



CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD

A G E N D A

TUESDAY, NOVEMBER 5, 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) October 1, 2024, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
 - a) PZB2024-0071
Chad Ruziskey - Applicant
c/o All Angles Construction
Thomas McKnew - Owner
[2 Luwanna Circle](#)
To approve a variance request to reduce the side yard setback requirement to allow for the construction of additional habitable space.
 - b) PZB2024-0079
Edward Bowman - Applicant & Owner
[21 Miruela Avenue](#)
To approve a variance request to reduce the side yard setback requirement.
 - c) PZB2024-0080
John Reynolds - Applicant
c/o JHR Consultants, Inc
Jacqueline Petty - Owner
[7 Beacon Street](#)
To approve a variance request to reduce the side yard setback requirement and increase the maximum lot coverage.

- d) PZB2024-0082 Stephen Bradshaw - Applicant
c/o Honey Tree Properties
Jim & Deborah Craggs - Owner
[402 Old Quarry Road](#)
To approve a variance request to reduce the side yard setback requirement, increase the maximum lot coverage and increase the guest house square footage limitation.
6. Variance and Conservation Overlay Zone Development
- a) PZB2024-0077 Chad Ruziskey - Applicant
c/o All Angles Construction
Gregory Leo Sr. - Owner
[30 Davis Street](#)
To approve a variance request to the required side and rear yard setbacks and to approve the removal of trees within Conservation Overlay Zones 2 & 3.
7. Use by Exception
- a) PZB2024-0084 Olga Holly - Applicant
c/o Moultrie Montessori School
Jeannie Buskirk - Owner
c/o Moultrie Montessori School
[37 S Dixie Highway](#) / PID 123950-0000 & 123960-0000
[27 Spencer Street](#) / PID 123940-0000
To approve a use by exception for a Montessori school.
8. Conservation Overlay Zone Development
- a) PZB2024-0061 Ryan Carter - Applicant
*Continued from the
October 1, 2024,
Regular Meeting* 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) PZB2024-0081 Ryan Carter - Applicant
c/o Carter Environmental Services
35 Mulberry LLC - Owner
[35 Mulberry Street](#)
To approve a request to construct a dock within Conservation Overlay zones 1 & 2.
- c) PZB2024-0085 Kevin Marks - Applicant
c/o Shoreland Home Builders
Mark & Janice Matrazzo - Owner
[171 Inlet Drive](#)
To approve the construction of a retaining wall within Conservation Overlay Zones 2 & 3.

d) PZB2024-0087

Tom Bartlett - Applicant
c/o Matthews | DCCM
Agan Prameshuber - Owner
[173 Inlet Drive](#)

To approve the construction of a retaining wall within Conservation Overlay Zones 2 & 3.

e) PZB2024-0086

Brad Beach - Applicant
c/o New Day Design Company, LLC
Daniel and Barbara Burkhardt - Owner
[189 Inlet Drive](#) / PID 213780-0000
[191 Inlet Drive](#) / PID 213770-0000

To approve the removal of a significant tree, modify the existing bulkhead and construct a single family home within Conservation Overlay Zones 1, 2 & 3.

9. Rezoning

a) PZB2024-0066

Second hearing from
the October 1, 2024,
Regular Meeting.

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.

10. Other Business

- a) Information and discussion related to the update of the 2014 Vision Plan.
- b) Reminder of the joint PZB meeting scheduled with the HARB and the CRC for Wednesday, December 11, 2024 at 9:00 am.

11. 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.