



Planning and Zoning Board

City of St. Augustine, Florida

Regular Meeting Agenda

Tuesday, May 7, 2024, at 1:00pm

Alcazar Room at 75 King Street

Information & Agenda Map

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. March 5, 2024, Regular Meeting minutes.
- b. April 2, 2024, Regular Meeting minutes.

4. Modification and Approval of Agenda

5. Variance

- a. 2024-0020 Bryan Freier – Applicant
c/o Bryan The Builder USA Inc.
Anna Gulledge – Owner
[148 Oyster Catcher Circle](#)
To approve a variance request to exceed maximum lot coverage.
- b. 2024-0035 Robert Oreder – Applicant & Owner
[46 Dolphin Drive](#)
To approve a variance request to exceed the maximum lot coverage and reduce rear yard setback requirements.
- c. 2024-0038 Andrew Miller – Applicant & Owner
[350 Charlotte Street](#)
To approve a variance request to reduce front yard setback requirements.
- d. 2024-0040 Sarah Ryan Architect – Applicant
Marianne Scheiner & Mark Wainwright – Owners
[4 Tremerton Street](#)
To approve a variance request to reduce yard setback requirements.

6. Use by Exception

- a. 2024-0022 Jonathan Velarde – Applicant
c/o Ancient City Golf Cart Rentals
WVC Properties LLC – Owner
[3 Sebastian Avenue](#)
To approve a use by exception request to allow for the sales and rentals of automobiles.

7. Variance and Conservation Overlay Zone Development

- a. 2024-0039 Louis & Annie Kines – Applicant & Owners
[119 Ferdinand Avenue](#)
To approve a variance request to exceed the maximum lot coverage and remove significant trees within Conservation Overlay Zone 3.

8. Conservation Overlay Zone Development

- a. 2024-0023 Ryan Carter – Applicant
c/o Carter Environmental Services
City of St. Augustine & Alison Turner – Owner
[Theodore Street](#)
[3 Theodore Street / PID 110430-0000](#)
[Florida Avenue / PID 110440-0000](#)
To approve construction of a right of way extension and new single-family home within Conservation Overlay Zone 2 and removal of significant trees and tree canopy within Conservation Overlay Zone 3.
- b. 2024-0037 John Valdes – Applicant
c/o John Valdes and Associates
John Andrews – Owner
[273 S Matanzas Boulevard](#)
To approve a proposed modification to an existing seawall within Conservation Overlay Zones 1 & 2.
- c. 2024-0036 Carter Environmental Services – Applicant
Gregory Trunnell – Owner
[33 Dolphin Drive](#)
To approve the construction of a new dock within Conservation Overlay Zone 1.
- d. 2024-0031 Donald Gullion – Applicant
c/o Dream Finders Homes
Ronnie McGraw – Owner
[215 Pelican Reef Drive / PID 158573-0030](#)
To approve the construction of a new single-family home within Conservation Overlay Zones 2 & 3.

Continued from the
March 5, 2024, Regular
Meeting

9. Rezoning

- a. 2024-0041 Ellen Avery-Smith, Esq. – Applicant
 c/o Rogers Towers, P.A.
 Kasam Hospitality – Owner
 [24 Cathedral Place / PID 197160-0000](#)
 [Charlotte Street / PID 197200-0000](#)
 To rezone approximately 1.06 acres of property from the 24 Cathedral Place Planned Unit Development (PUD) (Ordinance No. 2013-22) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD).

10. Other Business

- a. Discussion related to the required Residential Lot Grading Plan and other issues related to Floodplain Management.

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.