AGENDA

Planning and Zoning Board
City of St. Augustine, Florida
Alcazar Room
Tuesday, January 4, 2022 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 December 7, 2021.

4. Variance

a. 2021-0165 — Devon Drozd – Applicant/Owner
24 Christopher Street
To reduce the required side yard setback from 10’ to 7’ for a residential addition.

b. 2021-0170 — CD + urban – Applicant
44 Avenida Menedez LLC – Owner
c/o John Arbizzani
44 Avenida Menedez
To increase the maximum main building width allowed from 40’ to 54’ and to reduce the required secondary building front setback from 40’ to 12’.

5. Use by Exception

a. 2021-0172 — Ellen Avery-Smith Esq. – Applicant
Windward Shipyard Land Holdings, LLC and Windward Shipyard, LLC – Owner
(Portions of Diesel Road, Dockside Drive, Shipyard Way and S. Ponce de Leon Blvd. aka “the Shipyards”)
PID 127910-0000, 128090-0010, 134230-0011, 134230-0030, 134390-0000, 134390-0010, 134340-0000, 134600-

0000, 134230-0000, 134230-0020, 134410-0000, 134630-0000, 134650-0000, 134760-0000, 134770-0000
To approve off-site parking within the overall property as a permissible use by exception.

b. 2021-0164 (Administratively withdrawn)
Mitchell Kedy – Applicant/Owner
50 St. Francis Street
To approve one (1) parking space in the City parking garage for a short-term rental.

c. 2021-0168
Christopher Leger – Applicant/Owner
65 Oneida Street
To approve one (1) parking space in the City parking garage for a short-term rental.

d. 2021-0166
Frank Castillo – Applicant
c/o Sisters of St. Joseph/St. Benedicts Church
St. Benedict Church – Owner
86 M L King Avenue
To approve the reestablishment of church related supportive services for continuing education, counseling, and mentoring as a neighborhood center by the Sisters of St. Joseph on the property of St. Benedicts Church.

6. Conservation Overlay Zone Development

a. 2021-0167
Jamal Meftah – Applicant
Jamal and Livia Meftah – Owner
263 S Matanzas Boulevard
To approve the modification of an existing bulkhead with a 12' vinyl sheet pile, a new 18" x 24" concrete cap, and a new flood gate at the existing dock within Conservation Overlay Zone 1.

b. 2021-0156
Blackbox Design – Applicant
Kevin Vandyke – Owner
0 Magnolia Avenue / PID 191930-0010 (4/54 MIRAMAR PT OF LOTS 1 & 15 & RIPARIAN RIGHTS TO HOSPITAL CREEK (EX R/W IN DB227/354) OR3832/574). Approximately one (1) acre east of 39 May Street and south of May Street/Vilano Causeway at the Hospital Creek Bridge.
To approve a new bulkhead and gangway for a nine (9) boat slip marina within Conservation Overlay Zone 1.

7. Preliminary Plat Approval

a. 2021-0171 Dustin Estes – Applicant/Owner
46 John Street
To approve a preliminary subdivision plat to replate 46 John Street into two (2) conforming lots.

8. Other Business

a. Board discussion to set a PZB Special Meeting on Thursday, January 27, 2022 at 9:00am to discuss Mobility Planning and the adoption of a mobility fee.

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.