

AGENDA

Planning and Zoning Board

Tuesday, December 4, 2007, 2:00 p.m.

Alcazar Room

1. Roll Call
2. Approval of Minutes

November 6, 2007 Regular Meeting
3. Variance
 - a) 2007- 0328 Don Crichlow, Architect – Applicant
Diocese of St. Augustine – Owner
[259 and 265 St. George Street](#)
To exceed the maximum building size
for a new kindergarten and gymnasium
addition.
4. Exception
 - a) 2007-0291 George McCune/Kevin Partel – Applicants
(Previously Tabled) Kevin Partel – Owner
[38 Grant Street](#)
To allow a professional office as a
permissible use by exception.
 - b) 2007-0325 Curtis Hands – Applicant
Cuban Corner Cigar Company
CHW LLC, etal – Owner
[1 King Street, suite 105](#)
To allow a bar as a permissible use by
exception.

- c) 2007-0330 Duane Hill – Applicant
Woodcraft Custom Service, Inc.
Duane and Katherine Hill – Owners
[92 Chapin Street](#)
To allow a woodworking business as a permissible use by exception.

5. Conservation Zone Development

- a) 2007-0320 Charles Hotchkin – Owner/Applicant
[32 Lewis Boulevard](#)
To construct a single family residence in conservation overlay zone two.
- b) 2007-0327 John Valdes and Associates – Applicant
Daniel J. Campbell, etal – Owner
[133 Marine Street](#)
To construct a dock extension (70 feet) and install a boat lift.
- c) 2007-0329 Peritus Civil, Inc. – Applicant
Cameron Jacobs – Owner
[19 Florida Avenue](#)
To approve the site plan for a multi-family/assisted living facility in conservation overlay zone two, to remove trees and to approve a viewing platform over the wetlands.
- d) 2007-0332 St. Johns Welfare Federation – Applicant
St. Johns County – Owner
[161 Marine Street](#)
To construct a pier and viewing platform.
- e) 2007-0333 Rob Matthews, P.E.
Matthews Design Group, Inc. – Applicant
Beta Two of Alachua LLC – Owner
[256 Riberia Street](#)
PID #213150 0010, 213150 0000
To construct boat storage buildings in conservation overlay zone two.

6. Conservation Zone Development/Variance

- a) 2007-0315 Paradise Development Group – Applicant
(Previously Tabled) Walgreens Company – Owner
2801 N. Ponce de Leon Boulevard
66 SR 16 (PID# 155450 0000)
To remove a 24 inch (dbh) tree and
to reduce the width of a drive thru lane.

7. Rezoning/Land Use Plan Amendment

- a) 2007-0276 The River's View Hotel, LLC – Applicant
(Previously Tabled) Marshall Jones Living Trust – Owner
Marilyn Jones Living Trust – Owner
311 and 333 South Ponce de Leon Blvd.
To rezone the property from Commercial
Medium two (CM-2) to Planned Unit
Development (PUD) and to amend the land
use from Commercial Medium Intensity to
Residential Medium Density Mixed Use for
development of a hotel.

8. Rezoning

- a) 2007-0317 Donna Wendler – Applicant
(Previously Tabled) Donna and Scott Wendler – Owners
130 King Street, 132 King Street,
134 King Street, 136 King Street,
131 Oviedo Street, 133 Oviedo Street,
135 Oviedo Street, PID#204580 0040
To rezone the property from Commercial Low
two (CL-2) and Residential General one
(RG-1) to Planned Unit Development (PUD) to
construct an 80 room hotel.

9. Modification to a Planned Unit Development

- a) 2007-0331 Covenant Homes – Applicant
Jill Salgado and Anne Majure – Owners
[Indian Mound Drive](#)
PID# 191970 -0030
To modify the site plan and building plan
and remove trees for a single family
residence.

10. Other Business

- a) Consideration of Alternative Front Building Setback for
Properties in CM-2 Zoning, Located on Multi-Lane
Divided Roadways
- b) Consideration of an Ordinance Regulating Dock Lighting

11. Appeals

- a) 36 May Street, Denial of a dock with 3 boat slips and lifts

12. Conflict of Interest Statements –

- a)

13. 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.