



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, November 7, 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 September 5, 2023.
 - b. Special Meeting Minutes from September 19, 2023.
 - c. Regular Meeting Minutes from October 3, 2023.
- 4. Modification and Approval of Agenda**
- 5. Appeal of a Staff Determination and Variance**
 - a. 2023-0088 James G. Whitehouse, Esq. – Applicant
c/o St. Johns Law Group
Ryan Rice – Owner
c/o Ryan Rice Industries, LLC
[111 Colon Avenue](#)
To appeal staff's determination that an accessory dwelling unit is not an allowed use at this location within the Residential Single-Family-One (RS-1) zoning district. To approve a variance to reduce the side and rear setback requirements for an accessory structure including a guesthouse.

6. Variance

- a. 2023-0085 Thomas “Nick” Lee – Applicant
c/o T.N. Lee Services, LLC
Gary Northrup – Owner
c/o Komorebi Bonsai Garden
[550 W King Street](#)
To reduce the building size and required glazing amount required under the King Street Design Standards for Entry Corridors for the proposed building within the King Street Entry Corridor.
- b. 2023-0089 Shane Jackson – Applicant and Owner
[75 Dr. Martin Luther King Jr. Avenue / PID 207310-0000](#)
To approve a variance to the maximum height of a fence on the perimeter of the property in the front yard within the Residential Single-Family-Two (RS-2) zoning district.

7. Use by Exception

- a. 2023-0082 Bryan & Theresa Polleschultz – Applicant and Owner
c/o Sweetlife 120
[120 Twine Street](#)
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.

8. Conservation Overlay Zone Development

- a. 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 marina docking facility with approximately 563 feet of new retaining wall, approximately 10,680 square feet of proposed dock area including proposed open water and slat marsh dredging and upland excavation to total approximately 1.014 acres within Conservation Overlay Zones 1 and 2.

Continued from the October 3rd
Regular Meeting

- b. 2023-0083 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Jonathan Wasson – Owner
[25 Dolphin Drive](#)
To modify an existing dock by constructing a 160 square foot floating dock, a 60 square foot gangway, and two (2) 60 square foot cantilevered decks within Conservation Overlay Zone 1.
- c. 2023-0084 Rickey Garmon – Applicant and Owner
[515 Arricola Avenue](#)
To remove a significant Cedar tree within Conservation Overlay Zone 3.

9. Other Business

- a. Discussion and Recommendation regarding the proposed Parking Code update.
- b. Planning and Zoning Board (PZB) acting as the local Planning Agency determination that the proposed update to the Historic Area Community Redevelopment Area (HACRA) Plan is consistent with the City of St. Augustine 2040 Comprehensive Plan.

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.