



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, December 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 October 4, 2022.
- b. Special Meeting Minutes from October 12, 2022.

4. Modification and Approval of Agenda

5. Variance

- a. 2022-0045
Continued from the August 2nd Meeting
Continued from the November 1st Meeting
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.

- b. 2022-0083
Rickey M. Garmon – Applicant & Owner
[515 Arricola Avenue](#)
To reduce the side setbacks from 10' to 5.9' along the southern property line and from 10' to 7.8' along the northern property line on a Residential Single-Family-Two (RS-2) lot to allow for the construction of a new single-family residence.

6. Use by Exception

- a. 2022-0071
Adrienn Molnar – Applicant & Owner
[28 Arenta Street](#)
To approve an off-site parking space at the City parking garage for a short-term rental as a permitted use by exception.

b. 2022-0082

Travis Lantz – Applicant

c/o The Toy Barn

Azman Kayakli – Owner

c/o 2401 Ponce de Leon, LLC

[2401 N Ponce de Leon Boulevard](#)

To approve a use by exception for a business where automotive vehicles are offered for rent or sale within the Commercial Medium-Two (CM-2) zoning district.

7. Conservation Overlay Zone Development

a. ~~2022-0057~~ Ryan Carter – Applicant

~~Continued from the October 4th Meeting~~ c/o Carter Environmental Services

~~Continued from the November 1st Meeting~~ San Sebastian River LLC – Owner

[Florida Avenue / PID 107790-0010](#)

Continued to the February 6th,
2023 Meeting

~~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 square feet within Conservation Overlay Zone 1. To remove significant trees and tree canopy in Conservation Overlay Zone 3 for multifamily housing and recreational use.~~

b. 2022-0077

Ryan Carter – Applicant

c/o Carter Environmental Services

Kenneth Walls – Owner

[Lot 12 Pelican Reef Drive / PID 158573-0130](#)

To approve the construction of a new 3,457 square foot dock, bulkhead, and two (2) boat lifts within Conservation Overlay Zone 1.

c. 2022-0078

Ryan Carter – Applicant

c/o Carter Environmental Services

Michael Hutchinson

[Lot 11 Pelican Reef Drive / PID 158573-0110](#)

To approve the construction of a new 4,010 square foot dock, bulkhead, and three (3) boat lifts within Conservation Overlay Zone 1.

d. 2022-0080

Ryan Carter – Applicant

c/o Carter Environmental Services

Henry Green – Owner

[24 N Saint Augustine Boulevard](#)

To approve the construction of a new 1,936 square foot dock and two (2) boat lifts within Conservation Overlay Zone 1.

- e. 2022-0085 Russell E. Haimowitz Sr. – Applicant
 c/o Russell Contractors Inc.
 Lorenc Hoxhaj – Owner
 [119 Gaillardia Loop](#)
 To approve the removal of twenty-two (22) significant trees within Conservation Overlay Zone 3 for the construction of a new single-family residence.

8. Variance and Conservation Overlay Zone Development

- a. 2022-0086 Sarah Ryan, Architect – Applicant
 c/o Sarah Ryan, Architect
 TMC Holdings LLC – Owner
 [66 Lewis Boulevard](#)
 To eliminate on-site vehicle maneuverability and approve the removal of a significant 13/17/28 Oak tree within Conservation Overlay Zone 3.

9. Comprehensive Plan Land Use Plan Amendment and Rezoning

- a. 2022-0084 James G. Whitehouse, Esq. – Applicant
 c/o St. Johns Law Group
 Vista Hotel IV, Inc. – Owner
 [1800 N Ponce de Leon Boulevard / PID 189750-0000](#)
 [1860 N Ponce de Leon Boulevard / PID 189670-0000](#)
 [7 W San Carlos Avenue / PID 189640-0000](#)
 [1700 N Ponce de Leon Boulevard / PID 189790-0000](#)
 [25 Missouri Avenue / PID 189780-0000](#)
 To amend the current land use of Commercial Medium Intensity to Residential Medium Density-Mixed Use and to rezone the property from Commercial Medium-Two (CM-2) to Residential and General Office-A (RGO-A) including all referenced properties.

10. Other Business

- a. Approval of the 2023 Planning and Zoning Board meeting schedule.
- b. Discussion of electronic packets for meetings starting the beginning of the new year (January 3, 2023 PZB Meeting).

11. 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.