



AGENDA

Planning and Zoning Board
City of St. Augustine, Florida

CMT/Virtual Hearing

Tuesday, September 1, 2020 at 2:00 p.m.

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, 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, 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, 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 August 4, 2020.

- 4. Variance**

- a. 2020-0092

Jamie Hoffnagle – Owner/Applicant

7 Inlet Place

To approve a variance to the front and side yard setbacks for the expansion of a single family detached garage, as per RG-1, within Commercial low-two (CL-2) zoning.

- b. 2020-0093

Christopher Gemmell – Owner/Applicant

9 Sevilla St

To approve a variance to rear and side yard setbacks to allow for the construction of a guest house within Residential, general-one (RG-1) zoning.

c. 2020-0096

Francis Cuthbertson – Applicant
c/o – CKG Architectural Studio
Gerard Gruber – Owner
c/o Cms Re Holdings LLC

100 Lincoln St

To approve a variance to reduce the front and side yard setbacks and to exceed the maximum lot coverage to allow for a home addition within Residential, single-family-two (RS-2) zoning.

5. Use by Exception

a. 2020-0086

Taylor Cook – Applicant
c/o Scooter Bros
North Shore Property Management – Owner

56 S Dixie Hwy

To approve a use by exception for auto sales (scooter and electric cart rentals) as per the definition of auto sales within Commercial Medium-two (CM-2) zoning.

b. 2020-0091

Mark Allen – Applicant
c/o All Florida Safety Institute
Kanti Patel – Owner
c/o – Vista Hotel IV

1800 N Ponce De Leon Blvd

To approve a use by exception for auto & boat sales within Commercial medium-two (CM-2) zoning.

c. 2020-0094

Matt Baker – Applicant
c/o Veritas Classical Private School, Inc.
St. Johns County Welfare Federation – Owner

169 Martin Luther King Ave

To approve a use by exception for a private school within Residential, single-family-two (RS-2) zoning.

d. 2020-0095

James Whitehouse – Applicant
c/o – St. Johns Law Group
Red Moon Properties, LLC – Owner

9 Aviles St

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

6. Other Business

- a. Selection of Chair and Vice Chair.
- b. Discussion of LDC Sec. 28-160 “Height restrictions and maximum lot coverage on non-conforming lots of record in single-family residential districts (RS-1 and RS-2)” and proposed amendment to minimum 5/12 roof pitch requirement.
- c. Discussion and recommendation related to amending the definition of Commercial Sign Zone 4 in Chapter 3 the Sign Code.

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.