



AGENDA

Note New Meeting Time

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, February 7, 2023, at 1:00 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 September 20, 2022.
- b. Regular Meeting Minutes from November 1, 2022.
- c. Regular Meeting Minutes from December 6, 2022.

- 4. Modification and Approval of Agenda**

- 5. Variance**

- a. 2022-0093
Continued from January 3rd Meeting

Chanel Miller – Applicant & Owner

[20 May Street](#)

To reduce the rear setback from 20' to 11.8' and to reduce the side setback from 15' to 2.4' on a Residential Single-Family-One (RS-1) lot to allow for the conversion of an existing garage into habitable space.

- 6. Use by Exception**

- a. 2022-0095

David Spinner – Applicant

c/o Lobstah on A Roll

John Arbizzani – Owner

[34 Granada Street](#)

To approve the sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption on premises within the Commercial Low-One (CL-1) zoning district as a permitted use by exception.

7. Conservation Overlay Zone Development

- a. 2022-0057
Continued from October 4th Meeting

Applicant has requested to be continued to the March 7th Meeting
- Ryan Carter – Applicant
c/o Carter Environmental Services
San Sebastian River LLC – Owner
[Florida Avenue / PID 107790-0010](#)
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. 2022-0094
- Ryan Carter – Applicant
c/o Carter Environmental Services, Inc.
Fountain of Youth Prop Inc.
[11 Magnolia Avenue](#)
To approve the modification of an existing dock to include four (4) new boats lifts with catwalks and to approve the new construction of an observation deck to the south of the existing dock within Conservation Overlay Zone 1.
- c. 2023-0001
- Adrienne Flatland – Applicant & Owner
[144 Pelican Reef Drive](#)
To approve the removal of a 13-inch dbh Southern Red Cedar within Conservation Overlay Zone 3.

8. Rezoning

- a. 2023-0002
- James G. Whitehouse, Esq. – Applicant
c/o St. Johns Law Group
Patricia D. Dobosz – Owner
[11 Bridge Street](#)
To rezone the property from Historic Preservation One (HP-1) to Planned Unit Development (PUD).

9. Other Business

- a. Discussion and Recommendation regarding the 2022/2023 Fiscal Year Update to the Capital Improvements Element of the City of St. Augustine 2040 Comprehensive Plan.
- b. Reminder regarding scheduled PZB Special Meeting on Tuesday February 21, 2023, at 1:00 pm.

10. 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.