



AGENDA

Planning and Zoning Board
City of St. Augustine, Florida

Tuesday, February 4, 2020 at 2:00 p.m.

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

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- 1. Roll Call**
 - 2. General Public Comments for Items Not on the Agenda**
 - 3. Approval of Minutes**
 - a. Regular Meeting Minutes from January 7, 2020.
 - 4. Rezoning** (continued Jan. 7, 2020)
 - 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, Low-One (RL-1).
 - 5. Variance**
 - a. 2020-0005
Robert Balch – Applicant
c/o Black Box Design, Inc.
Roland Anderson – Owner
[4 Lighthouse Ave](#)
A request to reduce the rear yard setback from 10 feet to 5 feet within RS-2 Zoning.
 - 6. Conservation Overlay Zone Development**
 - a. 2019-0131
(continued Jan.7, 2020)
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.

- b. 2019-0086
(continued Dec. 1, 2019)
- Scott Patrou – Applicant
c/o GP Salt Run, LLC
[435 Flagler Boulevard](#)
To approve the construction of a four hundred sixty five foot (465') long dock with three (3) associated boat lifts Conservation Overlay Zone 1. To approve the construction of three (3) condominium units and a bulkhead within Conservation Overlay Zone 2. Conservation Overlay Zone 1 request was continued per City Commission on 1/13/2020.
- c. 2020-0002
- Joe Boles – Applicant
Maurine Boles – Owner
[35 Mulberry Street](#)
To approve a one hundred ten foot (110') dock with a ten foot (10') by twenty foot (20') terminal platform and a eight foot (8') wide platform waterward of the existing bulkhead within Conservation Overlay Zone 1
- d. 2020-0008
- Josh Killian – Applicant
c/o Culpepper Engineering
Florida Power & Light – Owner
[179 SR 16](#)
To approve the removal of four (4) significant trees (three southern red cedars and one live oak) within Conservation Overlay Zone 3.
7. **Use by Exception**
- a. 2019-0133
(continued Jan. 7, 2020)
- 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.

8. Rezoning

a. 2019-0126

Ellen Avery-Smith – Applicant

SA Marina Holdings, LLC- Owner

Seavin, Inc. – Owner

[Sebastian Harbor Dr](#) – PID 203350-0000, 203350-0010, 203350-0030, 203470-0000

A request to amend the Sebastian Inland Harbor PUD (Ord. 2007-14 & Ord 2016-15) to allow for a maximum of 165 multi-family units, a maximum of 167 hotel units, a maximum of 26,050 square feet of retail/commercial space, a maximum of 65 marina slips, and the existing San Sebastian Winery (approx.. 24,000 square feet of commercial space).

b. 2020-0003

James Whitehouse – Applicant

Sarris Family Trust, Phillip Sarris – Owner

[415 S. Ponce de Leon Blvd](#)

A request to rezone the Rivers Edge PUD (Ord. 2006-14) to Commercial Medium-two (CM-2) zoning.

9. Other Business

- a. 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.”