



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Wednesday, July 5, 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 April 25, 2023.
 - b. Regular Meeting Minutes from May 2, 2023.
 - c. Regular Meeting Minutes from June 6, 2023.
- 4. Modification and Approval of Agenda**
- 5. Variance**
 - a. 2023-0056 Gaere MacDonald – Applicant
c/o Gaere MacDonald Construction
William & Megan Barlow – Owners
[69 Abbott Street](#)
To approve an increase in lot coverage to allow for the construction of a single-story addition within the Residential Single-Family-Two (RS-2) zoning district.
- 6. Use by Exception**
 - a. 2023-0050 Blair Knighting, AICP – Applicant
c/o Kimley-Horn and Associates, Inc.
Viviani Holdings, LLC – Owner
[State Road 312 / PID 161980-0000](#)
To approve a medical office use within the Commercial Medium-One (CM-1) zoning district as a use by exception.

- b. 2023-0053 Cidersmith LLC – Applicant
18 Saint George St., LLC – Owner
[18 St. George Street](#)
To approve a distillery use within the Historic Preservation-
Three (HP-3) zoning district as a use by exception.

7. Conservation Overlay Zone Development

- a. 2022-0057 Ryan Carter – Applicant
c/o Carter Environmental Services, Inc.
Continued from the April 4th Meeting San Sebastian River LLC – Owner
[Florida Avenue & Julia Street / PID 107790-0010 & 107790-0110](#)
To approve the construction of a new dock within
Conservation Overlay Zone 1 and removal of significant
Southern Red Cedar, Loblolly Bay, Sweetbay Magnolia,
Southern Magnolia, Water Oak, Live Oak, and Laurel Oak
trees within Conservation Overlay Zone 3.
- b. 2023-0013 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Originally continued from the April 4th Meeting Nancy & John Fout – Owner
[164 Pelican Reef Drive](#)
Requesting a continuance to the August 2nd Meeting to accommodate requests from the Planning and Zoning Board
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.
- This application will be readvertised ahead of the August 2nd Meeting if continued*
- c. 2023-0048 Kevin Marks – Applicant
c/o Shoreland Home Builders
Daniel Mellon – Owner
[Pelican Reef Drive / PID 158573-0050](#)
To remove a significant amount of existing tree canopy,
including significant Oak and Southern Red Cedar trees,
within Conservation Overlay Zone 3.
- d. 2023-0051 Ryan Carter – Applicant
c/o Carter Environmental Services, Inc.
Jim & Megan White – Owners
[125 Marine Street](#)
To approve the construction of a new bulkhead within
Conservation Overlay Zone 2.

- e. 2023-0052 Karen Cowart – Applicant
Philip & Paula Williams – Owners
[124 Spartina Avenue](#)
To approve the construction of a new bulkhead within Conservation Overlay Zone 2 and remove a significant Southern Red Cedar tree within Conservation Overlay Zone 3.
- f. 2023-0054 Bart Piniaz – Applicant
Mike Morucci – Owner
[26 N St. Augustine Boulevard](#)
To approve the modification to an existing bulkhead within Conservation Overlay Zone 2.
- g. 2023-0055 Ryan Carter – Applicant
c/o Carter Environmental Services, Inc.
Craig & Marguerite Pickering – Owners
[271 S Matanzas Boulevard](#)
To approve the construction of a new dock and boat lift pilings within Conservation Overlay Zone 1.
- h. 2023-0058 Fred R. Jones, Jr., P.E. – Applicant
c/o Matthews | DCCM
Robert Finvarb – Owner
Windward Shipyards, LLC
[117 Dockside Drive / PID 127910-0000](#)
To approve the removal of a significant Oak tree within Conservation Overlay Zone 3.

8. Rezoning

- a. 2023-0057 James G. Whitehouse, Esq. for Ryan Dettra – Applicant
c/o St. Johns Law Group
Paul M. Meredith, P.A. – Owner
[115 La Quinta Place](#)
To rezone an approximately 0.64-acre property from Commercial Low-One (CL-1) to Planned Unit Development (PUD).

9. Other Business

- a. None.

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.