



Planning and Zoning Board

City of St. Augustine, Florida

Regular Meeting Agenda

Tuesday, April 2, 2024, at 1:00pm

Alcazar Room at 75 King Street

Information & Agenda Map

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. February 6, 2024, Regular Meeting minutes.

4. Modification and Approval of Agenda

5. Variance

- a. 2024-0030 Charles Moorhouse – Applicant
c/o Moorhouse Construction, LLC
Shannon Lynch – Owner
[14 Mulberry Street](#)
To approve variance requests to allow for the addition of a bathroom to an existing structure.

6. Use by Exception

- a. 2024-0022 Jonathan Velarde – Applicant
c/o Ancient City Golf Cart Rentals
WVC Properties LLC – Owner
[3 Sebastian Avenue](#)
To approve a use by exception request to allow for the sales and rentals of automobiles.

7. Variance and Conservation Overlay Zone Development

- a. 2024-0020 Bryan Freier – Applicant
c/o Bryan The Builder USA Inc.
Continued, and amended, from March 5, 2024, Regular Meeting Anna Gullledge – Owner
[148 Oyster Catcher Circle](#)
To approve requests to remove significant trees within Conservation Overlay Zone 3 and a variance to maximum lot coverage.

8. Conservation Overlay Zone Development

- a. 2024-0002 Carolyn Haslam – Applicant
c/o Akerman LLP
Continued from March 5, 2024, Regular Meeting 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.
- b. 2024-0016 Matthews | DCCM – Applicant
Meredith B. Schwarz – Owner
Continued from March 5, 2024, Regular Meeting c/o Trinity Parish
[2 Artillery Lane / PID 199220-0000](#)
To approve the removal of a significant tree within Conservation Overlay Zone 3.
- c. 2024-0027 Carter Environmental Services – Applicant
Thomas Hartman – Owner
[7 Lighthouse Avenue](#)
To approve a request for development within Conservation Overlay Zone 1.
- d. 2024-0029 Carter Environmental Services – Applicant
Kyle Cregan – Owner
[67 Water Street](#)
To approve a request for development within Conservation Overlay Zone 2.
- e. 2024-0025 Kevin Finn – Applicant & Owner
c/o Sea Breeze Homes of the First Coast LLC
[125 Spoonbill Point Court](#)
To approve a request to remove significant trees within Conservation Overlay Zone 3.

- f. 2024-0028 Carter Environmental Services – Applicant
Agan Prameshuber – Owner
[171 Inlet Drive Lot A / PID 213831-0010](#)
To approve a request for development within Conservation Overlay Zone 1.

9. Comprehensive Plan Land Use Amendment & Rezoning

- a. 2024-0026 Sipho Holden – Applicant
S Holden, Old City Trust – Owner
[64 Palmer Street](#)
To amend the current land use of Residential Low Density to Residential Medium Density and to rezone the property from Residential Single-Family-Two: RS-2 to Residential General-One: RG-1.
- b. 2024-0032 City of St. Augustine – Applicant
Jeanne Moeller – Owner
c/o Emergency Services Homeless Coalition of St. Johns County
[523 W King Street](#)
To amend the current land use of Residential-D (County) to Commercial Medium Intensity (City) and to rezone the property from Residential Single Family: RS-3 (County) to Commercial Medium-Two: CM-2 (City).
- c. 2024-0033 City of St. Augustine – Applicant
Bill Lazar – Owner
c/o St. Johns Housing Partnership Inc.
[525 W King Street](#)
[527 W King Street](#)
To amend the current land use of Residential-D (County) to Commercial Medium Intensity (City) and to rezone the property from the Sunnyside House PUD (County Ordinance Number 2003-40) to Commercial Medium-Two: CM-2 (City).
- d. 2024-0034 City of St. Augustine – Applicant
Joseph Logan – Owner
c/o Smith SDW Masonic Lodge
[545 W King Street](#)
To amend the current land use of Residential-D (County) to Commercial Medium Intensity (City) and to rezone the property from Residential Single Family: RS-3 (County) to Commercial Medium-Two: CM-2 (City).

10. 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.

11. Other Business

- a. Discussion and Recommendation to amend Chapter 11, Article II Conservation Overlay Zone Development related to boatlifts and other types of docks not associated with single-family use and the maximum height of docks from six (6) feet to eight (8) feet.

12. 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.