



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, April 4, 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 February 7, 2023.
- b. Special Meeting Minutes from February 21, 2023.

4. Modification and Approval of Agenda

5. Variance

a. 2022-0093

Chanel Miller – Applicant and Owner

[20 May Street](#)

Continued from February 7th Meeting

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

b. 2023-0017

Sarah Ryan Architect LLC – Applicant

Fountain of Youth Elks Lodge – Owner

[100 Washington Street](#)

To reduce the front setback from 15' to 8' and to increase the lot coverage maximum to 43% on a Residential Single-Family-Two (RS-2) lot to allow for the construction of a front porch.

6. Use by Exception

- a. 2023-0016 Mark A Hafner Family Trust – Applicant & Owner
[75 ½ Oneida Street](#)
To approve two (2) off-site parking spaces at 63 Oneida Street of at the Municipal Parking Garage within the Residential Single-Family-Two (RS-2) zoning district as a permitted use by exception.

7. Use by Exception and Variance

- a. 2022-0009 Casey Fenwick – Applicant & Owner
[93 Keith Street](#)
Continued from March 7th Meeting 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.
- b. 2023-0015 Karl Baird – Applicant & Owner
c/o Cowork St. Augustine
[9 Sanchez Avenue](#)
To approve a special event venue within the Commercial Low-Two (CL-2) zoning district as a permitted use by exception and approve a variance to off-street parking requirements.

8. Conservation Overlay Zone Development

- a. 2022-0057 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
San Sebastian River LLC – Owner
[19 Florida Avenue](#)
(Formally advertised and referred to as 0 Florida Ave / PID 107790-0010)
To approve the construction of a new bulkhead approximately 112 feet in length, filling of approximately 0.14 acres of wetlands, construction of an approximately 1,529 square foot dock, including a floating dock and gangway, and removal of the majority of the tree canopy on the site which includes significant trees in Conservation Overlay Zones 1, 2, and 3.

- b. 2022-0088
Continued from March 7th Meeting
Andrew Petersen – Applicant
c/o Bowman Consulting
CD St. Augustine Gas, LLC – Owner
[San Sebastian View / PID 073581-0040](#)
(Northwest Corner of San Sebastian View and US Highway 1)
To approve the removal of a significant portion of the tree canopy and significant trees including a 20” dbh Cedar, 13” dbh Cedar, 12” dbh Cedar, 16” dbh Cedar, and 54” dbh Oak for development within the Commercial Medium-Two (CM-2) zoning district.
- c. 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 vinyl sheet construction bulkhead within Conservation Overlay Zone 1.
- d. 2023-0012
Clark Fouraker – Applicant
c/o Clenn Layton Homes, LLC
Coastal Getaway Homes, LLC – Owner
[214 Pelican Reef Drive / PID 158573-0090](#)
To approve the removal of significant Southern Red Cedar trees within Conservation Overlay Zone 3.
- e. 2023-0013
Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Nancy & John Fout – Owner
[164 Pelican Reef Drive](#)
To modify an existing dock to change the existing boat lift to a 15’ x 38’ deck lift and remove the existing boat lift, approve an after the fact modification to the existing bulkhead impacting approximately 0.01 acres of wetlands within Conservation Overlay Zones 1 and 2.
- f. 2023-0018
Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Ernest Little – Owner
[5 Lighthouse Avenue](#)
To approve the modification of previously approved dock plans to widen the boat lift from 10’ to 15’ within Conservation Overlay Zone 1.

9. 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 134780-0000](#)
 To rezone the approximately 9.6-acre property from Open Rural (OR) (County) to Planned Unit Development (PUD) (City) subject to a Voluntary Petition for Annexation and Pre-annexation Agreement approved by the City Commission. On March 7, 2023, the City Planning and Zoning Board recommended the land use plan amendment for this subject property from its St. Johns County land use to the City's Residential Low Density Future Land Use Designation. This is a second Public Hearing on the proposed PUD including Conservation Overlay Development.

10. Other Business

- a. Reminder of PZB special meeting on April 25th at 1:00pm

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.