Planning and Zoning Board

City of St. Augustine, Florida
Regular Meeting Agenda
Tuesday, March 5, 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. January 2, 2024, Regular Meeting minutes.

4. **Modification and Approval of Agenda**

5. **Variance**

   a. 2024-0017 — Mattbeth Construction LLC – Applicant
   St Augustine Flips LLC – Owner
   26 Mc Millan Street
   To approve a variance to the maximum height of a fence on the perimeter of the property in the front yard of a residential structure within the Industrial and Warehousing: IW zoning district.

   b. 2024-0018 — Mattbeth Construction LLC – Applicant
   St Augustine Flips LLC – Owner
   28 Mc Millan Street
   To approve a variance to the maximum height of a fence on the perimeter of the property in the front yard of a residential structure within the Industrial and Warehousing: IW zoning district.

   c. 2024-0021 — Kawtar Cresci – Applicant & Owner
   6 Grove Avenue
   To approve a variance to the required side and rear yard setbacks to allow for construction of additional habitable space.

6. Use by Exception

a. 2024-0013

Tim & Ashley Owens – Applicant
c/o Old Coast Pickleball LLC
Windward Shipyard LLC – Owner
76 Dockside Drive
To allow for the use of a commercial recreational and entertainment facility within the Residential General Office: RGO zoning district as a use by exception.

7. Conservation Overlay Zone Development

a. 2023-0095

Continued from January 2, 2024, Regular Meeting

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.

b. 2023-0096

Continued from January 2, 2024, Regular Meeting

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.

c. 2024-0002

Continued from February 6, 2024, Regular Meeting

Carolyn Haslam – Applicant
c/o Akerman LLP
Coastal Getaway Homes, LLC – Owner
214 Pelican Reef Drive / PID 158573-0090
To approve, after the fact, the construction of a bulkhead within Conservation Overlay Zones 1 & 2.

d. 2024-0005

Continued from February 6, 2024, Regular Meeting

Amber Halcrow – Applicant
c/o 1565 Woodworks, LLC
Erik Worthmann – Owner
134 Pelican Reef Drive
To approve the removal of significant trees within Conservation Overlay Zone 3.

e. 2024-0023 Ryan Carter – Applicant
c/o Carter Environmental Services, Inc
City of St. Augustine & Alison Turner – Owner
Theodore Street
3 Theodore Street / PID 110430-0000
Florida Avenue / PID 110440-0000
To approve construction of a right of way extension and new single-family home within Conservation Overlay Zone 2 and removal of significant trees and tree canopy within Conservation Overlay Zone 3.

f. 2024-0015 Matthews | DCCM – Applicant
Gary Northrup – Owner
c/o Komorebi Bonsai Garden
550 W King Street
To approve the removal of significant trees within Conservation Overlay Zone 3.

g. 2024-0016 Matthews | DCCM – Applicant
Meredith B. Schwarz – Owner
c/o Trinity Parish
2 Artillery Lane / PID 199220-0000
To approve the removal of a significant tree within Conservation Overlay Zone 3.

h. 2024-0019 Seth Augustine – Applicant
c/o TBL Construction
Chad Smith – Owner
71 Masters Drive
To approve the removal of a significant tree within Conservation Overlay Zone 3.

i. 2024-0020 Bryan Freier – Applicant
c/o Bryan The Builder USA Inc.
Anna Gulledge – Owner
148 Oyster Catcher Circle
To approve the removal of significant trees within Conservation Overlay Zone 3.

8. Conservation Overlay Zone Development, Comprehensive Plan Land Use Amendment, & Rezoning

a. 2024-0012 Brad C. Wester – Applicant
c/o Driver McAfee Hawthorne & Diebenow, PLLC
BDEP Land, LLC & Nix Boat Yard LLC – Owners
199 Nix Boat Yard Road / PID 134900-0020 (County)
200 Nix Boat Yard Road / PID 134832-0010 (County)
200-1 Nix Boat Yard Road / PID 134832-0030 (County
Nix Boat Yard Road / PID 134821-0000 (County)
200 Nix Boat Yard Road / PID 134832-0000 (City)
220-B Nix Boat Yard Road / PID 134830-0000 (City)
To amend the current land use of Mixed-Use District (County) to Marine Industrial (City), to rezone the approximately 1.8-acre property from Open Rural (OR) and the approximately 4.49 acres Commercial Highway Tourist (CHT) (County) to Planned Unit Development (PUD) (City), to approve construction within Conservation Overlay Zone 1, 2, & 3 all subject to a Voluntary Petition for Annexation and Pre-annexation Agreement. To amend the existing Cat's Paw Marina PUD, Ordinance No. 2023-20, at 200 and 220 Nix Boat Yard Road to include the above referenced proposals.

9. Other Business

a. City of St. Augustine Building Official information related to code stipulations regarding the fifty (50) percent rule for single-family home renovation within flood zones.

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.