



CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD

AMENDED

A G E N D A

TUESDAY, DECEMBER 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) November 5, 2024, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development
 - *a) PZB2024-0101
WITHDRAWN

City of St. Augustine & FDOT - Applicant
City of St. Augustine, State of Florida, & United States Government (NPS) - Owner
[111 Avenida Menendez](#) & PIDs 1961800000 & 1961700000
(Waterfront along A1A/Avenida Menendez, beginning south of the Bridge of Lions north to Charlotte Street)
To replace the existing seawall and posts and chains with a new seawall and solid pedestrian barrier to tie into a proposed new National Park Service seawall to the north and to the City seawall to the south of the Bridge of Lions; and to lower the elevated promenade adjacent to the existing seawall on the north side of the bridge.
 - b) PZB2024-0087
Continued from the
November 5, 2024,
Regular Meeting

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.

- c) PZB2024-0085
Continued from the
November 5, 2024,
Regular Meeting
- 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) PZB2024-0061
Continued from the
November 5, 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.
- e) PZB2024-0081
Continued from the
November 5, 2024,
Regular Meeting
- 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.
- f) PZB2024-0090
- Ryan Carter - Applicant
c/o Carter Environmental Services
Erik Worthmann - Owner
[134 Pelican Reef Drive](#)
To approve the modification of an existing dock within Conservation Overlay Zones 1 & 2.
- g) PZB2024-0092
- Ryan Carter - Applicant
c/o Carter Environmental Services
Kyle Cregan - Owner
[67 Water Street](#)
To approve a request to construct a dock within Conservation Overlay Zones 1 & 2.
- h) PZB2024-0088
- Darren & Christina DeGuire - Applicant & Owner
[207 Carver Street West](#)
To approve the removal of a significant tree within Conservation Overlay Zone 3.
- i) PZB2024-0095
- Scott Michaels - Applicant & Owner
[89 Dolphin Drive](#)
To approve the modification of an existing bulkhead and construct a new dock within Conservation Overlay Zones 1 & 2.

6. Use by Exception

a) PZB2024-0097

Stephanie Angel - Applicant
c/o Capybara Cafe / Noah's Ark Sanctuary
Jena Dennis - Owner
[105 S Ponce De Leon Boulevard, Suite C](#)
To approve a use by exception for a tourist attraction.

7. Variance

a) PZB2024-0082
*Continued from the
November 5, 2024,
Regular Meeting*

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.

b) PZB2024-0079
*Continued from the
November 5, 2024,
Regular Meeting*

Edward Bowman - Applicant & Owner
[21 Miruela Avenue](#)
To approve a variance request to reduce the side yard setback requirement and increase the maximum lot coverage.

c) PZB2024-0089

Matthew Brown - Applicant & Owner
[19 Hope Street](#)
To approve a variance request to reduce the front and side yard setbacks.

d) PZB2024-0093

Kimberly J Hartwick - Applicant & Owner
[228 Riberia Street](#)
To approve a variance request to reduce the side yard setback and to increase the maximum fence height within the front and side yard setback.

e) PZB2024-0099

Karen Cowart - Applicant
c/o Karen Cowart Design Associates Inc
Ashley Cregan - Owner
[67 Water Street](#)
To approve a variance request to the maximum building height and reduce the front and side setback requirements.

8. Appeal of Staff Determination and Variance

a) PZB2024-0100

Julia Moiseeva - Applicant
Craig Van Horn - Owner
[3 South Street](#)
To appeal staff determination limiting one (1) guest house on a property with a residential single-family one: RS-1 zoning designation and a variance request to the maximum square footage of a guest house and reduce the side yard setback.

9. Other Business

- a) FDOT project update related to replacing the existing seawall with a new seawall between the proposed new National Park Service seawall to the north and to the City seawall to the south of the Bridge of Lions. (No PZB discussion or recommendation)
- b) Approval of 2025 Planning and Zoning Board Meeting Schedule.

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.