



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, September 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. Regular Meeting Minutes from July 5, 2023.
- 4. Modification and Approval of Agenda**
- 5. Variance**

- a. 2023-0062
Continued from the August 1st Regular Meeting
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. 2023-0073
Zlate Sipinkoski – Applicant
c/o Cortesse's Bistro
Goce Sipinkoski – Owner
[172 San Marco Avenue](#)
To approve a variance to off-street parking requirements.

6. Use by Exception

- a. 2023-0067 Philip & Dee Castillo – Applicants
c/o The Bart on Aviles
11 Aviles Street LLC – Owner
[11D Aviles Street / PID 198950-0000](#)
To allow for the use of a cocktail lounge within the Historic Preservation-Two (HP-2) zoning district as a use by exception.
- b. 2023-0068 James. G Whitehouse, Esq. – Applicant
c/o St. Johns Law Group
102 Bridge Street Land Trust – Owner
[102 & 104 Bridge Street / PID 202540-0000](#)
To allow for the sale and consumption of alcoholic beverages with an alcohol by volume (ABV) content up to fourteen (14) percent on the premises within the Commercial Low-One (CL-1) zoning district as a use by exception.

7. Conservation Overlay Zone Development

- a. 2022-0057 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 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 August 1st
Regular Meeting

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8. Rezoning

a. 2023-0057

Continued from the July 5th Meeting

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. Reminder of a Special Planning and Zoning Board Meeting in September.

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.