



AGENDA

Planning and Zoning Board
City of St. Augustine, Florida

CMT/Virtual Hearing

OR

Alcazar Room, City Hall
75 King Street

Tuesday, July 7, 2020 at 2:00 p.m.

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.
 - b. CMT/Virtual Meeting Minutes from May 5, 2020.
 - c. CMT/Virtual Minutes from June 2, 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
(continued March 3, 2020)
WITHDRAWN~~
Kurt McAteer – Applicant
Eric Piard – Owner
[Davis St](#) – PID 119920-0270
~~To approve the removal of two (2) significant trees (live oaks) within Conservation Overlay Zone 3.~~
 - a. 2020-0022
(continued March 3, 2020)
Kurt McAteer - Applicant
Eric Piard – Owner
[Davis St](#) – PID 119920-0250
To approve the removal of one (1) significant tree (live oak) within Conservation Overlay Zone 3.

- b. 2020-0035
(continued June 2, 2020)

Herbert Vandermark
c/o Yelton Construction
Alan Stevenson – Owner
c/o St. Augustine Beach Investments, LLC.

34. N St. Augustine Blvd

To approve a five-foot (5') by one hundred twenty-foot (120') dock with a twelve-foot (12') by twenty foot (20') terminal platform with two (2) associated boat lifts in Conservation Overlay Zone 1.

- c. 2020-0057

Ryan Carter – Applicant
c/o Carter Environmental Services
Joe Tringali - Owner

211 Inlet Drive

To approve the expansion of an existing dock to allow for a one hundred twenty nine (129') foot long by five foot (5') wide dock with two (2) boat lifts, a ten foot (10') by thirty six foot catwalk between them, a fourteen (14') by twenty six foot (26') terminal platform and a forty foot (40') by twelve foot (12') floating dock accessed by a thirty foot (30') long by four foot (4') wide gangway in Conservation Overlay Zone 1.

6. Use by Exception

- a. 2020-0037

Shane Sheltra - Applicant
c/o Pizzalleys, LLC
Baker Revocable Trust – Owner

121 St. George St

To approve a use by exception to allow for a lounge/tavern and special event venue within Historic Preservation (HP-2) zoning district.

- b. 2020-0058

Don Crichlow – Applicant
Hewlett Enterprises, LP - Owner

24 Avenida Menendez

To approve a use by an exception for lounge/tavern within Historic Preservation (HP-2) zoning district.

- c. 2020-0059

John Tipton c/o Altmed Florida – Applicant
Phillip Forbes – Owner

400 S. Ponce de Leon Blvd

To approve a use by an exception for a legally available marijuana dispensary within Commercial, medium-two (CM-2) zoning district.

- d. 2020-0061
James Whitehouse
Patti Southard c/o Casa De Vino 57 - Owner
Dept of State – University of Florida – Owner
[57 Treasury St](#)
To approve a use by an exception for a
tavern/lounge within Historic Preservation (HP-2)
zoning district.
- e. 2020-0062
Christopher Gugel - Applicant
Gregory Dettra - Owner
[213 W King St](#)
To approve a use by an exception for light
manufacturing for a winery within Commercial,
medium-two (CM-2) zoning district
- f. 2020-0063
Greg Lord Jr – Applicant
Jimmy Wells Long - Owner
[303 S Ponce de Leon Blvd](#)
To approve a use by an exception for auto & boat
sales within Commercial, medium-two (CM-2)
zoning district.
7. **Preliminary Plat**
a. 2020-0060
James Whitehouse – Applicant
David Watkinson – Owner
[8 DeSoto Place](#)
To approve a preliminary subdivision plat for 5
townhomes within Residential, General-one (RG-1)
zoning district.
8. **Rezoning**
a. 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.

9. Future Land Use Map Amendment & Rezoning

a. 2020-0039

Ross Galbraith – Applicant

c/o KPM Franklin

Phyllis Fitzpatrick – Owner

c/o ABC Liquors, Inc.

[1830 A1A S](#)

A request to amend the Future land Use Map (FLUM) designation from St. Johns County Commercial Land Use to Commercial Medium Intensity in conjunction with an annexation from St. Johns County. A request to rezone the parcel from St. Johns County Commercial, General (CG) zoning to Commercial Medium-two (CM-2) zoning in conjunction with an annexation from St. Johns County.

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.

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.