



Planning and Zoning Board

City of St. Augustine, Florida

Regular Meeting Agenda

Tuesday, January 2, 2024, 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. November 7, 2023, Regular Meeting minutes.
- b. December 5, 2023, Regular Meeting minutes.

4. Modification and Approval of Agenda

5. Variance

- a. 2023-0099 James St. George – Applicant
James St. George & Sonya Casey – Owners
[144 Dr. Martin Luther King Jr. Avenue](#)
To approve a variance to the side yard setback requirement for an addition on a property with a Residential Single-Family-Two: RS-2 zoning designation.

6. Use by Exception

- a. 2023-0098 Kevin Carr – Applicant
c/o Carr Property Group, LLC
Carr Property Group, LLC – Owner
[54 Carrera Street](#)
To approve off-site parking for a property with a Residential General-One: RG-1 zoning designation within the Municipal Parking Garage as a permitted use by exception.

- b. 2023-0100 Lisa Ferringo – Applicant
Lisa Ferringo & James Johnson – Owners
[56 Saragossa Street](#)
To approve off-site parking for a property with a Residential General-One: RG-1 zoning designation within the Municipal Parking Garage as a permitted use by exception.

7. Conservation Overlay Zone Development

- a. 2023-0095 Ryan Carter – Applicant
c/o Carter Environmental Services
Carter Bayly – Owner
[97 Coquina Avenue](#)
Continued from the December 5th Regular Meeting
To approve the construction of a bulkhead replacement within Conservation Overlay Zones 1 & 2.

- b. 2023-0096 Ryan Carter – Applicant
c/o Carter Environmental Services
Carter Bayly – Owner
[99 Coquina Avenue](#)
Continued from the December 5th Regular Meeting
To approve the construction of a bulkhead replacement within Conservation Overlay Zones 1 & 2.

8. Comprehensive Plan Amendment and Rezoning

- a. 2023-0101 Todd DeClemente – Applicant
c/o St. Joseph Academy
Bishop Erik Pohlmeier – Owner
c/o Diocese of St. Augustine
[155 State Road 207 / PID 128640-0000](#)
[Sidney Street / PID 128450-0000](#)
[155 State Road 207 128460-0000](#)
[1200 S Whitney Street / PID 128590-0000](#)
[535 Thomas Street / PID 128660-0000](#)
[975 S Rodriquez Street / PID 128835-0000](#)
To amend the current land use of Residential-D (St. Johns County) to Institutional (City of St. Augustine) and to rezone the approximately 39.8-acre property from Residential, Single family-three (RS-3) and Open Rural (OR) (St. Johns County zoning designations) to Open Land (OL) (City of St. Augustine zoning designation).

9. Other Business

- a. Board discussion regarding boat lift size limits for commercial uses and an update on the City's floodplain management initiatives going into 2024.

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.