



## **AGENDA**

Planning and Zoning Board  
City of St. Augustine, Florida

**CMT/Virtual Hearing**

**Tuesday, August 4, 2020 at 2:00 p.m.**

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Pursuant to the Charter of the City of St. Augustine and Resolution 2019-21, as modified and amended by Resolution 2020-23 and Resolution 2020-25. The procedures adopted provide for the use of Communications Media Technology (CMT) under the authority granted by the Governor of the State of Florida pursuant to Executive Order 20-69, as amended.

The Alcazar Room at City Hall will be open for attendance with limited capacity consistent with the public health, and life safety requirements as promulgated by the CDC. These include mandated capacity and distancing requirements. Physical attendance will be prioritized as follows until maximum capacity is reached:

Commission Members

City Attorney

City Manager

City Clerk

Required staff for public records and multi-media operation

Public participants

### **HOW TO VIEW THE MEETING:**

The meeting will be broadcast live at:

The City's website <http://CityStAugTV.com>

Government Comcast Channel 3

**FOR ITEMS REQUIRING A SEPARATE PUBLIC HEARING:** these items include quasi-judicial hearings, second readings of ordinances, and resolutions or other matters identified in the agenda as requiring separate public hearings pursuant to law.

### **HOW TO PROVIDE PUBLIC COMMENT:**

- **EMAIL/WRITTEN**

Members of the public wishing to provide public comment prior to the meeting may submit comments via email at [PZB@citystaug.com](mailto:PZB@citystaug.com), or via drop box or U.S. Mail addressed to the City Planning Department and identified as public comment for the particular item on the Agenda. All comments must be received by (5:00pm ONE BUSINESS DAY PRIOR TO MEETING). All public comment will be limited to three (3) minutes. The City Staff will forward all written public comments to each Board Member, and preserve all written comment consistent with Florida Public Records law, but will only read into the record the equivalent of three (3) minutes or 400 words. Any

public comments received after the deadline will be forwarded to the Board Members as soon as reasonably possible.

- **PHYSICALLY PRESENT**

Members of the public physically present in chambers may make public comment consistent with adopted administrative rules and rules of decorum.

- **PHONE**

Members of the public who wish to participate utilizing CMT are requested to dial in 904-293-4330 only when prompted for the specific item on the agenda or at open public comment. The callers will be placed on hold and queued for each agenda item public comment period.

All other Rules of Decorum shall apply to the extent they do not conflict or are not applicable. The meeting moderator will monitor adherence to the Rules of Decorum and may mute any persons determined to be in violation.

**FOR REGULAR BUSINESS ITEMS ON THE AGENDA:** these items include first readings of ordinances, most resolutions or other matters identified in the agenda as requiring a vote or decision of the City Commission, but not requiring a separate public hearing.

**HOW TO PROVIDE PUBLIC COMMENT:**

- **EMAIL/WRITTEN**

Members of the public wishing to provide public comment prior to the meeting may submit comments via email at [PZB@citystaug.com](mailto:PZB@citystaug.com), or via drop box or U.S. Mail addressed to the City Planning Department and identified as public comment for the particular item on the Agenda. All comments must be received by (2 BUSINESS DAYS PRIOR TO MEETING). The City Staff will forward all written public comments to each Board Member, and preserve all written comment consistent with Florida Public Records law, but will only read into the record a brief synopsis of each written comment and a tally of the number of comments in support or in opposition to the agenda item. Any public comments received after the deadline will be forwarded to the Board Members as soon as reasonably possible.

- **PHYSICALLY PRESENT**

Members of the public physically present in chambers may make public comment consistent with adopted administrative rules and rules of decorum.

**FOR GENERAL PUBLIC COMMENT:** this comment period is for items not on the agenda, nor anticipated for a vote or decision of the City Commission.

**HOW TO PROVIDE PUBLIC COMMENT:**

- **EMAIL/WRITTEN**

Members of the public wishing to provide public comment prior to the meeting may submit comments via email at [PZB@citystaug.com](mailto:PZB@citystaug.com), or via drop box or U.S. Mail addressed to the City Planning Department and identified as public comment for the particular item on the Agenda. All comments must be received by (2 BUSINESS DAYS PRIOR TO MEETING). The City Staff will forward all written public comments to each Board Member and preserve all written comment consistent with Florida Public Records law. If multiple comments received relate to a common identifiable issue, the City Clerk will tally the number of comments in support of, or in opposition to, the issue and read that tally into the record. Any public comments received after the deadline will be forwarded to the Board Members as soon as reasonably possible.

- **PHYSICALLY PRESENT**

Members of the public physically present in chambers may make public comment consistent with adopted administrative rules and rules of decorum.

- 1. Roll Call**

- 2. General Public Comments for Items Not on the Agenda**

- 3. Approval of Minutes**

- a. CMT/Virtual Hearing Minutes from July 7, 2020.

- 4. Conservation Overlay Zone Development**

- a. 2020-0083

James Whitehouse – Applicant

David Watkinson – Owner

**8 DeSoto Place**

To approve the removal of six (6) significant trees (5 red cedars and 1 live oak) within Conservation Overlay Zone 3.

- b. 2020-0079

Ryan Carter – Applicant

c/o Carter Environmental Services

Jason Hoffnagle – Owner

**7 Inlet Place**

To approve the expansion of an existing dock to extend the dock platform, to add two (2) enlarged platforms, to add a boat lift, and to add a floating dock and associated gangway within Conservation Overlay Zone 1.

- c. 2020-0080 Ryan Carter – Applicant  
c/o Carter Environmental Services  
Stefan Johansson – Owner  
c/o Winward Shipyard, LLC  
[Dockside Drive](#) – PID 134230-0030, 127920-0000  
To approve the expansion of an existing marina facility by expanding the existing docks and constructing a breakwater into the San Sebastian River within Conservation Overlay Zone 1.

**5. Use by Exception**

- a. 2020-0058 Don Crichlow – Applicant  
(continued July 7, 2020) Hewlett Enterprises, LP - Owner  
[24 Avenida Menendez](#)  
To approve a use by exception for lounge/tavern within Historic Preservation (HP-2) zoning district.
- b. 2020-0062 Christopher Gugel - Applicant  
(continued July 7, 2020) Gregory Dettra - Owner  
[213 W King St](#)  
To approve a use by exception for light manufacturing for a winery and off-site parking within Commercial, medium-two (CM-2) zoning district. Or a variance to eliminate the required on-site parking.
- c. 2020-0063 Greg Lord Jr – Applicant  
(continued July 7, 2020) Jimmy Wells Long - Owner  
[303 S Ponce de Leon Blvd](#)  
To approve a use by exception for auto & boat sales within Commercial, medium-two (CM-2) zoning district.
- d. 2020-0077 Nache Nielson – Owner/Applicant  
c/o Coldwater Capital - Owner/Applicant  
[520 S Ponce de Leon Blvd a.k.a Lot 12](#)  
To approve a use by exception for a parking lot & drive aisles within Residential, Single Family two (RS-2) zoning.

**6. Preliminary Plat**

a. 2020-0081

Kevin Dooley – Applicant

c/o Gulfstream Design, Inc

Philip A. Fremento – Owner

c/o D.R. Horton, Inc. - Jacksonville

**[Lewis Speedway – PID 102820-0009](#)**

To approve a preliminary subdivision plat for one hundred two (102) multi-family units within Residential and General Office (RGO) zoning district

**7. 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.***