



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, June 7, 2022 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 April 5, 2022.
- b. Special Meeting Minutes from April 19, 2022.
- c. Regular Meeting Minutes from May 3, 2022.

4. Variance

- a. 2022-0030 Lloyd & Veronika Feltner – Applicant & Owner
[10 First Street](#)
To increase the lot coverage on a Residential single-family-two (RS-2) lot from 26.5% to 52% to allow for an addition to a single family residential structure.

5. Use by Exception

- a. 2022-0035 Chris & Laura Jennings – Applicant & Owner
[58 Saragossa Street](#)
To approve two (2) off-site parking spaces either with the use of the Saragossa Street residential parking pass program or in the City parking garage for a short-term rental.

6. Conservation Overlay Zone Development

Conservation Overlay Zone 3 Development

- a. 2022-0014 Nell Johnson – Owner & Applicant
[0 McWilliams Street / PID 108920-0002](#)
To approve the removal of a 24” dbh Red Cedar Tree in Conservation Overlay Zone 3.

- b. ~~2022-0033~~
Withdrawn ~~Charles Tabb – Applicant~~
~~c/o Coastal Construction of St. Augustine~~
~~John Thompson – Owner~~
~~[18 Park Avenue](#)~~
~~To approve the removal of a 32” dbh Magnolia tree to allow~~
~~for the construction of a new single-family home in~~
~~Conservation Overlay Zone 3.~~
- c. 2022-0036
Guy A. Maltese, Exec, Dir. of Safety & Facilities
c/o Florida School
Florida School for the Deaf & Blind – Owner
[207 N San Marco Avenue](#)
To approve the removal of a Red Cedar, a Laurel Oak, and a
Live Oak tree(s) due to safety concerns in Conservation
Overlay Zone 3.

Conservation Overlay Zone 2 Development

- d. 2022-0027
Jason Stancil – Applicant
c/o Colour Homes, LLC
Darden Claire Harting Trust – Owner
[0 Seminole Drive / PID 151370-0000](#)
To approve the construction of a new single-family home
within Conservation Overlay Zone 2.

Conservation Overlay Zone 1 Development

- e. 2022-0029
Ryan Carter – Applicant
c/o Carter Environmental Services
Mark Williams – Owner
[47 Iroquois Avenue](#)
To approve the construction of a 375 square foot boat lift on
an existing dock within Conservation Overlay Zone 1.
- f. 2022-0031
Ryan Carter – Applicant
c/o Carter Environmental Services
John Andrews – Owner
[97 Coquina Avenue](#)
To approve the construction of a 665 square foot dock and
boat lift within Conservation Overlay Zone 1.

- g. 2022-0032 Ryan Carter – Applicant
c/o Carter Environmental Services
John Andrews – Owner
[99 Coquina Avenue](#)
To approve the construction of a 665 square foot dock and boat lift within Conservation Overlay Zone 1.

7. Rezoning

- a. 2022-0026 Gary B. Davenport – Applicant
Continued from
May 3, 2022 Meeting
c/o Gary B. Davenport PA
36 Granada LLC – Owner
c/o Alsop Properties
[36 Granada Street](#)
To amend an existing Planned Unit Development (PUD) adopted November 8, 2021 at 36 Granada Street to change the site plan, text and elevations related to flood protection and flood resiliency.
- b. 2021-0108 Ellen Avery-Smith Esq. – Applicant
Continued from
October 5, 2021 Meeting
c/o Rodgers Towers, P.A.
Flagler College, Inc. – Owner
[94 Cedar Street and 7 ML King Avenue / PID 201850-0000, 201860-0000 and 201860-0150](#)
To amend an existing Planned Unit Development (PUD) and to remove one (1) significant Laurel Oak tree in Conservation Overlay Zone 3.

8. Comprehensive Plan Land Use Plan Amendment and Rezoning

- a. 2022-0028 Courtney P. Gaver – Applicant
c/o Rogers Towers, P.A.
Wild Bill's Investments, LLC
[63 & 65 West Avenue](#)
To amend the current land use of Residential Medium Density Mixed Use to Commercial Medium Intensity and to rezone the property from an expired Planned Unit Development (PUD) to the Commercial medium-two: CM-2 zoning district.

9. Creation of a New Land Use Category to be Inserted into the Comprehensive Plan and including a Compatible Zoning District and a Subsequent Comprehensive Plan Land Use Plan Amendment and Rezoning of Certain Property

- a. Discussion and recommendation related to the Creation of a Mobility Oriented Development (MOD) Future Land Use Category to be inserted into the Comprehensive Plan and a Compatible MOD Zoning District.

b. 2022-0034

Ellen Avery-Smith, Esq. – Applicant
c/o Rodgers Towers, P.A.
Broudy Bros., Ltd. – Owner

[Portions of N Ponce de Leon Boulevard and W King Street / PID 111190-0000, 111200-0000, 111130-0000, 111110-0000, 111225-0120, 111220-0000, 111225-0000](#)

To amend the current land use from Commercial Medium Intensity and Industrial Warehouse to the newly created Mobility Oriented Development: MOD land use category and to rezone the property from Commercial medium-two: CM-2 and Industrial and warehousing: IW to the newly created Mobility Oriented Development: MOD zoning district.

10. Other Business

- a. None

11. 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.