

AGENDA

Planning and Zoning Board

Tuesday, December 2, 2003, 2:00 p.m.

The Alcazar Room

1. Roll Call
2. Approval of Minutes
(November 4, 2003, Regular Meeting)
3. Variances
 - a) 2003-1085 Catherine I. DuPont – Owner/Applicant
26 Mulberry Street
To exceed the maximum lot coverage and encroach into the required sideyard and rearyard setbacks for construction of a carport.
 - b) 2003-1125 John Valdes – Applicant
Ingrid Robins – Owner
12 Sevilla Street
To encroach into the required rearyard setback and reduce the required drive aisle width and maneuverability for a garage apartment.
4. Variance/Exception
 - a) 2003-1027
(Previously Tabled) Memorial Presbyterian Church – Applicant
Memorial Presbyterian Church – Owner
36 Sevilla Street
To allow the expansion of a church and school in a residential district as a permissible use by exception and to exceed the maximum lot coverage and encroach into the required rearyard setback.

4. Exceptions

- a) 2003-1126 Laura Puckett – Owner/Applicant
35 San Marco Avenue
To allow off site parking as a permissible use by exception.

5. Conservation Zone Development

- a) 2003-0921 Alec Alexander – Applicant
(Previously Tabled) Pierre Thompson – Owner
501 Plantation Island Drive South
To remove trees in Conservation Zone Three and to construct condominiums in Conservation Zone Two.

- b) 2003-1083 Joseph Craven – Owner/Applicant
19 Avista Circle
To construct a dock.

- c) 2003-1130 Nicholas H. Xynides – Owner/Applicant
258 Riberia Street
To install an industrial boat hoist.

6. Minor Modification to a Planned Unit Development

- a) 2003-1128 Karen M. Taylor – Applicant
Michael Johnnigan – Owner
11 Tremerton Street
To amend the Development Plan Narrative to allow for setback requirements which are consistent with the approved site plan.

7. Rezoning

- a) 2003-1135 Max Suter – Applicant
North Florida Commerce Center – Owner
3395 Lewis Speedway
To rezone the property from county

designation to Planned Unit Development
for construction of offices.

8. Other Business

9. Review of Conflict Statements from Previous Meeting

10. Appeals of Planning and Zoning Board Actions

- a) 13 River Road – Use by Exception to allow a parking area in a residential district
- b) 11 Tremerton Street – Conservation Zone Development to install boatlifts
- c) 244 Riberia Street – Rezoning from OL to RG-1
- d) 501 Plantation Island Drive South – Variance to exceed the maximum height for condominium development

11. Adjournment

Notices: In accordance with Florida Statute 286.0105: “If any person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007; 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.