

## AGENDA

Planning and Zoning Board

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

Alcazar Room

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1. Roll Call
  
2. Approval of Minutes  
(April 9, 2007 Fish Island Dock Appeal)  
(May 7, 2007 Fish Island Dock Appeal)  
(May 29, 2007 Working Waterfronts Workshop)  
(June 5, 2007 Regular Meeting)
  
3. Variance
  - a) 2007-0250 Seth Ferreira  
Troika Studio – Applicant  
Debbie Freeman – Owner  
**32 Masters Drive**  
To reduce the required side yard building setback for a handicap ramp.
  
4. Exception
  - a) 2007- 0241 Joseph Homann  
**(Previously Tabled)** Scooter Pro, LLC – Applicant  
Philip Martocci – Owner  
**551 Anastasia Boulevard**  
To allow scooter sales and rentals as a permissible use by exception.
  
5. Conservation Zone Development
  - a) 2007-0225 John Oliver – Applicant  
**(Previously Tabled)** John and Mary Anne Oliver – Owners  
**168 Pelican Reef Drive**  
To construct a dock with two boat lifts.

6. Rezoning/Land Use Plan Amendment

- a) 2006-1228 Robert Graubard – Owner/Applicant  
**(Previously Tabled) 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.
- b) 2007-0208 Harry Maxwell – Applicant  
**(Previously Tabled) HALO Properties, Inc. – Owner**  
**39 N. Whitney St. and 104 Chapin St.**  
To rezone the property from Residential Single family two (RS-2) to Residential Low one (RL-1) and to amend the land use from Residential Low Density to Residential Low Density Mixed Use.
- c) 2007-0238 Emergency Services Homeless Coalition  
**(Previously Tabled) of St. Johns County, Inc. –**  
Owner/Applicant  
**35 Smith Street**  
**PID #104340 0000, 104290 0000,**  
**104375 0130, 104375 0140,**  
**104270 0000, 104270 0010,**  
**104270 0020**  
To rezone the property from Residential Single family two (RS-2) to Planned Unit Development (PUD) and to amend the land use from Residential Low Density to Residential Low Density Mixed Use.

7. Rezoning/Land Use Plan Amendment/Variance

- a) 2007-0239 David Thorpe – Owner/Applicant  
**(Previously Tabled) 117 Martin Luther King Avenue**  
To rezone the property from Residential Single family two (RS-2) to Commercial Low one (CL-1) and to amend the land use from Residential Low Density to Commercial Low Intensity and to eliminate the parking requirement for future commercial and residential uses.

8. Other Business

9. Appeals - none

10. Conflict of Interest Statements - none

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.