



CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD

A G E N D A

TUESDAY, JULY 2, 2024 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the the Agenda
3. Approval of Minutes
 - a) June 4, 2024, Regular Meeting Minutes.
4. Modification and Approval of Agenda
5. Variance
 - a) PZB2024-0047 Mike Wagner - Applicant
c/o MJ Wagner Construction
Dr. Tim Steflik - Owner
[63 Lemon Street](#)
To approve a variance to the required side and rear yard setbacks to allow for construction of additional habitable space.
6. Conservation Overlay Zone Development
 - a) PZB2024-0024 Ryan Carter - Applicant
c/o Carter Environmental Services, Inc.
Lyndsay Watts - Owner
c/o Watts Up Enterprises II LLC
[Avery Street](#)
[Avery Street / PID 109390-0000](#)
To approve construction of a right of way extension and a new single family home within Conservation Overlay Zones 2 & 3.
 - b) PZB2024-0037 John Valdes – Applicant
Continued from the
June 4, 2024,
Regular Meeting 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) PZB2024-0045 Autumn Martinage - Applicant
c/o Matthews | DCCM
Giselle Thompson - Owner
[101 Coquina Avenue](#)
To approve a request to construct a masonry wall and fence within Conservation Overlay Zones 1 & 2.
- d) PZB2024-0046 James Pantling - Applicant & Owner
[81 Coquina Avenue](#)
To approve a request to construct a dock and boat lift within Conservation Overlay zones 1 & 2.
- e) PZB2024-0048 Peter Burkhardt - Applicant & Owner
c/o Jjmrn Properties LLC
[111 Inlet Drive](#)
To approve a request to construct a bulkhead and retaining wall within Conservation Overlay Zones 1 & 2.
- f) PZB2024-0049 Amy Vo - Applicant & Owner
c/o Cedar Street Property, LLC
[121 Cedar Street](#)
[133 Cedar Street](#)
To approve the removal of significant trees and tree canopy within Conservation Overlay Zone 3.

7. Rezoning

- a) PZB2024-0041
*Continued from the
June 4, 2024,
Regular Meeting*
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).

8. Other Business

9. Adjournment

Notices: In accordance with Florida Statute 286.0105: “If any person decides to appeal any decision made by the Historic Architectural Review 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 or 1-800-955-8771 (TDD).

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.