



CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
A G E N D A
TUESDAY, AUGUST 6, 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) PZB2024-0054 William Dale Caswell & Olivia Ingram Caswell - Applicant & Owner
[40 E Park Avenue](#)
To approve a variance request to reduce side and rear yard setback requirements, increase the guest house square footage limitation and increase the maximum lot coverage.
 - b) PZB2024-0056 Sarah Ryan, Architect - Applicant
Eric A. Lee - Owner
c/o DRL Management LLC
[83 Saint Francis Street](#)
To approve a variance request to reduce side and rear yard setbacks requirements and increase lot coverage.
6. Use by Exception
 - a) PZB2024-0052 John Valdes – Applicant
c/o John Valdes and Associates
Rick Amos – Owner
c/o Partners Team One LLC
[26 Toques Place](#)
To approve a use by exception request to allow an eight (8) unit inn.

7. Conservation Overlay Zone Development

- a) PZB2024-0046
*Continued from the
July 2, 2024,
Regular Meeting*
- James Pantling - Applicant & Owner
[81 Coquina Avenue](#)
To approve a request to construct a dock and boat lift within Conservation Overlay zones 1 & 2.
- b) PZB2024-0053
- Hayden Whetstone - Applicant & Owner
[Pelican Reef Drive / PID 158573-0040](#)
To approve the construction of a new single-family home and retaining wall within Conservation Overlay Zones 2 & 3.
- c) PZB2024-0055
- Kevin Marks - Applicant
c/o Shoreland Home Builders
Stephen & Lindsey Hutson - Owner
[Pelican Reef Drive / PID 158573-0020](#)
To approve the construction of a new single-family home within Conservation Overlay Zones 2 & 3.
- d) PZB2024-0057
- Ryan Carter - Applicant
c/o Carter Environmental Services, Inc.
City of St. Augustine - Owner
[399 Riberia Street](#)
To approve the construction of a new dock and removal of trees within Conservation Overlay Zones 1 & 2.
- e) PZB2024-0058
- Joseph D Weed III - Applicant & Owner
[32 Mulberry Street](#)
To approve the construction of a new dock within Conservation Overlay Zone 1.

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.