



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, June 6, 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 March 7, 2023.
 - b. Regular Meeting Minutes from April 4, 2023.
 - 4. Modification and Approval of Agenda**
 - 5. Use by Exception and Variance**
 - a. 2023-0031 Ryan Kunsch – Applicant & Owner
c/o Muggsy's
[213 W King Street](#)
To approve a use by exception for off-site parking within 400 feet at 222 W King Street as well as a variance to off-street parking requirements.
 - 6. Conservation Overlay Zone Development**
 - a. 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.
- Continued from the April 4th Meeting*
- Requesting a continuance to the July 5th Meeting to accommodate requests from the Planning and Zoning Board*

- b. 2023-0027 Gregg A. Hall – Applicant
c/o Florida Power & Light Company
Florida Power & Light Company – Owner
[106 Riberia Street](#)
To approve the replacement of an existing seawall within
Conservation Overlay Zone 1.
- c. 2023-0028 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Kantibhai Patel – Owner
[Pelican Reef Drive / PID 158571-0008](#)
To approve the construction of a new bulkhead within
Conservation Overlay Zone 2.
- d. 2023-0035 Robert & Karen Thomas – Applicant & Owner
[Fiddler Crab Lane / PID 158571-9080](#)
To approve the construction of a new bulkhead within
Conservation Overlay Zone 2 and removal of a significant
portion of the tree canopy including significant Cedar trees
within Conservation Overlay Zone 3.
- e. 2023-0036 Michael Carpenter – Applicant
c/o Carter Environmental Services Inc.
Agan Prameshuber – Owner
[171 Inlet Drive Lot A](#)
To approve the modification of an existing bulkhead within
Conservation Overlay Zones 1 and 2.
- f. 2023-0037 Michael Carpenter – Applicant
c/o Carter Environmental Services Inc.
Mark Matrazzo – Owner
[171 Inlet Drive Lot B](#)
To approve the modification of an existing bulkhead within
Conservation Overlay Zones 1 and 2.

7. Comprehensive Plan Amendment and Rezoning

- a. 2023-0034 Brad Wester – Applicant
c/o Driver McAfee Hawthorne & Diebenow, PLLC
BDEP Cat’s Paw, LLC
c/o Cat’s Paw Marina
[200 & 220 Nix Boat Yard Road](#)
To amend the current land use of Mixed-Use District (County) to Marine Industrial (City), to rezone the approximately 0.9-acre property from a Residential, Manufactured/Mobile Home (RMH) (County) to Planned Unit Development (PUD) (City), and removal of significant trees within Conservation Overlay Zone 3 all subject to a Voluntary Petition for Annexation and Pre-annexation Agreement approved by the City Commission. To amend an existing PUD adopted on November 13, 2017 at 220 Nix Boat Yard Road.

8. Applications Involving the Emergency Services and Homeless Coalition of St. Johns County, Inc.

- a. 2023-0045 Matthew Lahti, P.E. – Applicant
c/o Gulfstream Design Group, LLC
Emergency Services and Homeless Coalition of St. Johns County, Inc. – Owner
c/o Jeanne Moeller, ESHC Board President
[28 Smith Street](#)
To amend the current land use of Residential Low Density to Residential Medium Density and to rezone the property from Residential Single-Family-Two (RS-2) to Residential General-One (RG-1) to build an additional residential unit.

To approve a variance request to reduce off-street parking requirements and approve the removal of significant tree(s) within Conservation Overlay Zone 3.

- b. 2023-0046 Matthew H. Lahti, P.E. – Applicant
c/o Gulfstream Design Group, LLC
Emergency Services and Homeless Coalition of St. Johns
County, Inc. – Owner
c/o Jeanne Moeller, ESHC Board President
[62 Chapin Street and various properties under ESHC
ownerships](#)
(See attached addendum to the agenda listing all of the
properties included in the request)
To approve a reduction in the number of required off-street
parking requirements and removal of significant trees within
Conservation Overlay Zone 3.
- c. 2023-0038 Matthew H. Lahti, P.E. – Applicant
c/o Gulfstream Design Group, LLC
Emergency Services and Homeless Coalition of St. Johns
County, Inc. – Owner
c/o Jeanne Moeller, ESHC Board President
[3 Nesbit Avenue](#)
To approve a reduction in the number of required off-street
parking requirements, approve development within
Conservation Overlay Zone 2, and approve the removal of
significant trees within Conservation Overlay Zone 3.

9. Other Business

- a. Reminder of a Special Planning and Zoning Board meeting on June 27, 2023, regarding updates to the City’s Partial Demolition Ordinance as well as the City’s Parking Code.

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.

11. Addendum to Item 8b. for Properties Included in Request

- a. 4 Nesbit Avenue / PID 104270-0020
- b. 6 Nesbit Avenue / PID 104270-0020
- c. 8 Nesbit Avenue / PID 104270-0020
- d. 12 Nesbit Avenue / PID 104375-0140
- e. 56 Chapin Street / PID 104270-0010
- f. 57 Chapin Street / PID 104450-0000
- g. 58 Chapin Street / PID 104270-0010
- h. 59 Chapin Street / PID 104460-0000
- i. 60 Chapin Street / PID 104270-0000
- j. 61 Chapin Street / PID 104460-0000
- k. 61 ½ Chapin Street / PID 104460-0000
- l. 63 Chapin Street / PID 104460-0000
- m. 63 ½ Chapin Street / PID 104460-0000
- n. 27 Smith Street / PID 104376-0040
- o. 29 Smith Street / PID 104376-0030
- p. 30 Smith Street / PID 103426-0040
- q. 31 Smith Street / PID 104376-0020
- r. 33 Smith Street / PID 104376-0010
- s. 43 Smith Street / PID 104310-0000
- t. 35 Palmer Street / PID 104320-0000

