



CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD

A G E N D A

TUESDAY, OCTOBER 1, 2024 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) September 3, 2024, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
 - a) PZB2024-0067
Trevor Worley - Applicant
c/o CW Thompson Investment Group
Gloria Worley - Owner
c/o CW Thompson Investment Group
[14 S Leonardi Street](#)
To approve a variance request to reduce side yard setback requirements.
 - b) PZB2024-0068
Susanne Sellars - Applicant
The Blue Pelican of St. Augustine LLC - Owner
[91 Kings Ferry Way](#)
To approve a variance request to increase the maximum fence height within a front yard setback.
 - c) PZB2024-0073
Will Tunstall - Applicant
c/o Cape Run Tunstall Construction
Justin Casey - Owner
[25 Menendez Road](#)
To approve a variance request to reduce side and rear yard setback requirements and increase the guest house square footage limitation.

6. Use by Exception

- a) PZB2024-0062
*Continued from the
September 3, 2024,
Regular Meeting*

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.

- b) PZB2024-0075

James G. Whitehouse, Esq. - Applicant
c/o St. Johns Law Group & Savannah Bee Company, LLC
J.D. Adams, LLC / David Border - Owner
[136 Saint George Street](#)

To approve a use by exception for a business in the craft alcohol industry and its retail sales.

7. Conservation Overlay Zone Development

- a) PZB2024-0061
*Continued from the
September 3, 2024,
Regular Meeting*

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.

- b) PZB2024-0064
*Continued from the
September 3, 2024,
Regular Meeting*

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.

- c) PZB2024-0070

Ryan Carter - Applicant
c/o Carter Environmental Services
Marian Burkhardt - Owner
[157 Inlet Drive](#)

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

- d) PZB2024-0074

Brad Beach - Applicant
c/o New Day Design Co.
Daniel and Barbara Burkhardt - Owner
[191 Inlet Drive](#)

To approve the construction of a new single-family home within Conservation Overlay Zones 2 & 3.

e) PZB2024-0076

Ryan Carter - Applicant
c/o Carter Environmental Services
Robert Taliaferro - Owner
[106 N Saint Augustine Boulevard](#)

To approve a request to modify a dock within Conservation Overlay zones 1 & 2.

8. Rezoning

a) PZB2024-0066

James G. Whitehouse, Esq. - Applicant
c/o St. Johns Law Group
St. Augustine Marine Center Partners, LLC - Owner
[404 Riberia Street](#)

To rezone approximately 30.15 acres of property from Industrial and Warehousing: IW to the San Sebastian River – St. Augustine Marine Center Planned Unit Development: PUD.

9. Other Business

a) Election of Chair and Vice-Chair.

10. 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.