



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, July 6, 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 June 1, 2021.

4. Use by Exception

- a. 2021-0084

Stanley M. Boring – Applicant

St. Augustine Auto Sales, LLC

Wave Breaker, LLC – Owner

[3726 N. Ponce de Leon Avenue](#)

To approve a used automobile, truck, boat and vehicle business as a permissible use by exception.

- b. 2021-0088

Jean-Pierre Klifa – Applicant

Sugartime St. Augustine, LLC – Owner

[32 Charlotte Street](#)

To approve a bar/cocktail lounge with live music as a permissible use by exception.

5. Variance

- a. 2021-0066

(Continued from June 1 PZB meeting)

Kirby Booth – Applicant

KRB Construction

George A. Hill – Owner

[67 Lighthouse Avenue](#)

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

b. 2021-0081
Rodney McDougal – Applicant
Vincent Seibold- Owner
[3 Solano Avenue](#)
To exceed the maximum lot coverage for a residential addition.

c. 2021-0083
Theresa M. Travis – Owner/Applicant
[10 Tremerton Street](#)
To exceed the maximum lot coverage and encroach into the required secondary front 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. 2021-0087
Matt Lahti, P.E. – Applicant
Gulfstream Design Group, LLC
St. Johns Housing Partnership, Inc. – Owner
[111 Masters Drive](#)
To remove significant trees for development of multi-family housing (affordable housing).

c. 2021-0089
Scott Patrou – Applicant
GP Salt Run, LLC – Owner
[435 Flagler Boulevard and 27 Comares Avenue](#)
To approve a structure in excess of 75 feet in width in Conservation Overlay Zone 2. To approve the removal of one (1) cedar tree.

7. Rezoning

a. 2021-0085
Gary B. Davenport, PA - Applicant
36 Granada Street, LLC – Owner
[36 Granada Street](#)
To rezone the property from Commercial Low-one (CL-1) to Planned Unit Development (PUD).

8. Other Business

- a. Discussion and Recommendation – Ordinance 2021-12 Amending Sec. 11-29

9. 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.