



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, May 2, 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. None
- 4. Modification and Approval of Agenda**
- 5. Variance**
 - a. 2023-0022 Mark & Heather Tate – Applicant & Owner
[1 Solano Avenue](#)
To increase the lot coverage maximum to 35% on a Residential Single-Family-One (RS-1) lot to allow for the construction of a new shaded sitting area.
- 6. Use by Exception**
 - a. 2023-0025 Charlotte Rogers – Applicant
c/o Star Song School
James Sheils – Owner
c/o FBM Holdings
[105 Masters Drive](#)
To approve a school within the Commercial Low-One (CL-1) zoning district as a permitted use by exception.

7. Use by Exception and Variance

- a. 2022-0009 Casey Fenwick – Applicant & Owner
[93 Keith Street](#)
Originally 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.

8. Conservation Overlay Zone Development

- ~~a. 2023-0013 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Continued from the April 4th Meeting to the June 6th Meeting 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.~~
- b. 2023-0020 Wolfgang Schau – Applicant & Owner
[151 Inlet Drive](#)
To approve the construction of a new 180-foot bulkhead in Conservation Overlay Zones 1 and 2.
- c. 2023-0021 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Kenton Morrison - Owner
[36 N St. Augustine Boulevard](#)
To approve the construction of a new dock that includes two boat lifts totaling approximately 1,993 square feet within Conservation Overlay Zone 1.
- d. 2023-0024 Peter Burkhardt – Applicant & Owner
c/o Jjmrn Properties LLC
[83 Comares Avenue Unit 2C](#)
To approve the installation of a boat lift within Conservation Overlay Zone 1.

e. 2023-0026

Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Alan Stevenson – Owner
c/o STA Beach Investments, LLC
[34 N St. Augustine Boulevard](#)

To approve the modification of an existing dock to allow for the addition of a new floating dock, the widening of a boat lift, and the widening of a personal watercraft lift within Conservation Overlay Zone 1.

9. Other Business

- a. Review and Recommendation for Adopting Updated Sections in the Land Development Code Regarding Food Truck Regulations.

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.