



## AGENDA

### PLANNING AND ZONING BOARD REGULAR MONTHLY MEETING

TUESDAY, JUNE 20, 2023, 6:00 P.M.

CITY OF ST. AUGUSTINE BEACH, 2200 A1A SOUTH, ST. AUGUSTINE BEACH, FL 32080

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#### NOTICE TO THE PUBLIC

THE PLANNING AND ZONING BOARD HAS ADOPTED THE FOLLOWING PROCEDURE: PERSONS WISHING TO SPEAK ABOUT TOPICS THAT ARE ON THE AGENDA MUST FILL OUT A SPEAKER CARD IN ADVANCE AND GIVE IT TO THE RECORDING SECRETARY. THE CARDS ARE AVAILABLE AT THE BACK OF THE MEETING ROOM. THIS PROCEDURE DOES NOT APPLY TO PERSONS WHO WANT TO SPEAK TO THE BOARD UNDER "PUBLIC COMMENTS."

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES OF REGULAR PLANNING AND ZONING BOARD MEETING OF MAY 16, 2023
- V. PUBLIC COMMENT
- VI. NEW BUSINESS
  - A. Land Use Variance File No. VAR 2023-07, for reduction of the 20-foot rear yard setback and 10-foot side yard setback requirements for placement of a 196-square-foot storage shed with a 4.3-foot rear yard setback and a 7.7-foot side yard setback in a low density residential land use district at 202 Azalea Avenue, St. Augustine Beach, Florida, 32080, Cheryl and Michael O'Steen, Applicants
  - B. Land Use Variance File No. VAR 2023-08, to exceed the maximum 35% lot coverage allowed for residential construction for new construction of a 3-story, 4822-square-foot total single-family residence in a medium density residential land use district at 7 15<sup>th</sup> Street, St. Augustine Beach, Florida, 32080, Robert and Amy Capwell, Applicants
  - C. Land Use Variance File No. VAR 2023-09, for expansion of a non-conforming structure by more than 25% of gross floor area for a proposed 797.41-square-foot addition to an existing 1804-square-foot total single-family residence in a low density residential use district at 13 Oak Road, St. Augustine Beach, Florida, 32080, R.E. Chip Mitchell, Agent for Timothy and Tamara Callahan, Applicants

- D. Concept Review File No. CR 2023-01, for demolition of the existing 48,555-square-foot Publix grocery store and rebuild to a new 54,964-square-foot Publix grocery store and reconfiguration of the Anastasia Plaza shopping center parking lot to create additional parking spaces for the shopping center, in a commercial land use district at 1001 and 1033 A1A Beach Boulevard, St. Augustine Beach, Florida, 32080, Patrick McKinley, Agent for Regency Centers and MCW-RC-FL-Anastasia LLC, Applicant
  
- E. Land Use Variance File No. VAR 2023-10, for variances for the proposed reconfiguration of the Anastasia Plaza shopping center parking lot for existing non-conforming uses for minimum parking space size; reduction of the northern landscape buffer to accommodate the proposed new truck dock; and to maintain but lower the existing non-conforming impervious surface ratio coverage allowed in a commercial land use district at 1001 and 1033 A1A Beach Boulevard, St. Augustine Beach, Florida, 32080, Patrick McKinley, Agent for Regency Centers and MCW-RC-FL-Anastasia LLC, Applicant

VII. OLD BUSINESS

VIII. BOARD COMMENT

IX. ADJOURNMENT

NOTICES TO THE PUBLIC

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*In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Manager's Office no later than seven days prior to the proceeding at the address provided above, or telephone 904-471-2122, or email [sabadmin@cityofsab.org](mailto:sabadmin@cityofsab.org)*

*For more information on any of the above agenda items, please call the City of St. Augustine Beach Building and Zoning Department at 904-471-8758. The agenda material containing background information for this meeting is available on a CD upon request at the City Manager's office for a \$5.00 fee. Adobe Acrobat Reader will be needed to open the file.*