



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, September 7, 2021 at 2:00 p.m.

Regular Agenda

- 1. Roll Call**
- 2. General Public Comments for Items Not on the Agenda**
- 3. Approval of Minutes**
 - a. Regular Meeting Minutes from August 10, 2021.
- 4. Use by Exception**
 - a. 2021-0115
Lolo Properties, LLC – Applicant
K Dawn, LLC - Owner
[31 San Marco Avenue](#)
To approve off street parking within 400 feet of the premises.
- 5. Variance**
 - a. 2021-0110
Stephanie and Lewis Burge – Applicant/Owner
[18 Solano Avenue](#)
To reduce the required side yard setback from 15' to 12' and the rear setback from 20' to 18' for a guesthouse.
- 6. Conservation Overlay Zone Development**
 - a. 2021-0107
Jennifer Coffindaffer – Applicant/Owner
[87 Dolphin Drive](#)
To modify an existing dock, approve a new boat lift and a new floating dock in Conservation Overlay Zone 1.

- b. 2021-0111
Ryan Carter – Applicant
Kimberly Hartwick– Owner
[228 Riberia Street](#)
To approve a retaining wall in Conservation Overlay Zone 1.
- c. 2021-0114
Mary Beth Marek – Applicant/Owner
[19 Davis Street](#)
To remove one (1) significant tree (Hackberry) in Conservation Overlay Zone 3.

7. Rezoning/Conservation Overlay Zone Development

- a. 2021-0108
Ellen Avery-Smith Esq.- Applicant
Flagler College, Inc.– Owner
[94 Cedar Street and 7 ML King Avenue – PID 201850-0000, 201860-0000 and 201860-0150](#)
To amend an existing Planned Unit Development (PUD) and to remove one (1) significant tree (Laurel Oak) in Conservation Overlay Zone 3.

8. Other Business

- a. Discussion and recommendation regarding an Ordinance to establish an Impervious Surface Ratio (ISR) in residential zoning districts.
- b. Discussion and recommendation regarding an Ordinance to update the Zoning Code, Chapter 28 Definitions section for Small and Large Scale Land Use Plan Amendments to refer to the Florida Statute definition, as amended from time to time.
- c. Discussion and recommendation related to a new statutory requirement to include a Property Rights Element in the City’s Comprehensive Plan.

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.

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.