



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, August 2, 2022 at 2:00 p.m.
Including items from July 5, 2022 Agenda

Regular Agenda

- 1. Roll Call**
- 2. General Public Comments for Items Not on the Agenda**
- 3. Approval of Minutes**
 - a. Regular Meeting Minutes from June 7, 2022.
- 4. Preliminary Plat Approval**
 - a. 2022-0040 James G. Whitehouse, Esq. – Applicant
c/o St. Johns Law Group
Lion Gate of St. Augustine LLC – Owner
[Sidney Street / PID 125210-0010](#)
To approve a preliminary subdivision plat at Sidney Street/Madeore Street PID 125210-0010 to create two conforming lots within the Residential single-family-two (RS-2) zoning district.
- 5. Variance**
 - a. 2022-0038 Randall & Laura Rupp – Owner & Applicant
[20 Bird Island Drive](#)
To reduce the rear setback from 10' to 6'6" on a Residential general-one (RG-1) lot to allow for the installation of a pool screen enclosure.
 - b. 2022-0041 Oasis Equity Holdings LLC – Owner & Applicant
[93 Oneida Street](#)
To reduce the side yard setbacks from 4' to 1' on a Residential single-family-two (RS-2) lot to allow for the relocation of the existing home.

- c. 2022-0045 Thomas Burd – Owner & Applicant
c/o Fullerwood Construction
[28 Macaris Street](#)
To reduce the rear setback from 20' to 13' on a Residential single-family-one (RS-1) lot to allow for the proposed addition to the single family residence.

6. Use by Exception

- a. 2022-0039 Judith Dembowski – Applicant
St. Augustine Society Inc – Owner
[64 Washington Street](#)
To approve off-site parking within 400 feet as a permitted use by exception.

7. Conservation Overlay Zone Development

- a. 2022-0005 Jessica Shafer – Owner & Applicant
Continued from [40 Hildreth Way](#)
February 1, 2022 Meeting To approve a retaining wall/landscape feature adjacent to rip rap within Conservation Overlay Zone 1.
- b. 2022-0043 Jessica Shafer – Owner & Applicant
[0 Hildreth Drive / PID 151151-0020](#)
To approve a retaining wall/landscape feature adjacent to rip rap within Conservation Overlay Zone 1.
- c. 2022-0031 Ryan Carter – Applicant
Continued from c/o Carter Environmental Services
June 7, 2022 Meeting John Andrews – Owner
[97 Coquina Avenue](#)
To approve the construction of a 665 square foot dock and boat lift within Conservation Overlay Zone 1.
- d. 2022-0032 Ryan Carter – Applicant
Continued from c/o Carter Environmental Services
June 7, 2022 Meeting John Andrews – Owner
[99 Coquina Avenue](#)
To approve the construction of a 665 square foot dock and boat lift within Conservation Overlay Zone 1.

- e. 2022-0042 Jennifer White Conner – Applicant
White’s Wharf – Owner
[135 Avenida Menendez](#)
To approve a modification of the walkway/access boardwalk to White’s Wharf from Avenida Menendez within Conservation Overlay 1.
- f. 2022-0037 Kevin Marks – Applicant
c/o Shoreland Home Builders
Paul Thompson – Owner
Pelican Reef of St. Augustine LLC
[0 Pelican Reef Drive / PID 158573-0100](#)
To remove significant trees within Conservation Overlay 3.
- g. 2022-0027 Jason Stancil – Applicant
c/o Colour Homes, LLC
Darden Claire Harting Trust – Owner
[0 Seminole Drive / PID 151370-0000](#)
To approve the construction of a new single-family home within Conservation Overlay Zone 2.

8. Other Business

- a. Planning and Zoning Board discussion to consider recommending a change to the Zoning Code to allow Not-for-profit clubs as a permitted use or a permitted use by exception in Historic Preservation District-three (HP-3).
- b. Planning and Zoning Board discussion related to potential code amendments pertaining to Historic Preservation and the issue of partial demolition.

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.