size, setbacks, lot coverage, landscaping, and drainage plans which requires a rezoning process from a SPA to a SPA. The applicant still plans to develop the property into three (3) single-family homes with access off of 6th Street West, and leave the southern portion of the property as green space.



The purpose of the SPA district is to create a mechanism to establish a plan of development or re-development for a site where the property owner and the community's interests cannot be best served by the provisions of the conventional zoning districts, and where assurances and commitments are necessary to protect the interests of both the property owner and the public, and also the unique qualities of the City of Atlantic Beach which are expressed throughout the zoning codes and the Comprehensive Plan.

The intent of SPAs are to provide an appropriate zoning district classification for new development and redevelopment where specific development standards and conditions will be established within the enacting ordinance. The quality of design and site planning are the primary objectives of the SPA district.

The SPA process should be used where a proposed development or redevelopment project has unique characteristics, special environmental or physical features such that a site development plan is needed as part of the review and approval process.

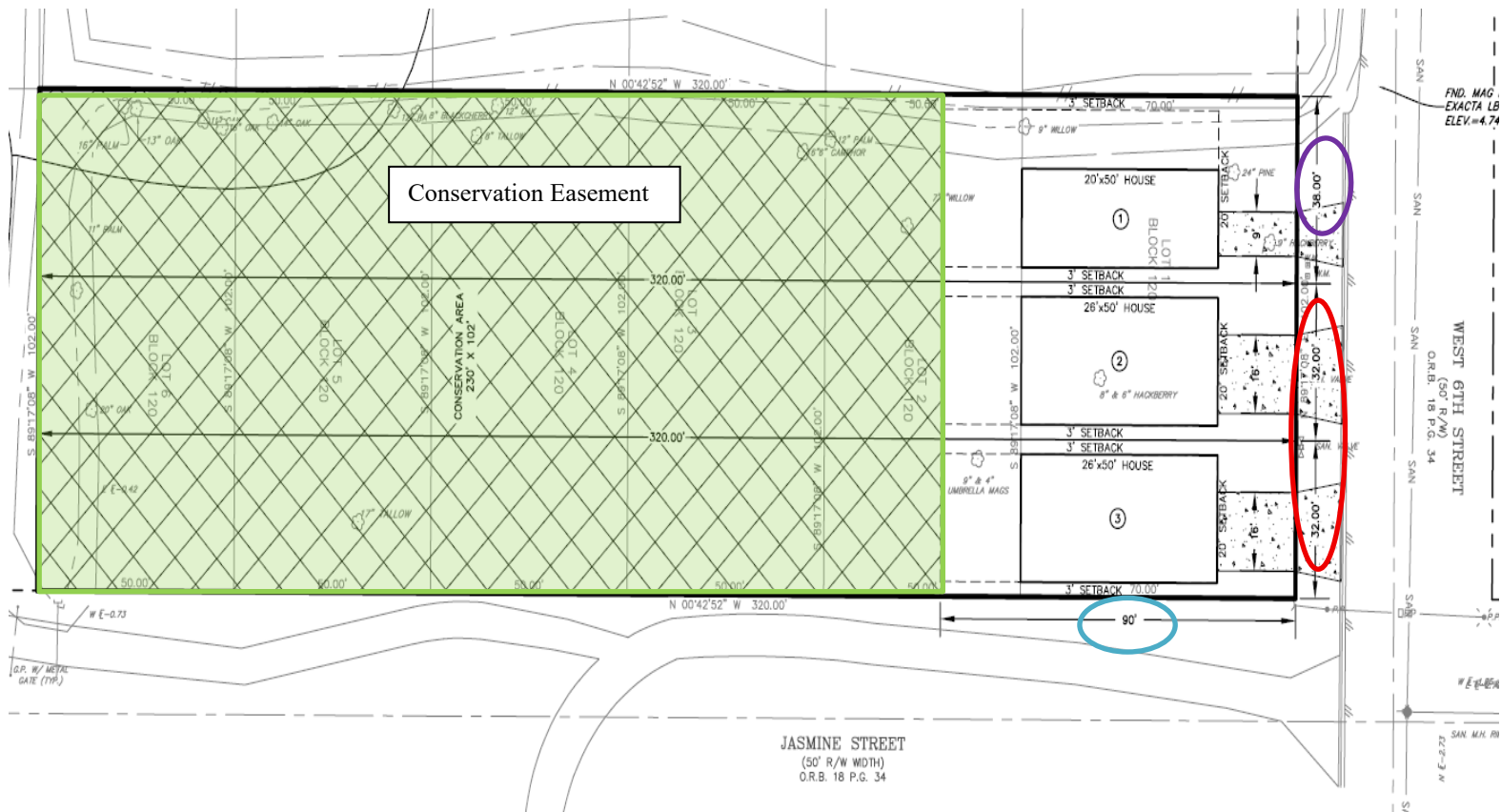
The previous SPA reorientated six (6) lots along 6th Street West. The developer did not formally replat the lots or begin construction on the previously approved SPA.

Therefore, lot conditions prior to the 2019 SPA approval remain. Those lot conditions are....

The existing six (6) vacant lots (lot # 1-6) are currently oriented with frontage on Jasmine Street. This area of Jasmine Street is unpaved. Each lot (lots # 2-6), with the exception of the corner lot (lot # 1), has 50 feet of lot width fronting Jasmine Street. The corner lot has 70 feet of lot width fronting on Jasmine Street. All the lots are 102 feet in depth. Lot # 1 is 7,140 square feet and lots # 2-6 are 5,100 square feet each. All six (6) lots are lots of record and could be developed with a total of 6 single-family homes.

The applicant is requesting the 2026 SPA district to reorientate the lots to face West 6th Street. Proposed lot #1 will have 38 feet of street frontage, while lots #2 and #3 will have 32 feet of street frontage. All lots will be 90 feet deep. Lot #1 will have a total lot area of 3,420 square feet. Lots #2 and #3 will have a total lot area of 2,880 square feet. The remaining lots (formerly lots 3-6, and part lot #2) are proposed as conservation space.

If the rezoning is approved the applicant will need to plat the property within the SPA to match the approved site layout.



Ordinance 90-19-244

Proposed

(Original SPA regulations)

	# of homes	Lot Size	Side Setbacks on east side
Lot 1	1	10,880sqft	0 ft
Lot 2	1	10,880sqft	0 ft
Lot 3	1	10,880sqft	0 ft
Lot 4	Open space	Open space	Open space
Lot 5	Open space	Open space	Open space
Lot 6	Open space	Open space	Open space
TOTALS	3	32,640sqft	0 ft

	# of homes	Lot Size	Side Setbacks on east side
Lot 1	1	3,420sqft	3 ft
Lot 2	1	2,880sqft	3 ft
Lot 3	1	2,880sqft	3 ft
Lot 4	Open space	Open space	Open space
Lot 5	Open space	Open space	Open space
Lot 6	Open space	Open space	Open space
TOTALS	3	6,760sqft	3ft

The applicant has proposed the following development standards:

1. Combine lots 1-6 into three (3) single-family lots fronting on 6th Street West
 - o Lot 1 is 38 feet by 90 feet
 - o Lots 2 and 3 are 32 feet by 90 feet
2. Provide lots 4, 5 and 6 as conservation easement
3. Minimum 3' side yards
4. Minimum 20' front yards
5. Conservation easement serves as rear yard setback
6. Develop as single-family
7. Conservation easements as rear yard setback

A phase 1 and phase 2 environmental site assessment reports were conducted for the property. The assessments found recognized environmental conditions (RECs) and business environment risk (BERs) on the south end of the property (the approximate area shown as green space on the proposed SPA layout – lots 4-6).

The REC indicates there was marsh on the southern half of the property until the 1970’s at which this area was reworked and appears to have filled in the marsh. This area may have been a former old dump, operated by the City of Atlantic Beach. Reportedly solid waste was brought onto the property to fill in wetlands and low areas with some trenching and above grade trash disposal. The likely presence of un-known buried solid waste at the property is considered a moderate to high environmental risk.

The BER reported that used tires and solid waste were dumped on the ground surface, and visible evidence of buried solid waste at the south-ern half of the property (lots 4-6 on SPA layout). Removal and proper disposal of the waste would be necessary before the property is suitable for development.

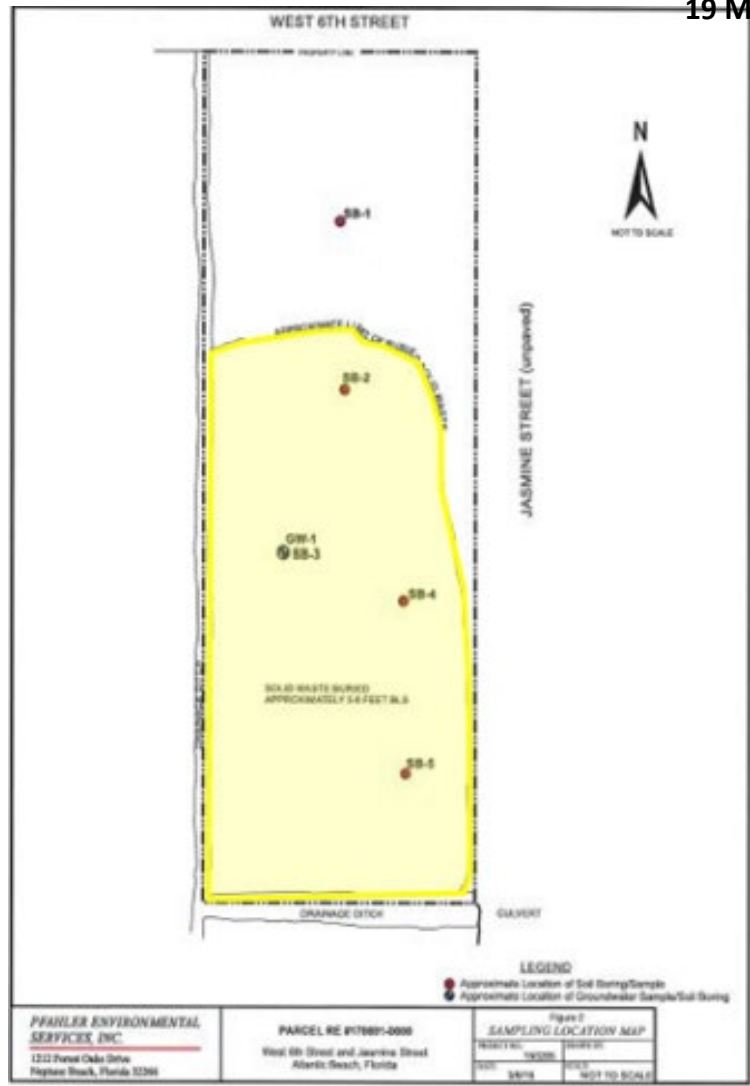


Figure 2: Environmental Assessment Map

The conclusions and recommendations from the phase 2 environmental site assessment de-notes that further site assessment of the sub-surface soil and groundwater quality is not war-ranted for the property at this time. According to the report the buried solid waste identified at the property would most likely involve the removal and off-site disposal of the waste material, and replacement with clean soil should be considered to ensure there is ground surface suitable for building construction.

The proposed SPA adapts to the environmental limitations and allows the flexibility to develop the property by placing the building areas away from the areas of buried trash. The proposed SPA has less density than allowable under the current zoning district, has the greater chance of persevering trees, and provides significant previous area for storm water runoff. This are is proposed as a conservation easement.

The Comprehensive Plan designates this area as Residential Low (RL) density which allows up to 6 units per acre. The requested rezoning change is consistent with multiple goals, objectives, and pol-ies established in the Comprehensive Plan. Below are specific policies in the Comprehensive Plan that support the rezoning request.

Policy A.1.1.1 Land development within the City shall be permitted only where such development is compatible with environmental limitations of the site and only when submitted plans demonstrate appropriate recognition of topography, soil conditions, flooding conditions, trees, vegetation and other

Environmentally Sensitive Areas, including wetlands and coastal resources, and habitat protection of rare, endangered or threatened species and areas of unique natural beauty.

Policy A.1.2.5 New development shall be subject to the stormwater regulations as set forth within the Land Development Regulations, and post development conditions shall not discharge any increased level of stormwater run-off into the City’s stormwater system.

Policy A.1.5.8 The City shall permit residential development only in compliance with the residential density limitations as set forth within the Land Development Regulations, and as designated on the Future Land Use Map in accordance with the following table.

Table A-1. Residential Land Use Classification and Permitted Density Residential Land Use Classification Maximum Density Permitted per Acre

1. Residential – Low Density (RL) Up to six (6) Dwelling Units Residential
2. Medium Density (RM) Up to fourteen (14) Dwelling Units Residential
3. High Density (RH) Up to twenty (20) Dwelling Units

Policy A.1.5.1 The City shall review all applications for development permits to determine compliance with the Land Development Regulations, particularly with regard to provision of open space, required parking, on-site traffic flow, appropriate signage, impervious surface area limits, landscaping and tree protection so as to avoid traffic congestion, hazardous public safety conditions and inefficient land use, which may also result in harmful environmental or aesthetic effects.

Policy A.1.7.1 The City shall develop and adopt regulations and policies, which are consistent with resource management plans of other government agencies and any special districts within which the City is located.

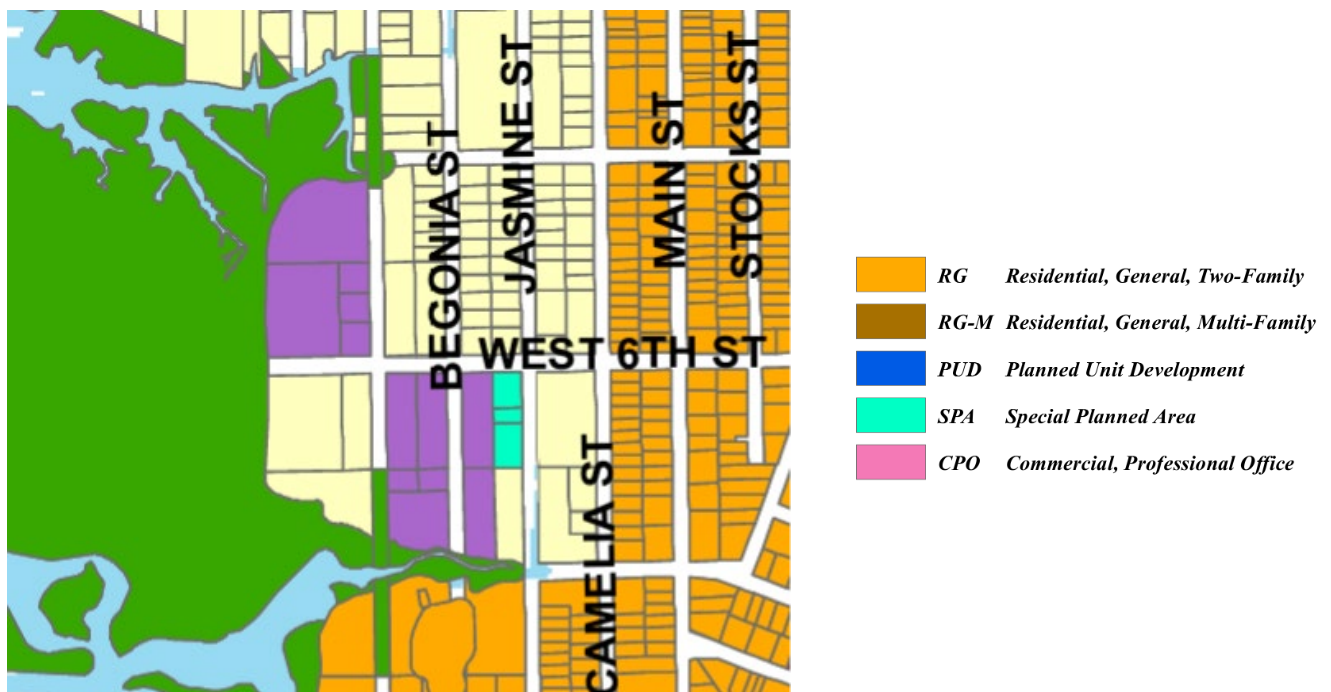


Figure 3: 2026 Zoning Map and legend

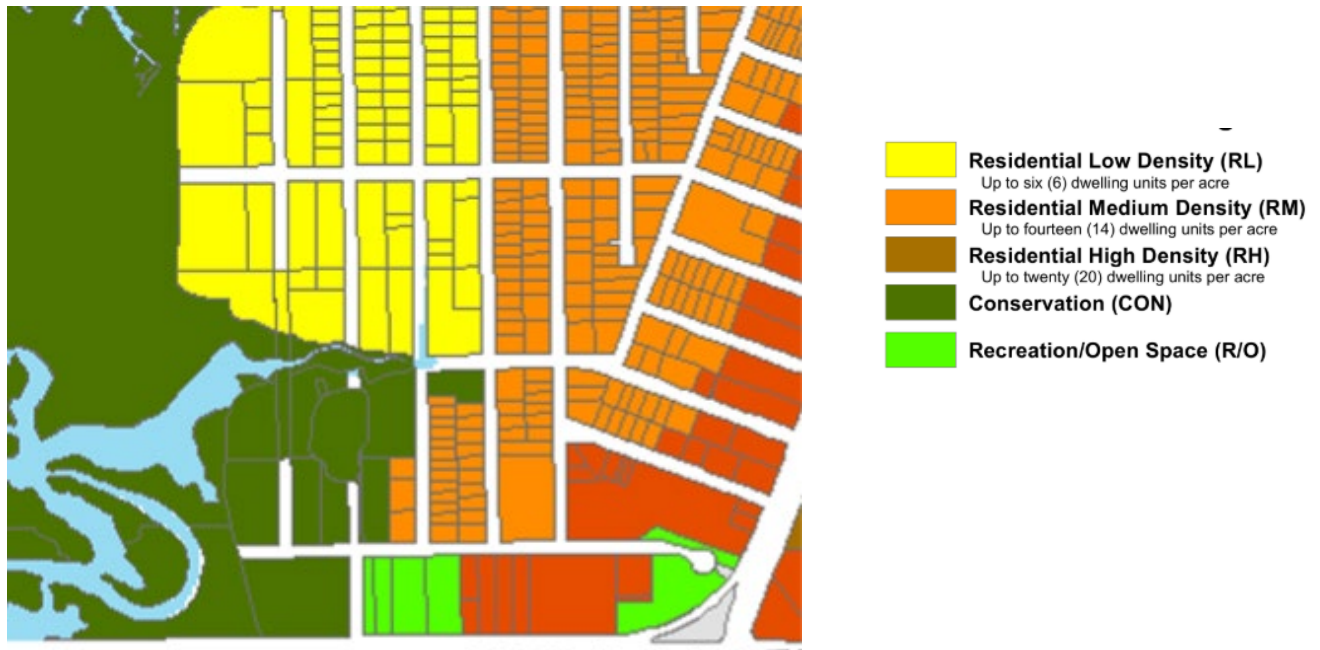


Figure 4: 2045 Comprehensive Plan and legend

SPA Written Description

The following shall be permitted on the property in the locations generally shown on the concept plan, dated April 20th, 2026 attached hereto and made a part hereof.

B. Development Standards

1. Combine the existing six (6) lots into three (3) single-family lots fronting on 6th Street West.
2. Min. Lot Dimensions:
 - i. Lot 1 is 38 feet x 320 feet
 - ii. Lot 2 is 32 feet x 320 feet
 - iii. Lot 3 is 32 feet x 320 feet
3. Min. 3' side yard setbacks.
4. Min. 20' front yard setbacks.
5. Conservation easement serves as rear yard setback.
6. Developed as single-family homes only.

7. Maximum driveway width of twenty (20) feet with at least 3' feet separation between property lines and through property.
8. Maximum fence height of 4' feet within the required front yard. Maximum fence height of 8' on side and rear yards. Fence locations and construction shall comply with all wetland regulations.
9. Maximum building height: 35 feet.
10. Mechanical equipment (AC) placed in rear yard, behind primary structure.
11. Trees: All tree removals are subject to City of Atlantic Beach Tree Code. A 2-inch caliper understory or ornamental tree shall be planted in the front yard on each lot.
12. Former lots 4, 5 and 6 may only be used for undisturbed conservation purposes. Defined as natural preserves, natural resource-based parks, and passive recreational uses and facilities as needed to support said uses.
13. No floodplain storage required.
14. Each lot shall have positive drainage offsite and not through one of the other lots. Site grading and disposal on all lots shall follow plans approved by the City of Atlantic Beach. The development shall conform to the development standards and requirements of both the St. Johns River Water Management District and the City of Atlantic Beach.

C. Infrastructure

Electric and telecommunication lines shall be installed underground in accordance with the policies of the utility provider. The Developer is responsible for the provision, construction and maintenance of any required potable water and sanitary sewer facilities in accordance with the terms and requirements of the City of Atlantic Beach Utility Department and other applicable governmental agencies. Sanitary sewer, facilities to be constructed by the Developer shall be connected to the City's central wastewater system.

D. Access

Access will be provided to this SPA development by utilizing the existing 6th Street West city roadway. No access shall be permitted through Jasmine Street.

E. Phases

Development pursuant to this SPA shall be in a single phase.

F. Additional Regulations

All regulations not covered by this Special Planned Area (SPA) are subject to the Land Development Regulation Code for the City of Atlantic Beach

SUMMARY OF THE APPROVAL PROCESS – REZN26-0001

The request requires an ordinance amendment and must follow the public notice and meeting requirements individually as described in Section 24-51(b) and 24-51(e).

Public Hearings for REZN26-0001

- The community development board shall hold one (1) advertised public hearing; and
- The city commission shall hold two (2) advertised public hearings on proposed ordinances that amend:
 1. The official zoning map designation of a parcel or parcels.

ZONING MAP AMENDMENTS FROM THE LAND DEVELOPMENT CODE

- 1. REZN26-0001: 590 Jasmine St., 0 Jasmine Street (RE#170891-0030) and 0 Jasmine Street (RE#170891-0040)**

Per Section 24-62 (c)(2) of the Land Development Code, the Community Development Board shall “Indicate the relationship of the proposed rezoning to the comprehensive plan for the City and provide a finding that the requested change in zoning is consistent with the comprehensive plan.”