AGENDA

Planning and Zoning Board
City of St. Augustine, Florida
Alcazar Room
Tuesday, October 4, 2022, at 2:00 p.m.

Regular Agenda

1. Roll Call

2. Election of Chair and Vice Chair

3. General Public Comments for Items Not on the Agenda

4. Approval of Minutes

a. None

5. Modification and approval of Agenda

6. Use by Exception

a. 2022-0068

Sunil and Ronita Mohanani – Applicant & Owner
39 San Marco Avenue
To approve off-site parking space(s) within 400 feet of the premises at 45 San Marco Avenue for a short-term rental as a permitted use by exception.

b. 2022-0069

James G. Whitehouse, Esq. – Applicant
c/o St. Johns Law Group
Dr. Ohmer Merlin (current)/Apryl Black (buyer) – Owner
72 Valencia Street
To approve a professional office use in the Residential General-one (RG-1) zoning district as a permitted use by exception.

7. Variance

a. 2022-0063

Sarah Ryan – Applicant
c/o Sarah Ryan Architect, LLC
John and Dana Madalon – Owner
247 S Matanzas Boulevard
To increase the maximum lot coverage from 29% to 30% and to reduce the required front yard setback from 20' to 18' to allow for an addition to the garage.

b. 2022-0065

Catherine Duncan and Jennifer Pietschker – Applicant
c/o Loci Architects, LLC
Barbara and Wayne Bish – Owner
87 Douglas Avenue
To increase the maximum lot coverage from 30% to 35% for a new sunroom addition.

c. 2022-0070

Len Weeks – Applicant
c/o Len Weeks Rental Properties
Claude L. Weeks, Jr. a.k.a. Len Weeks - Owner
63 Hypolita Street
To approve a variance to exceed twenty (20) parking spaces for a parking lot, a variance to reduce the required 25-foot distance between parking facilities located within a Historic District (HP-2), and a variance to exceed the 25% limitation on the number of compact spaces including a reduction in drive aisles.

8. Conservation Overlay Zone Development

a. 2022-0048

Continued September 6, 2022

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.

b. 2022-0050

Continued September 6, 2022

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.

c. 2022-0054
Continued September 6, 2022

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.

d. 2022-0057

Ryan Carter – Applicant
c/o Carter Environmental Services
San Sebastian River LLC – Owner
Florida Avenue/PID 1077900010
To approve a new bulkhead approximately 20 feet in length, review wetland impacts and approve a pile-supported dock with a floating platform totaling approximately 1,459 sf in Conservation Overlay Zone 1. To remove significant trees and tree canopy in Conservation Overlay Zone 3 for multi-family housing and recreational use.

e. 2022-0058

Ryan Carter – Applicant
c/o Carter Environmental Services
Ernest Little – Owner
5 Lighthouse Avenue
To approve a modification to an existing dock, modifying the total length of the dock and relocating the boat lift and floating dock in Conservation Overlay Zone 1.

f. 2022-0061

Karen Taylor – Applicant
c/o Karen M. Taylor Land Planner
200 Nix Boat Yard LLC – Owner
200 Nix Boat Yard Road
To approve and modify existing docks, including new floating docks, landing platforms, gangway and access ramp including dredging on City owned bottomlands within Conservation Overlay Zone 1.

g. 2022-0064

Lucille Barnhill – Applicant & Owner
217 S Matanzas Boulevard
To approve the installation of a floating dock with a gangway and low-profile boat lift using existing pilings within Conservation Overlay Zone 1.

h. 2022-0066

Ryan Carter – Applicant
c/o Carter Environmental Services
Jamie Pantling – Owner
81 Coquina Avenue
To approve an after the fact installation of some new decking material, a gangway and floating dock and to approve the construction of a new 50 foot in length boardwalk/dock that connects to an observation pier totaling approximately 2,564 sf within Conservation Overlay Zone 1.

9. Rezoning

a. 2022-0059

Ellen Avery-Smith Esq. – Applicant
c/o Rogers Towers, P.A.
Sebastian Hotel, LLC (current)/Flagler College, Inc (buyer) – Owner
333 S Ponce De Leon Boulevard
To modify the development plan for an existing Planned Unit Development (PUD) (Ord. No. 2008-02) to allow the existing buildings located on the site to be used as dormitories for Flagler College with related amenities and to retain a hotel use as an allowed use in the PUD.

10. Comprehensive Land Use Plan Amendment and Rezoning

a. 2022-0067

City of St. Augustine – Applicant & Owner
110 Carver Street E
To amend the current land use of Residential Low Density to Recreation/Open Space with site-specific condition(s), and to rezone the property from Residential Single Family-one (RS-1) to Government Use (GU).

11. Other Business

a. None

12. 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.