



Planning and Zoning Board

City of St. Augustine, Florida

Regular Meeting Agenda

Tuesday, June 4, 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. May 7, 2024, Regular Meeting minutes.

4. Modification and Approval of Agenda

5. Use by Exception

- a. 2024-0022 Jonathan Velarde – Applicant
c/o Ancient City Golf Cart Rentals
WVC Properties LLC – Owner
Continued from the
May 7, 2024,
Regular Meeting [3 Sebastian Avenue](#)
To approve a use by exception request to allow for the sales and rentals of automobiles.
- b. 2024-0043 Peter E. Schirduan – Applicant & Owner
[19 Sevilla Street](#)
To approve two (2) off-street parking spaces within private parking facility.

6. Conservation Overlay Zone Development

- a. 2024-0037 John Valdes – Applicant
c/o John Valdes and Associates
John Andrews – Owner
Continued from the
May 7, 2024,
Regular Meeting [273 S Matanzas Boulevard](#)
To approve a proposed modification to an existing seawall within Conservation Overlay Zones 1 & 2.

- b. 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.
- c. 2024-0044 Michael W. Foster Jr., P.E. – Applicant
c/o Florida Department of Environmental Protection
Duane Kent, P.E. – Owner
c/o St Johns County Florida
[15 Fort Mose Trail](#)
To approve the removal of significant trees within Conservation Overlay Zones 2 & 3.

7. Conservation Overlay Zone Development & Variance

- a. 2024-0042 Tripp Means – Applicant
c/o Means Engineering, Inc
Laura Stevenson Dumas – Owner
c/o Flagler College, Inc
[59 Valencia Street](#)
To approve the removal of significant trees within Conservation Overlay Zone 3 and a variance to allow off-site tree mitigation.

8. 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).

9. Conservation Overlay Zone Development, Comprehensive Plan Land Use Amendment, & Rezoning

a. 2024-0012

Second hearing
from the
April 2, 2024,
Regular Meeting

Brad C. Wester – Applicant

c/o Driver McAfee Hawthorne & Diebenow, PLLC

BDEP Land, LLC & Nix Boat Yard LLC – Owners

[199 Nix Boat Yard Road / PID 134900-0020](#) (County)

[200 Nix Boat Yard Road / PID 134832-0010](#) (County)

[200-1 Nix Boat Yard Road / PID 134832-0030](#) (County)

[Nix Boat Yard Road / PID 134821-0000](#) (County)

[200 Nix Boat Yard Road / PID 134832-0000](#) (City)

[220-B Nix Boat Yard Road / PID 134830-0000](#) (City)

[Nix Boat Yard Road / PID 134832-0001](#) (County)

[200 Nix Boat Yard Road Unit E / PID 134832-0020](#) (County)

[200 Nix Boat Yard Road / PID 134832-0003](#) (County)

[200 Nix Boat Yard Road / PID 134820-0000](#) (County)

[Nix Boat Yard Road / PID 134833-0000](#) (County)

To amend the current land use of Mixed-Use District (County) to Marine Industrial (City) and Open Land (City), rezone approximately 10 acres of property currently zoned Open Rural (OR) (County), Commercial Highway Tourist (CHT) (County), Residential Mobile Home (RMH) (County) to Planned Unit Development (PUD) (City), amend the existing Planned Unit Development (PUD) (City Ordinance No. 2023-20) to incorporate the property into the Cat's Paw Marina Planned Unit Development (PUD) (City) to total approximately 19.9 acres, and approve construction within Conservation Overlay Zones 1, 2, & 3; all subject to a Voluntary Petition for Annexation and Pre-annexation Agreement.

10. Other Business

- a. Discussion and recommendation regarding inserting language in the Land Development Code to address HB 1645: Energy Resources requirements for resiliency facilities.

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.