



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, October 5, 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 August 10, 2021.
 - b. Regular Meeting Minutes from September 7, 2021.
4. **Use by Exception**
 - a. 2021-0129 John Grapsas – Applicant/Owner
[172 Cordova Street Unit 4](#)
To approve one (1) parking space in the City parking garage for a short-term rental.
 - b. 2021-0131 Will Hensler – Applicant
Historic Frasier Properties Inc. – Owner
[11 St. George Street](#)
To approve a bar/tavern as a permissible use by exception.
5. **Variance**
 - a. 2021-0125 Mat and Kim Harrod – Applicant/Owner
[40 Water Street](#)
To reduce the required primary front setback from 20’ to 17’ to extend the existing porch and steps to accommodate lifting the existing home. To reduce the secondary front setback from 8’ to 6’ for a new second story porch.

- b. 2021-0126 Patrick Crocetta – Applicant/Owner
[346 Charlotte Street](#)
To reduce the required front yard setback from 20’ to 4’ for a new porch on an existing accessory apartment.
- c. 2021-0130 Irene Forbes – Applicant
Phillip and Irene Forbes - Owner
[49 Valencia Street](#)
To reduce the required secondary front setback from 10’ to 5’ for an addition to a carport for an enclosed garage and storage room.

6. Conservation Overlay Zone Development

- a. 2021-0124 Ryan Carter – Applicant
James Stephen - Owner
[165 Inlet Drive](#)
To modify an existing dock and approve a new boat lift in Conservation Overlay Zone 1.
- b. 2021-0123 Peter Pena – Applicant
Peter and Dahlia Pena - Owner
[118 Spoonbill Court](#)
To remove two (2) significant trees (Cedar) in Conservation Overlay Zone 3.

7. Rezoning/Conservation Overlay Zone Development

- a. 2021-0108 Ellen Avery-Smith Esq.- Applicant
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 tree (Laurel Oak) in Conservation Overlay Zone 3.