



Planning and Zoning Board

City of St. Augustine, Florida

Regular Meeting Agenda

Tuesday, December 5, 2023, at 1:00pm

Alcazar Room at 75 King Street

Information

Both this agenda and all backup material supporting each agenda item are accessible via the City's website at citystaug.com/1059/Agendas-and-Minutes.

1. Roll Call

2. General Public Comments for Items Not on the Agenda

3. Approval of Minutes

- a. None

4. Modification and Approval of Agenda

5. Preliminary Plat Approval

- a. 2023-0090 Brandon Shugart – Applicant
 c/o IME Civil & Surveying LLC
 John McLain – Owner
 [41 ½ Madeore Street](#)

To approve a preliminary subdivision plat to create three (3) new conforming lots with a Residential General-One: RG-1 zoning designation.

6. Variance

- a. 2023-0093 Scott & Mary Siefken – Applicant & Owner
 [66 Saragossa Street](#)

To approve a variance to the side yard setback requirement for an addition on a property with a Residential General-One: RG-1 zoning designation.

- b. 2023-0094 Coastal Getaway Homes, LLC – Applicant & Owner
[Pelican Reef Drive / PID 158573-0090](#)
To approve a variance to the rear yard setback requirement to allow for a deck on a property with a Residential Single-Family-Two: RS-2 zoning designation.

7. Use by Exception

- a. 2023-0082 Bryan & Theresa Polleschultz – Applicant and Owner
c/o Sweetlife 120
Continued from the
November 7th
Regular Meeting [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. 2023-0097 Ryan Carter – Applicant
c/o Carter Environmental Services
Robert Finvarb – Manager/Owner
c/o Windward Shipyard Land Holdings LLC
[255 Diesel Road](#)
To approve the construction of a new retaining wall within Conservation Overlay Zones 1 & 2 and the installation of lift slips within Conservation Overlay Zone 1.
- b. 2023-0091 Travis Smith – Applicant & Owner
c/o River City Construction Group LLC
[180 Spartina Avenue](#)
To approve the construction of a new bulkhead within Conservation Overlay Zones 1 & 2 and the removal of trees within Conservation Overlay Zone 3.
- c. 2023-0095 Ryan Carter – Applicant
c/o Carter Environmental Services
Carter Bayly – Owner
[97 Coquina Avenue](#)
To approve the construction of a bulkhead replacement within Conservation Overlay Zones 1 & 2.
- d. 2023-0096 Ryan Carter – Applicant
c/o Carter Environmental Services
Carter Bayly – Owner
[99 Coquina Avenue](#)
To approve the construction of a bulkhead replacement within Conservation Overlay Zones 1 & 2.

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.