



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, June 1, 2021 at 2:00 p.m.

Regular Agenda

1. **Roll Call**
2. **General Public Comments for Items Not on the Agenda**
3. **Approval of Minutes**
 - a. Regular Meeting Minutes from May 4, 2021.
4. **Use by Exception**
 - a. 2021-0065
Alon Ben Israel & Itzhak Ben Shimol - Applicants
St. George Street Properties, LLC – Owner
[30 St. George Street](#)
To approve a bar/tavern as a permissible use by exception.
 - b. 2021-0062
Ellen Avery-Smith, Esq. - Applicant
Windward Shipyard Land Holdings, LLC and
Windward Shipyard, LLC - Owners
(portions of Diesel Road, Dockside Drive, Shipyard Way and S. Ponce de Leon Blvd. aka “the Shipyards”)
[PID# 127910 0000, 128090 0010, 134230 0011, 134230 0030, 134230 0000, 134230 0020](#)
To approve off-site parking within the overall property as a permissible use by exception.
 - c. 2021-0067
Susan Bebry - Applicant
Ribossa Property Management, LLC – Owner
[63 Saragossa Street](#)
To approve three (3) off-site parking spaces at the municipal parking garage for a short term rental at 63 Saragossa Street.

5. Variance

a. 2021-0066

Kirby Booth – Applicant

KRB Construction

George A. Hill – Owner

[67 Lighthouse Avenue](#)

To approve a variance to exceed the maximum lot coverage and a variance to encroach into the required side yard building setbacks for a residential addition.

6. Conservation Overlay Zone Development

a. 2021-0040
(Continued from April 6 PZB meeting)

R.E. Chip Mitchell – Applicant

California Trends, LLC - Owner

[70 Florida Avenue](#)

To approve the construction of a retaining wall in Conservation Overlay Zone 2.

b. 2021-0052

Mark McConnel – Owner/Applicant

[S. Leonardi Street \(PID# 119920 0350\)](#)

To remove three (3) significant trees (2 laurel oaks, 1 southern red cedar) for construction of a garage/guesthouse.

c. 2021-0064

Jonathan Ayres – Owner/Applicant

[7 Ponce de Leon Avenue](#)

To remove three (3) significant trees (1 laurel oak, 1 southern magnolia, 1 hackberry) for construction of a single family home.

d. 2021-0068

Ryan Carter – Applicant

Carter Environmental Services, Inc.

John Encinas - Owner

[209 S. Matanzas Boulevard](#)

To approve a dock with a floating terminal end and floating boat platform.

e. 2021-0069

Ryan Carter – Applicant

Carter Environmental Services, Inc.

Louis Herrera - Owner

[38, 44 and 50 Villa Calissa Court](#)

To approve a cantilevered deck over wetlands/open water attached to a bulkhead.

f. 2021-0071

David Ott – Owner/Applicant

83 Comares Avenue, unit 7B

To approve a boatlift to an existing boat slip.

7. Other Business

- a. Discussion and Recommendation – Ordinance 2021-12 Amending Short Term Rental Ch. 28
- b. Discussion regarding Historic Preservation Work Plan FY 2021-2022.
- c. Discussion and Recommendation - Amendments to Chapter 28 Zoning, Sec. 28-89 *Criteria for certificate of appropriateness or demolition review* and Sec. 28-90 *Administration and records*

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.