



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, August 1, 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 June 6, 2023.
 - b. Special Meeting Minutes from June 27, 2023.
- 4. Modification and Approval of Agenda**
- 5. Variance**
 - a. 2023-0062
Marshall Schneider – Applicant
c/o Schneider Consulting LLC
Lester Pelkey – Owner
c/o Pelkey Property Holdings LLC
[8 Perpall Street](#)
To reduce the rear setback to allow for the construction of a second story addition within the Commercial Medium-Two (CM-2) zoning district.
 - b. 2023-0064
Elizabeth Ross – Applicant
Elliot Ross – Owner
[22 Park Terrace Drive](#)
To reduce the side and rear setbacks to allow for the construction of a guesthouse within the Residential Single-Family-One (RS-1) zoning district.

- c. 2023-0065 Ryan Cornelison – Applicant
c/o Cornelison LLC
Ryan & Kimberly Cornelison – Owners
c/o Cornelison LLC
[124 King Street](#)
To approve a reduction of off-street parking requirements within the Commercial Low-Two (CL-2) zoning district.
- d. 2023-0066 Jon Veniard – Applicant
c/o The Local Refillery
Stephanie Hollis – Owner
c/o Solar Stick
[226 W King Street](#)
To approve a reduction of off-street parking requirements within the Commercial Medium-Two (CM-2) zoning district.

6. Use by Exception

- a. 2023-0059 Patrick Ingoldsby – Applicant
c/o iTrip
Brittany Edwards & Alexis Magnan-Callaway – Owners
[24 Fancher Court](#)
To approve one (1) off-site parking space at the Municipal Parking Garage within the Residential Single-Family-Two (RS-2) zoning district as a permitted use by exception.

7. 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.
- Originally continued from the
June 6th Meeting
- Application has been withdrawn by
applicant

b. 2023-0046
Originally continued from the June 6th Meeting
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 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
Originally continued from the June 6th Meeting
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.

8. Conservation Overlay Zone Development

a. 2022-0057
Continued from the July 5th Meeting
Ryan Carter – Applicant
c/o Carter Environmental Services, Inc.
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
Originally continued from the April 4th Meeting
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.

c. 2023-0035 Robert & Karen Thomas – Applicant & Owners
[Fiddler Crab Lane / PID 158571-9080](#)
Originally continued from the June 6th Meeting 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.

d. 2023-0063 Henry F. Green III – Applicant & Owner
[24 N St. Augustine Boulevard](#)
To approve the modification to an existing bulkhead within Conservation Overlay Zone 2.

9. Rezoning

a. 2023-0057 James G. Whitehouse, Esq. for Ryan Dettra – Applicant
c/o St. Johns Law Group
Continued from the July 5th Meeting 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).

~~b. 2023-0061 Ellen Avery Smith, Esq. – Applicant
c/o Rogers Towers, P.A.
Kasam Hospitality, Inc. – Owner
[24 Cathedral Place / PID 197160-0000 & 197200-0000](#)
To rezone an approximately 1.06-acre property from the established 24 Cathedral Place Planned Unit Development (PUD) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD).~~

First hearing has been rescheduled to the September 5th Meeting

10. Other Business

a. Reminder of Special Planning and Zoning Board Meeting in late August.

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.

12. Addendum to Item 7b. 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