



CITY OF
ST. AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE
PLANNING AND ZONING BOARD
AGENDA
TUESDAY, JANUARY 7, 2020 - 2:00 PM
ALCAZAR ROOM**

1. **Roll Call**
2. **General Public Comments for Items Not on the Agenda**
3. **Approval of Minutes**
 - a. Regular Meeting Minutes from December 3, 2019.
4. **Variance**
 - (a) 2019-0070 Troy Blevins & Anish Patel – Applicant
(continued July 2, 2019) c/o Best Western
Kanti Patel – Owner
[16 Avenida Menendez](#)
To approve a variance to decrease the minimum building setback requirement and to increase the maximum lot coverage for ADA compliance.
 - (b) 2019-0129 Steven Yesner – Applicant/Owner
[19 Park Avenue](#)
To approve a variance to reduce the front yard setback in RG-1 from 15’ to 12’.

5. Conservation Overlay Zone Development

- (a) 2019-0131 Ryan Carter – Applicant
c/o Carter Environmental Services, Inc.
Darrell Poli– Owner
c/o Fisherman’s Harbor Marina, Inc.
[142, 144, 150 Riberia Street](#)
To approve a fifteen foot (15’) by fifteen foot (15’) observation platform, a gangway and a eight foot (8’) wide by seventy five foot (75’) long floating dock within Conservation Overlay Zone 1.

6. Use by Exception

- (a) 2019-0125 PJ Patel – Applicant
Umabhagu, LLC - Owner
[841 Anastasia Blvd](#)
To approve a use by exception for a drive through for a liquor store within Commercial Low-two (CL-2) zoning.
- (b) 2019-0133 Richard Diaz – Applicant
c/o Card Holding, LLC
St. Johns County Welfare Federation - Owner
[169 M.L. King Avenue](#)
To approve a use by exception for Housing for the Elderly within Residential, Single-Family-two (RS-2) zoning.

7. Use by Exception & Variance

- (a) 2019-0130 Ryan Cornelison – Applicant/Owner
c/o Cornelison, LLC
[124 King St](#)
To approve a use by exception for off-site parking and to approve a variance to the off-street parking and loading requirements for interior drive aisle width and maneuverability for a cafe.

8. Use by Exception, Variance & Conservation Overlay Zone Development

- (a) 2019-0132 Jennifer White – Applicant
White’s Wharf LLC - Owner
Ryan Carter - Applicant
c/o Carter Environmental Services
[135 Avenida Menendez](#)
To approve a use by exception for off-site parking, or to approve a variance to eliminate parking requirements for additional restaurant seating and commercial boat slips. To approve an eight foot (8’) wide by fifty-four-foot-long (54’) switchback gangway to a ten foot (10’) wide by one hundred eighty foot (180’) long floating dock within Conservation Overlay Zone 1.

9. Rezoning

- (a) 2019-0115 Paul Harden – Applicant
(continued Dec. 2, 2019) 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, Low-One (RL-1).

10. Other Business

- (a) Ordinances 2019-50, Ordinance 2019-51, and Ordinance 2019-52 will form the new codified sections of 28-145 through 28-156 encompassing vacation rentals (also known as short-term rentals). This is part of the ongoing review of the effects of vacation rentals initiated by the City Commission, with recommendations from the Short-Term Rental Committee.
- 1) Ordinance 2019-50 provides regulation of short-term rentals including registration, annual inspection, intensity of use, ancillary use, life-safety, parking, solid waste, effects on existing contracts, and violations and penalties.
 - 2) Ordinance 2019-51 codifies the findings, intent, purpose, and interpretation found in Ordinance 2010-24 that established regulations for registration and permissible activities for short-term rentals in RS-1 and RS-2 categories.

- 3) Ordinance 2019-52 confirms regulations requiring monthly rentals for HP-1 zoned properties and submerged land leases for commercial use of docks that effect short-term rentals as previously enacted in Ordinance 1995-35 and Ordinance 1989-51.
- (b) Discussion and Recommendation of Ordinance 2020-01, to modify fence, wall and hedge requirements within Chapter 28 of the 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.

"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."