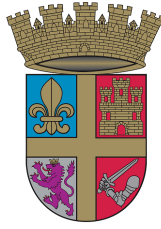


Amended



CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD

A G E N D A

TUESDAY, SEPTEMBER 3, 2024 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) July 2, 2024, Regular Meeting Minutes
 - b) August 6, 2024, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
 - a) PZB2024-0060
Alex Fisher - Applicant
c/o Fisher Enterprises
Garrett Morrell - Owner
c/o GRGP Rentals LLC
[115 Arricola Avenue](#)
To approve a variance request to increase the maximum lot coverage.
 - b) PZB2024-0063
Donald Poling Jr. - Applicant & Owner
[148 Cunningham Avenue](#)
To approve a variance request to reduce side and rear yard setback requirements and increase the maximum lot coverage.
 - c) PZB2024-0065
Frank O'Rourke - Applicant
c/o Gypsy Cab Company
828 & 830 Holdings LLC - Owner
[828 Anastasia Boulevard](#)
To approve a variance request to reduce the required off street parking requirements for a restaurant.

6. Use by Exception

a) PZB2024-0062

Andrea Brown - Applicant
c/o Ancient City Hideaways
Michael Wilcox - Owner
c/o Masa Properties LLC
[72 Abbott Street](#)

To approve one (1) off-site parking space within the Municipal Parking Garage.

7. Conservation Overlay Zone Development

a) PZB2024-0046

Continued from the
August 6, 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

Continued from the
August 6, 2024,
Regular Meeting

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

Continued from the
August 6, 2024,
Regular Meeting

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) PZB2024-0058

Continued from the
August 6, 2024,
Regular Meeting

Joseph D Weed III - Applicant & Owner
[32 Mulberry Street](#)

To approve the construction of a new dock within Conservation Overlay Zone 1.

e) PZB2024-0059

Ryan Carter - Applicant
c/o Carter Environmental Services
Richard L & Tracey Y Hardy - Owner
[117 Inlet Drive](#)

To approve the extension of an existing dock, construct a boat lift and add rip rap to shoreline within Conservation Overlay Zones 1 & 2.

f) PZB2024-0061

Ryan Carter - Applicant
c/o Carter Environmental Services
William Wolkoff - Owner
[Pelican Reef Drive / PID 158573-0130](#)

To approve a request to construct a bulkhead and dock within Conservation Overlay zones 1 & 2.

g) PZB2024-0064

Arthur Wells - Applicant
c/o AJ Wells Roofing and Construction
Arthur Wells - Owner
c/o First Coast Properties of Jacksonville, Inc.
[Arricola Avenue / PID 219010-0270](#)

To approve the removal of significant trees and tree canopy within
Conservation Overlay Zone 3.

8. Other Business

- a) Information and project schedule regarding the process to update the City's current 2014 Vision Plan.
- * b) Discussion and Recommendation regarding language to clarify review process for historic and regulated structures outside of historic preservation zoning districts.

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.