



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, March 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. Regular Meeting Minutes from January 3, 2023.

4. Modification and Approval of Agenda

5. Variance

- a. 2023-0011

Robert Bellanich – Applicant & Owner

[16 Avista Circle](#)

To reduce the rear setback from 20' to 6.9' and to reduce the side setback from 15' to 6.6' on a Residential Single-Family-One (RS-1) lot to allow for the construction of a guesthouse.

6. Use by Exception

- a. 2023-0007

Morgan Siders – Applicant

c/o Siders Pomar LLC

Siders Pomar LLC – Owner

[123 Pomar Street](#)

To approve one (1) off-site parking space within four hundred (400) feet within the Residential Single-Family-Two (RS-2) zoning district as a permitted use by exception.

7. Use by Exception and Variance

- a. 2023-0009 Casey Fenwick – Applicant & Owner
[93 Keith Street](#)
To approve four (4) off-site parking spaces outside of four hundred (400) feet within the Residential Single-Family-Two (RS-2) zoning district as a permitted use by exception and a distance variance from 400 feet to approximately 1,000 feet.

8. Conservation Overlay Zone Development

- a. 2022-0088 Andrew Petersen – Applicant
c/o Bowman Consulting
Continued from January 3rd Meeting CD St. Augustine Gas, LLC – Owner
[San Sebastian View / PID 073581-0040](#)
REQUESTING CONTINUANCE (Northwest Corner of San Sebastian View and US Highway 1)
TO APRIL 4TH MEETING To approve the removal of a significant portion of the tree canopy and significant trees including a 20” Cedar, 13” Cedar, 12” Cedar, 16” Cedar, and 54” Oak for development within the Commercial Medium-Two (CM-2) zoning district.
- b. 2022-0091 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Proposed dock continued from January 3rd Justin Muller
Meeting all other items previously approved c/o St. Augustine Yacht Club, Inc.
City of St. Augustine – Owner of specific property and
[Owner of City of St. Augustine public right-of-way of eastern portion of Carver Street East](#)
[110 Carver Street E](#)
To approve the construction of a new dock, stabilization of the shoreline, and removal of trees within Conservation Overlay Zones 1 and 3 associated with site improvements for the St. Augustine Yacht Club’s Sailing Center on the property of the proposed sailing center including tree removal within the City of St. Augustine right-of-way.
- c. 2023-0003 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Adrienne Flatland – Owner
[144 Pelican Reef Drive](#)
To approve the construction of a bulkhead, dock, single boat lift, one PWC lift, and floating dock totaling approximately 1,870 square feet within Conservation Overlay Zone 1 as well as the removal of a 13-inch dbh Southern Red Cedar within Conservation Overlay Zone 3.

- d. 2023-0005 Robert L. Mathews – Applicant
c/o C&H Marine Construction
Robert Ziadie – Owner
[150 Pelican Reef Drive](#)
To approve the construction of a new vinyl bulkhead within Conservation Overlay Zone 1.
- e. 2023-0008 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Ryan & Terri Pereira – Owners
[201 Inlet Drive](#)
To approve the construction of a new dock, boat lift, two (2) PWC lifts, observation deck, and a pulley activated gangway totaling approximately 2,425 square feet within Conservation Overlay Zone 1.
- f. 2023-0010 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
David & CeCe Drysdale – Owners
[140 Pelican Reef Drive](#)
To approve the construction of a new wood pile bulkhead within Conservation Overlay Zone 1.

9. Rezoning

- a. 2023-0004 Valerie Lee – Applicant & Owner
c/o Palm Row LLC
[6 Palm Row](#)
To rezone the property from Historic Preservation One (HP-1) to Historic Preservation Two (HP-2).

10. Comprehensive Plan Amendment and Rezoning

- a. 2023-0006 Ellen Avery-Smith, Esq. – Applicant
c/o Rogers Towers, P.A.
Windward Shipyard Land Holdings, LLC – Owner
[Arapaho Avenue / PID 134760-0000, 134780-0000, & 134790-0000](#)
To amend the current land use of Mixed-Use District (St. Johns County) to Residential Medium Density Mixed Use and Residential Low Density (City) and to rezone the properties from Open Rural (OR) (St. Johns County) to Residential General Office (RGO) and Planned Unit Development (PUD) (City).

11. Other Business - 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.