



AGENDA

Planning and Zoning Board
City of St. Augustine, Florida

Tuesday, December 3, 2019 at 2:00 p.m.

**Alcazar Room, City Hall
75 King Street**

1. Roll Call

2. General Public Comments for Items Not on the Agenda

3. Approval of Minutes

- a. Regular Meeting Minutes from November 5, 2019.

4. Variance

- (a) 2019-0102 James Solana – Applicant
(continued Nov. 5, 2019) Sisters of St. Joseph – Owner

243 St. George St

To exceed the maximum lot coverage for construction of a 705 square foot addition to the existing residential facility.

- (b) 2019-0120 Quinn M. Robert – Applicant/Owner

14 Avista Circle

To exceed the maximum lot coverage for construction of an 811 square foot addition to the existing single family home and a 545 square foot covered carport.

5. Conservation Overlay Zone Development

- (a) 2019-0101 Ryan Carter – Applicant
(continued Nov. 5, 2019) c/o Carter Environmental Services, Inc.

Ernest Little – Owner

5 Lighthouse Avenue

To approve dock modifications to an existing two hundred twenty nine (229') foot dock including and a three (3') foot by eighteen (18') foot gangway that

connects the existing dock to a ten (10') foot by twenty (20') foot floating platform within Conservation Overlay Zone 1.

- (b) 2019-0086 Scott Patrou – Applicant/Owner
(continued Oct. 1, 2019) c/o Ginn & Patrou Holdings, LLC

435 Flagler Boulevard

To approve the construction of a four hundred sixty five foot (465') long dock with three (3) associated boat lifts and a bulkhead within Conservation Overlay Zone 1. To approve the construction of three (3) condominium units in Conservation Overlay Zone 2. Requested to be continued to February 4, 2020 Regular PZB Meeting.

- (c) 2019-0118 Cora Johnston – Applicant
c/o Generation Homes
Anthony & Kathleen Prestera - Owners

111 Fiddler Crab Lane

To approve the removal of three (3) significant trees (Southern Red Cedars) within Conservation Overlay Zone 3.

- (d) 2019-0117 Herbert Vandermark – Applicant
c/o Yelton Construction Co., Inc.
Kenton Morrison – Owner

25 Dolphin Drive

To approve the construction of a ten foot (10') by twenty foot (20') terminal platform with two (2) associated boat lifts within Conservation Overlay Zone 1.

6. Use by Exception

- (a) 2019-0114 Vallery Clouse – Applicant Owner

166 Marine Street

To approve a home occupation for cranial sacral & lymphatic massage.

7. Use by Exception & Conservation Overlay Zone Development

- (a) 2019-0116 Shannon Acevedo – Applicant
c/o Matthews Design Group
Windward Marina St. Augustine South, LLC - Owner
[400 & 404 Riberia Street](#)
To approve a use by exception for a restaurant. To approve for the construction of a replacement twelve foot (12') by fourteen hundred foot (1400') dock, placement of riprap, shoreline stabilization, performance of maintenance dredging, and wetland mitigation within Conservation Overlay Zone 1 & 2.

8. Rezoning

- (a) 2019-0115 Paul Harden - Applicant
John Wilson – Owner
c/o West Sebastian, LLC
[San Sebastian View](#) – PID #: 084560-, 102990, 102810-, 154860-, and 155540-0000
A request to Rezone Flagler Crossing PUD (Ord. 2013-18) to Residential, General-One (RG-1).
- (b) 2019-0119 James Whitehouse – Applicant
c/o St. Johns Law Group
Columbia Restaurant of St. Augustine, LLC – Owner
[98 St. George Street](#)
A request to amend PUD 2011-03 to allow for additional 312 square feet of lot coverage.

9. Other Business

- (a) Discussion and Recommendation of Ordinance 2019-34, zoning requirements for Tattoo Studios and Micropigmentation.
- (b) Discussion and Recommendation of Ordinance 2019-53, to codify and provide guidance for establishing a city tree mitigation fund within chapter 25, section 25-56 of City Code.

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.