

AGENDA

Planning and Zoning Board

Tuesday, December 6, 2005, 2:00 p.m.

The Alcazar Room

1. Roll Call
2. Approval of Minutes
(November 1, 2005, Regular Meeting)
3. Variances
 - a) 2005-1189 Brian Eckstein – Applicant
(Previously Tabled) First Coastal Carver, LLC – Owner
[100 Carver Street East](#)
To reduce the required rear yard building setback to construct a residence.
 - b) 2005-1347 Sam Alkoury – Applicant
Pizza Hut of St. Johns County and
Sam Alkoury – Owners
[1 San Carlos Avenue](#)
[2 Dufferin Street](#)
To reduce the required number of parking spaces and landscaping.
 - c) 2005-1348 Sally Jo Patton – Owner/Applicant
[76 Duero Street](#)
To reduce the required sideyard building setback for a residential addition.
4. Exceptions
 - a) 2005-1339 Kanti Patel – Applicant
St. Augustine Entertainment Concepts – Owner
[28 San Marco Avenue](#)
To allow a movie theater and art gallery as a permissible use by exception.

- b) 2005-3282 Danielle J. DeMuro – Applicant
Dennis and Sharon Schmidt – Owners
[199 West King Street](#) (aka 3 Arenta Street)
To allow a tattoo studio as a permissible use by exception.

5. Conservation Zone Development

- a) 2005-1211 David Martinez – Applicant
(Previously Tabled) Vinray Rathore, etal – Owner
[Corner of Lighthouse Avenue and Carver Street](#)
To remove trees in order to construct a single family residence.
- b) 2005-1344 Leanna Freeman and Heinz Dauth – Applicants
Heinz Dauth, etal – Owner
[207 South Matanzas Boulevard](#)
To install a floating dock.
- c) 2005-1346 Way Marine Design – Applicant
BLT Investments of St. Augustine, Inc. – Owner
[53 Avista Circle](#)
To construct a dock and two boat lifts.
- d) 2005-3292 Way Marine Design – Applicant
Anthony and Brenda Bushell – Owner
[55 Avista Circle](#)
To construct a dock and two boat lifts.
- e) 2005-3301 Frederick Halback
Halback Design Group, Inc. – Applicant
[Fish Island Communities](#), LLC – Owner
PID # 162210 0010, 162207 0000
To remove trees and develop adjacent to wetlands.

6. Subdivision Plat

- a) 2005-1351 Gregory Crum – Applicant

Theresa Jean Raines-Gray and
Victoria Ann Guffey – Owners
[211 Cabeza Street](#)
To approve a Preliminary Subdivision Plat.

7. Other Business

- a) Revised Definition of Lot Area

8. Review of Conflict Statements from Previous Meeting

9. 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.