



CITY OF
ST. AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, SEPTEMBER 18, 2025 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) June 18, 2025 - Regular Meeting
 - b) August 21, 2025 - Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
 - *a) HP2024-0045 Matthews | DCCM – Applicant
 Turner Ace St. Augustine, Inc. - Owner
 11 Garnett Avenue
 Requesting a one (1) year extension on the approval of a Certificate of Demolition to demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district.
 - *b) HP2025-0059 Pat Dobosz - Applicant
 J Prabhu II LLC - Owner
 226 Charlotte Street
 To remove existing porch steps and continue existing wood railing along the Charlotte Street facade.
6. Certificate of Appropriateness
 - a) HP2025-0063 St. Augustine Dunes, LLC - Applicant and Owner
 154 Avenida Menendez
 To replace an existing wooden gate with a decorative metal gate.
 - b) HP2025-0060 Shirah and Company, LLC for T-Mobile - Applicant
 Flagler College, Inc. - Owner
 74 King Street
 To install cellular equipment in existing bell towers.

- c) HP2025-0057 44 Avenida Menendez, LLC / Riverview Partners One, LLC - Applicant
44 Avenida Menendez, LLC - Owner
44 Avenida Menendez
For after-the-fact approval of rooftop cabana structures, lighting fixtures, and other design elements that were not previously approved under Certificate of Appropriateness PL2021-0121.

7. Certificate of Demolition and Partial Demolition

- a) HP2025-0058 Kenneth Lewis - Applicant
39 Park Ave East LLC - Owner
39 E Park Avenue
For partial demolition of a residential building, constructed c. 1945, that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District for work related to elevation of the building, including removal of the existing block foundation and replacement with a new masonry first floor and garage space.

8. Continued Items from the previous HARB meetings

- a) Opinion of Appropriateness Matthews | DCCM - Applicant
HP2025-0052 Sisters of St. Joseph, Inc. - Owner
CONTINUED FROM 241 St. George Street
JULY 15, 2025 To construct a new institutional building on the northern portion of the property with associated alterations and repairs to existing masonry perimeter walls and new hardscape and landscape designs.

- b) Certificate of Rogers Towers, PA - Applicant
Appropriateness Kasam Hospitality, Inc. - Owner
HP2025-0053 24 Cathedral Place and Charlotte Street (PID 1972000000)
CONTINUED FROM To construct commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot, related to an adaptive use project of the existing buildings.

- c) Certificate of CBVR Telecom Design Group and
Appropriateness - City- Cellco Partnership Successor in Interest to Verizon Wireless -
Owned Property Applicant
HP2025-0011 Various areas within/adjacent to existing City rights-of-way within
CONTINUED FROM Historic Preservation Zoning Districts 1 through 5.
MARCH 20, 2025 To install new cell antennas and related cellular equipment in proposed locations.

9. Planning and Building Staff Communications

- a) Staff Approved Permits Report

10. Other Business

- a) Staff presentation of findings related to the Evaluation and Appraisal Report of the 2040 Comprehensive Plan

11. Next Scheduled Meeting Date(s):

- a) October 16, 2025 - Regular Meeting

12. 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.