AGENDA

Planning and Zoning Board
City of St. Augustine, Florida
Alcazar Room
Tuesday, September 6, 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 August 2, 2022.

4. Variance

a. 2022-0041
Continued from the August 2nd Meeting

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.

b. 2022-0053

Builders Service Aluminum – Applicant
Russ & Merit Lee – Owner
51 Menendez Road
To reduce the side setback from 10' to 5' to allow for the construction of a screened in spa area.

5. Use by Exception

a. 2022-0056

JoAnna Engel – Applicant
c/o The Tasting Tours LLC
Kasam Hospitality – Owner
24 Cathedral Place
To approve the operation of a cocktail lounge in the 24 Cathedral Place PUD.

6. Conservation Overlay Zone Development

a. 2022-0037
Continued from August 2nd Meeting

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.

b. 2022-0046

Michael Carpenter – Applicant
c/o Carter Environmental Services
Agan Prameshuber – Owner
171 Inlet Drive Lot A
To approve the construction of a new 939 square foot dock, boat lift and PWC lift within Conservation Overlay Zone 1.

c. 2022-0047

Scott Johnson – Applicant & Owner
c/o SHJ Rentals LLC
75 Comares Avenue Unit 3C
To approve the installation of one (1) piling low profile boat lifts at the existing dock within Conservation Overlay Zone 1.

d. 2022-0048

Renato Sindicic – Owner & Applicant
73 Magnolia Avenue
To approve the construction of a new wood retaining wall and replacement of two (2) existing wood pilings within Conservation Overlay Zone 1.

e. 2022-0049

Michael Carpenter – Applicant
c/o Carter Environmental Services
Mark Matrazzo – Owner
171 Inlet Drive Lot B
To approve the construction of a new 1,214 square foot dock, boat lift and duel PWC lift within Conservation Overlay Zone 1.

f. 2022-0050

Michael Carpenter – Applicant
c/o Carter Environmental Services
Thomas Hartman – Owner
7 Lighthouse Avenue
To approve the construction of a new 2,814 square foot dock and boat lift within Conservation Overlay Zone 1.

g. 2022-0054

Andy Hardy – Applicant
c/o Hardy Joe Marine Company
Steve Leathers – Owner
103 Dolphin Drive
To approve an after the fact installation of dock pilings and a 240 square foot floating dock within Conservation Overlay Zone 1.

7. Comprehensive Plan Land Use Plan Amendment and Rezoning

a. 2022-0052

Debi Redding – Applicant
c/o Emergency Services and Homeless Coalition of St. Johns County
ESHC of St. Johns County – Owner
3 Nesbit Avenue
To amend the current land use of Industrial to Residential Medium Density and to rezone the property from Industrial and Warehousing (IW) to Residential General-one (RG-1).

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)

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.