



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, February 1, 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 January 4, 2022.

4. Preliminary Plat Approval

- a. 2022-0001

Scott Borowski – Applicant
c/o Clary Associates
Douglas G. Maier – Owner
c/o Ponce Associates LLC

4000 US Highway 1 N

To approve a preliminary subdivision plat at 4000 US Highway 1 N, Maderia subdivision, east of Pintoresco and Pescado Drives and west of the Tolomato River to create ninety-eight (98) conforming lots and sixteen (16) tracts.

5. Use by Exception

- a. 2022-0002

Garrett Tatoul – Applicant
Dawn Cardamone – Owner

33 Bernard Street

To approve two (2) parking spaces in the City parking garage for a short-term rental.

- b. 2022-0003

Garrett Tatoul – Applicant
Kelsey Glover – Owner

76 Abbott Street

To approve three (3) parking spaces in the City parking garage for a short-term rental.

c. 2021-0172

Continued January 4, 2022

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.

6. Conservation Overlay Zone Development

a. 2022-0005

Jessica Shafer – Applicant/Owner

[40 Hildreth Way](#)

To approve a retaining wall/landscape feature adjacent to rip rap within Conservation Overlay Zone 1.

b. 2021-0156

Continued January 4, 2022

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 twelve (12) boat slip marina within Conservation Overlay Zone 1.

7. Comprehensive Plan Land Use Map Amendment, Rezoning and Variance

a. 2022-0004

Billy Zeits – Applicant

c/o Flagler Multifamily LLC

Flagler Multifamily LLC – Owner

[0 San Sebastian View PID 084560-0020 & 084560-0010](#)

To approve a request to change the Comprehensive Plan land use designation on the property from Residential Low Density Mixed Use (RLD-MU) to Residential Medium Density (RMD) and a compatible rezoning from Residential Low-one (RL-1) to Residential General-one (RG-1). This application includes a variance request to allow stacked parking spaces as required parking spaces for the multifamily development.

8. Other Business

- a. Planning and Zoning Board discussion and recommendation regarding an ordinance to update regulations related to home-based businesses and associated code revisions.
- b. Planning and Zoning Board discussion and recommendation regarding an ordinance to establish regulations for mobile food vendors/food trucks and associated code revisions.

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.