



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, March 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. Special Meeting Minutes from October 28, 2021.

4. Variance

- a. 2022-0012

Shipyards Multifamily, LLC – Applicant & Owner
[Portions of Parcels 134340-0000, 134390-0010, 134390-0000 and 134230-0000](#) to form an approximately 3.98 acres site, referred to as Block B, centrally located between Arapaho Avenue and the San Sebastian River on the Windward Shipyards Master Site Plan dated 09-24-21.

To approve a variance to the minimum parking stall size requirement from 9 feet 6 inches by 19 feet down to 9 feet by 18 feet.

5. Use by Exception

- a. 2022-0008

Val Kleyman – Applicant

Stella Yuniver – Owner

[172 Cordova Street Unit #9](#)

To approve one (1) parking space in the City parking garage for a short-term rental.

- b. 2022-0009

Kimberly Nguyen – Applicant & Owner

[172 Cordova Street Unit #8](#)

To approve one (1) parking space in the City parking garage for a short-term rental.

6. Conservation Overlay Zone Development

- a. 2021-0156 Blackbox Design – Applicant
Continued January 4, 2022 Kevin Vandyke – Owner
Continued February 1, 2022 [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.
- b. 2022-0006 Ryan Carter – Applicant
Patricia & Roland Anderson – Owners
[4 Lighthouse Avenue](#)
To approve an amended dock application that expired in April 2021 within Conservation Overlay Zone 1.
- c. 2022-0007 Jared Whetstone – Applicant & Owner
[235 Coquina Avenue](#)
To approve a new bulkhead in Conservation Overlay Zone 1.
- d. 2022-0010 Alan Stevenson – Applicant
c/o STA Beach Investments LLC
STA Beach Investments LLC – Owner
[34 N St. Augustine Boulevard](#)
To approve an existing bulkhead modification by adding a 24” cap within Conservation Overlay Zone 1.
- e. 2022-0011 Ryan Carter – Applicant
Patricia Dobosz – Owner
[105 Marine Street](#)
To approve of a proposed dock addition to an existing dock over rip rap within Conservation Overlay Zone 1.

7. 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.

8. 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.