



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, October 3, 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.
 - b. Regular Meeting Minutes from August 1, 2023
- 4. Modification and Approval of Agenda**
- 5. Variance**
 - a. 2023-0074
Todd Lambdin – Applicant & Owner
[32 Half Moon Drive](#)
To reduce the rear setback to allow for the construction of a pool screen enclosure.
 - b. 2023-0078
Karen Cowart – Applicant
c/o Karen Cowart Design Associates Inc
Steven Bloom – Owner
[138 Markland Place, Unit A](#)
To reduce the rear setback to allow for the construction of an approximate 561 square foot addition onto an existing single-family residence.
 - c. 2023-0081
Marcel Vizcarra – Applicant
Maracuya By Llama
Staci Cleveland et al – Owner
[260 W King Street](#)
To approve a variance to off-street parking and loading requirements.

6. Use by Exception

- a. 2023-0080 Kenneth S. Garcia – Applicant & Owner
[163 School Street](#)
To approve one (1) off-site parking space at the Lincolnville Museum and Cultural Center within the Residential Single-Family-Two (RS-2) zoning district as a permitted use by exception for a short-term rental.

7. Conservation Overlay Zone Development

- a. 2023-0070 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Brandon Howlett – Owner
[160 Ancient Island Drive](#)
To modify an existing dock approval for after the fact construction of a boat lift, floating dock, and gangway within Conservation Overlay Zone 1.
- b. 2023-0076 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
David Meck – Owner
[130 Pelican Reef Drive](#)
To approve a new dock, floating dock, gangway and two (2) no-profile deck lifts within Conservation Overlay Zone 1.
- c. 2023-0077 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Robert Finvarb – Manager/Owner
c/o Windward Shipyard Land Holdings LLC
[255 Diesel Road](#)
To approve a marine docking facility with approximately 563 feet of new retaining wall, approximately 10,680 square feet of proposed dock area including proposed open water and salt marsh dredging and upland excavation to total approximately 1.014 acres within Conservation Overlay Zones 1 and 2.

d. 2023-0079

Fred R. Jones, Jr., P.E. – Applicant
c/o Matthews | DCCM
Robert Finvarb – Manager/Owner
c/o Windward Shipyard Land Holdings LLC
[117 Dockside Drive](#)

To approve the development of a dry storage boat facility including the removal of a 52” Oak tree within Conservation Overlay Zones 2 and 3.

8. Other Business

- a. Review of the approved Voluntary Design Guidelines developed for the Lincolnville National Register District by the Lincolnville Community Redevelopment Area (LCRA)
- b. Election of Chair and Vice-Chair for 2023/2024.

9. 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.