

## AGENDA

Planning and Zoning Board

**Tuesday, April 3, 2007, 2:00 p.m.**

Alcazar Room

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1. Roll Call
2. Approval of Minutes  
(March 6, 2007 Regular Meeting)
3. Exception
  - a) 2007-0203      The Allegro Senior Housing LLC –  
Applicant/Owner  
[1101 Plantation Island Drive South](#)  
To allow an assisted living facility as a  
permissible use by exception.
4. Variance
  - a) 2007-0002      James Vose – Applicant  
**(Previously Tabled)** Cornerstone Design and Construction  
Charles and Barbara Wingo – Owners  
[17 Saragossa Street](#)  
To encroach into the required side yard  
building setback for a residential addition.
  - b) 2007-0204      Kevin Torres – Applicant  
Kevin Torres etal – Owner  
[113 Bravo Street](#)  
To exceed the maximum lot coverage and  
encroach into the required building setbacks  
for a new single family residence.

- c) 2007-0205 Don Crichlow, Architect – Applicant  
John and Elizabeth O’Brien-Prager – Owners  
[74 Dureo Street](#)  
To exceed the maximum lot coverage and encroach into the required front yard building setback and exceed the maximum height for a new single family residence.

5. Conservation Zone Development

- a) 2007-0141  
**(Previously Tabled)** Doran D. Yelton, II – Applicant  
Yelton Construction Company, Inc.  
San Sebastian Harbor Project, LLC – Owner  
[975 South Ponce de Leon Boulevard](#)  
To construct a bulkhead and fill a portion of an existing marina basin and construct new commercial buildings in Conservation Overlay Zone two.
- b) 2007-0201 Fountain of Youth Properties Inc. –  
Owner/Applicant  
[11 Magnolia Avenue](#)  
To construct a bulkhead and fill in wetlands.

6. Rezoning/Land Use Plan Amendment

- a) 2006-1228  
**(Previously Tabled)** Robert Graubard – Owner/Applicant  
[216 Riberia Street](#)  
To rezone the property from Open Land (OL) to Planned Unit Development (PUD) and to amend the land use from Recreation/Open Space to Residential Low Density.

7. Other Business

8. Appeals - none

9. Conflict of Interest Statements - none

## 10. 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.