



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, January 5, 2021 at 2:00 p.m.

HEALTH AND SAFETY PROTOCOLS FOR IN-PERSON PUBLIC MEETINGS AND HEARINGS

Consistent with the Governor of Florida's Executive Order No. 20-51 and 20-52, as extended, modified, or amended, under the authority granted by the City of St. Augustine's Charter, Article IV, Division 4, and pursuant to Resolution 2020-10, the City Manager, or the Assistant City Manager as designated by the City Charter, or their designee, may make administrative orders and rules that have the full force and effect of local law during the pendency of a federal, state or local emergency or public health emergency. All existing laws, ordinances, and rules inconsistent with the provisions of sections 252.31-252.90, Florida Statutes, or identified as inconsistent with the directives of the State Health Officer and Surgeon General pursuant to their authority under Chapter 381, Florida Statutes, shall be suspended during the period of time and to the extent that such conflict exists. The City Manager, Assistant City Manager, or their designee, may issue administrative orders in support of these public health emergency directives to provide more efficient and orderly preparedness and recovery. Consistent with public health emergency directives of the State of Florida, the City Manager or designee may waive the procedures and formalities otherwise required, when reasonably necessary to preserve the health and welfare of the public.

Consistent with City of St. Augustine Resolutions 2020-20, 2020-21, and 2020-39 the City Manager, or their designee, specifically authorizes the following health and safety protocols:

- 1) All meeting rooms will be configured to maintain the 6-foot social distancing radius recommended by the CDC.
- 2) All meeting rooms will be sanitized by wiping all flat surfaces and chairs prior to each meeting.
- 3) All members of the public, City Commission, staff, and appointed boards or committees are required to wear a face covering over the nose and mouth at all times while in the meeting room.
- 4) Face masks and hand sanitizer will be made available as needed prior to entry.
- 5) Face coverings include a uniform piece of material that securely covers a person's nose and mouth and remains affixed in place without the use of one's hands.

Types of coverings include a face mask, homemade mask, or other covering, such as a scarf, bandana, handkerchief, or other similar cloth covering or full-face shields.

- 6) Participants requesting accommodation due to a disability which prevents the use of face coverings may use alternative face coverings. Alternative face coverings include scarves, other loose face covering, or full-face shield.
- 7) Participants unable or unwilling to wear a face covering will be required to remain outside of the meeting hall where they may audibly observe the meeting or hearing.
- 8) Participants unable or unwilling to wear a face covering will be allowed to participate in any public comment period from a microphone outside the meeting room and audible to the Commission or Board.
- 9) Capacity for physical attendance within the Alcazar Room will be reduced based on the 6-foot social distancing and air flow requirements. Physical attendance will be prioritized as follows until maximum capacity is reached:
 - a. Commission Members
 - b. City Attorney
 - c. City Manager
 - d. City Clerk
 - e. Necessary staff
 - f. Applicants (one at a time)
 - g. Public participants
- 10) Applicants appearing before a board for hearing will be asked to queue outside the meeting room and enter with any witnesses or agents upon the calling of their application for hearing.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in public meetings should contact the City not later than seven (7) days prior to the meeting.

Regular Agenda

- 1. Roll Call**
- 2. General Public Comments for Items Not on the Agenda**
- 3. Approval of Minutes**
 - a. Regular Meeting Minutes from December 1, 2020.

4. Conservation Overlay Zone Development

- a. 2020-0128 Janet Whitmill, RLA – Applicant
Dan Zarkovacki – Owner
c/o Forest Ridge Properties, LLC
c/o Park Hill Properties, LLC
[San Sebastian View / N Ponce De Leon Blvd](#)
[PID 073581-0005](#)
To approve the removal of thirteen (13) significant trees including southern red cedars and crape myrtles in conservation overlay zone 3, within Commercial medium-two (CM-2) zoning.
- b. 2020-0129 Ryan Carter – Applicant
c/o Carter Environmental Services
George Leone – Owner
c/o Cldg Hendricks Commercial, LLC
[San Sebastian View](#)
To approve a kayak launch within conservation overlay zone 1. To approve construction of an amenity center, four (4) apartment buildings and a walkway within Conservation Overlay zone 2. To approve the removal of significant trees within a brownfield remediation area and for the development of apartment buildings within Conservation Overlay Zone 3.

5. Use by Exception

- a. 2020-0118 Connie Fuller – Applicant & Owner
(continued December 1, 2020) c/o Key Lime Oasis, LLC
[9 Saragossa St](#)
To approve a use by exception for three (3) short term rentals for offsite parking in the municipal parking garage.
- b. 2020-0126 Stephanie Goodman – Applicant
Benoit Therrien – Owner
c/o Therrien-Peake Family Trust
[15 Riberia Street](#)
To approve a use by exception for a parking lot within Residential, General-one (RG-1).

c. 2020-0125

Stephanie Goodman – Applicant
Benoit Therrien – Owner
c/o Wild Moose Investments, LLC
[16 Mulvey Street](#)

To approve a use by exception for off-site parking within the municipal parking garage and on a residential parking lot located at 15 Riberia for short term rentals.

6. Rezoning & Conservation Overlay Zone Development

a. 2019-0126
(continued March 3, 2020)

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 apartment units, a maximum of 167 hotel units, a maximum of 27,000 square feet of retail/commercial space, a maximum of 65 marina slips, and the existing San Sebastian Winery (approx. 24,060 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.

7. Other Business

a. Review and Adoption of 2021 hearing dates.

8. 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.