



AGENDA

Planning and Zoning Board
City of St. Augustine, Florida

Tuesday, March 3, 2020 at 2:00 p.m.

**Alcazar Room, City Hall
75 King Street**

1. **Roll Call**
2. **General Public Comments for Items Not on the Agenda**
3. **Approval of Minutes**
 - a. Regular Meeting Minutes from February 4, 2020.
4. **Rezoning** (continued Jan. 7, 2020)
 - a. 2019-0115
(continued February 4, 2020)

Paul Harden – Applicant
John Wilson – Owner
c/o West Sebastian, LLC
[San Sebastian View](#) – PID: 084560-, 102990, 102810-, 154860-, and 155540-0000
A request to Rezone Flagler Crossing PUD (Ord. 2013-18) to Residential, Low-One (RL-1).
5. **Variance**
 - a. 2020-0005
(continued February 4, 2020)

Robert Balch – Applicant
c/o Black Box Design, Inc.
Roland Anderson – Owner
[4 Lighthouse Avenue](#)
A request to reduce the rear and side yard setbacks within RS-2 Zoning.
 - b. 2020-0019

Les Thomas – Applicant
Sarah Robert – Owner
[36 Magnolia Avenue](#)
A request to exceed the maximum lot coverage and to reduce the minimum side yard setback within residential, single family-one (RS-1) zoning.

6. Conservation Overlay Zone Development

- a. 2020-0008
(continued February 4, 2020)
- Josh Killian – Applicant
c/o Culpepper Engineering
Florida Power & Light – Owner
[179 SR 16](#)
To approve the removal of four (4) significant trees (three southern red cedars and one live oak) within Conservation Overlay Zone 3.
- b. 2020-0017
- Ryan Carter – Applicant
c/o Carter Environmental Services, Inc.
Stephen Content - Owner
[33 Water St](#)
To approve a three hundred thirty-eight foot (338') extension to a one hundred fifty six (156') foot dock, for a total length of four hundred ninety four foot (494') long dock, with one associated boat slip within Conservation Overlay Zone 1.
- c. 2020-0021
- Kurt McAteer – Applicant
Eric Piard – Owner
[Davis St](#) – PID 119920-0270
To approve the removal of two (2) significant trees (live oaks) within Conservation Overlay Zone 3.
- d. 2020-0022
- Kurt McAteer - Applicant
Eric Piard – Owner
[Davis St](#) – PID 119920-0250
To approve the removal of one (1) significant tree (live oak) within Conservation Overlay Zone 3.

7. Use by Exception

- a. 2020-0018
- Herrick H. Smith - Applicant
Herrick A. Smith – Owner
[24 Grove Avenue](#)
To approve a use by exception for a home occupation to allow for a pottery workshop within Residential Single Family-two (RS-2) zoning.

b. 2020-0020

Lorraine Searle – Applicant
Cobeca Holdings, LLC – Owner
[240 San Marco Avenue](#)

To approve a use by exception for a child day care center within Commercial Medium-two (CM-2) Zoning.

8. Rezoning

a. 2019-0126

(continued February 4, 2020)
(requested to April 7, 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 units, a maximum of 167 hotel units, a maximum of 26,050 square feet of retail/commercial space, a maximum of 65 marina slips, and the existing San Sebastian Winery (approx.. 24,000 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. The applicant has requested this item be continued to April 7, 2020 Planning & Zoning Board meeting.

b. 2020-0003

(continued February 4, 2020)

James Whitehouse – Applicant
Sarris Family Trust, Phillip Sarris – Owner
[415 S. Ponce de Leon Blvd](#)

A request to rezone the Rivers Edge PUD (Ord. 2006-14) to Commercial Medium-two (CM-2) zoning. A request to amend the Future land Use Map (FLUM) designation from residential medium density/mixed use to commercial medium intensity.

c. 2020-0023

James Whitehouse – Applicant
Sea-wall Motor Lodge, Inc. – Owner
[32 Avenida Menendez](#)

A request to amend the Hilton Bayfront Inn PUD (Ord 2009-02) to increase the maximum lot coverage.

9. Other Business

10. 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.