



Planning and Zoning Board

City of St. Augustine, Florida

Regular Meeting Agenda

Tuesday, February 6, 2024, at 1:00pm

Alcazar Room at 75 King Street

Information

Both this agenda and all backup material supporting each agenda item are accessible via the City's website at citystaug.com/1059/Agendas-and-Minutes.

1. Roll Call

2. General Public Comments for Items Not on the Agenda

3. Approval of Minutes

- a. None

4. Modification and Approval of Agenda

5. Variance

- a. 2024-0003 Dawn Phillips DuBose – Applicant & Owner
[65 Sanford Street](#)
To approve a variance to the side yard setback requirement for a proposed addition on a property with a Residential Single-Family-Two: RS-2 zoning designation.
- b. 2024-0004 Erica Tangren – Applicant & Owner
[472 Arricola Avenue](#)
To approve a variance to the side yard setback requirement for a proposed addition of front and rear porches on a property with a Residential Single-Family-Two: RS-2 zoning designation.

6. Use by Exception

- a. 2024-0001 Karen Smith – Applicant & Owner
[172 Cordova Street Unit 3](#)
To approve one (1) off-site parking space at the Municipal Parking Garage within the Residential General-One: RG-1 zoning district as a permitted use by exception.

7. Conservation Overlay Zone Development

- a. 2024-0002 Carolyn Haslam – Applicant
c/o Akerman LLP
Coastal Getaway Homes, LLC – Owner
[214 Pelican Reef Drive / PID 158573-0090](#)
To approve, after the fact, the construction of a bulkhead within Conservation Overlay Zones 1 & 2.
- b. 2024-0005 Amber Halcrow – Applicant
c/o 1565 Woodworks, LLC
Erik Worthmann – Owner
[134 Pelican Reef Drive](#)
To approve the removal of significant trees within Conservation Overlay Zone 3.
- c. 2024-0007 Michael Reed – Applicant & Owner
[327 Minorca Avenue / PID 215560-0030](#)
To approve the removal of significant trees within Conservation Overlay Zone 3.
- d. 2024-0009 James St. George – Applicant & Owner
c/o Pink Mansion LLC
[3000 N Ponce de Leon Boulevard](#)
To approve the removal of a significant tree within Conservation Overlay Zone 3.

8. Rezoning

- a. 2024-0011 Ray Lake – Applicant
c/o DiMare Construction
36 Granada LLC – Owner
[36 Granada Street](#)
To approve modifications to the existing 36 Granada Planned Unit Development (PUD) related to building design elevations.

9. Other Business

- a. Board discussion and recommendation regarding adding a certain size of native pine tree to the list of protected trees.

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.