



AGENDA

Planning and Zoning Board
City of St. Augustine, Florida

Tuesday, April 7, 2020 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 March 3, 2020.

4. Variance

- a. 2020-0032 Kurt McAteer – Applicant
Eric Piard - Owner
[Davis St](#) – PID 119920-0270
To reduce the required side yard setback from 10’
to 7’.

5. Conservation Overlay Zone Development

- ~~a. 2020-0021 Kurt McAteer – Applicant
(continued March 3, 2020) Eric Piard – Owner
WITHDRAWN [Davis St](#) – PID 119920-0270
To approve the removal of two (2) significant trees
(live oaks) within Conservation Overlay Zone 3.~~
- b. 2020-0022 Kurt McAteer - Applicant
(continued March 3, 2020) Eric Piard – Owner
[Davis St](#) – PID 119920-0250
To approve the removal of one (1) significant tree
(live oak) within Conservation Overlay Zone 3.

c. 2020-0028

Ryan Carter – Applicant
c/o Carter Environmental Services
Brian Crawford – Owner

25 Avista Circle

To approve a five-foot expansion of an existing terminal platform, a boat lift and two three foot (3') wide catwalks south of the existing boat slips on a one hundred eighty-nine-foot (189') long dock. within Conservation Overlay Zone 1.

6. Use by Exception

a. 2020-0020

(continued March 3, 2020)

Lorraine Searle – Applicant
Cobeca Holdings, LLC – Owner

240 San Marco Avenue

To approve a use by exception for a child day care center within Commercial Medium-two (CM-2) Zoning.

7. Rezoning

a. 2019-0126

(continued April 7, 2020)

(requested indefinite continuance)

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). To approve a 65-slip marina within Conservation Overlay Zone 1. To approve the construction of multi-family housing, retail/commercial space, and a hotel within Conservation Overlay Zone 2. The applicant has requested this item be continued to April 7, 2020 Planning & Zoning Board meeting.

- b. 2020-0023
(continued March 3, 2020)

James Whitehouse – Applicant
Sea-wall Motor Lodge, Inc. – Owner
[32 Avenida Menendez](#)

To amend the Hilton Bayfront Inn PUD (Ord 2009-02) to increase the maximum lot coverage.

8. Other Business

- a. Review and Recommendation of Response to Agency Objections, Recommendations and Comments Report (ORC) related to the Adoption of the City's updated Comprehensive Plan 2040.

9. 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.