



CITY OF  
**ST AUGUSTINE**  
EST. 1565

**HISTORIC ARCHITECTURAL REVIEW BOARD**

**\*REVISED\***

**A G E N D A**

**THURSDAY, NOVEMBER 20, 2025 - 1:00 PM**

**ALCAZAR ROOM**

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
- \*5. Recommended Expedited Hearing Items (to be recommended one week in advance)
  - a) Certificate of Demolition HP2025-0069 Rolling Oaks Property Group, LLC - Applicant and Owner  
16 Ferry Place  
To demolish a residential building, constructed c. 1949, that is recorded in the Florida Master Site File and not located in a district.
  - b) Certificate of Demolition HP2025-0075 Casey Welch - Applicant  
Casey Welch & Michael Mckoy - Owner  
78A Chapin Street  
To demolish a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and not located in a district.
6. Certificate of Appropriateness
  - a) HP2025-0068 John Valdes & Associates, Inc. - Applicant  
Melissa & Patrick Sullivan - Owner  
103 Marine Street  
To construct a decorative balconet with shed roof extending from existing second-story windows on the front facade of the detached garage apartment.
  - b) HP2025-0074 Central Southern Construction Services, LLC - Applicant and Owner  
264 St. George Street  
To install a new metal gate across an existing driveway.

- c) HP2025-0070 Design Cooperative, LLC - Applicant  
58 Charlotte Streer LLC - Owner  
58 Charlotte Street  
To increase the height of an existing masonry wall along the south property line and modify the previously approved flat roof design to screen proposed mechanical equipment; and, to construct a pergola across the previously approved rear courtyard space.
- d) HP2025-0073 Bar Harbor Cheesecake Company LLC - Applicant  
Authentic Old Jail, Inc. - Owner  
6 Cordova Street  
For temporary installation of wooden pergolas in the front and side yards facing the Historic Preservation-Three (HP-3) zoning district.
- e) HP2025-0072 Matthews | DCCM - Applicant  
Sisters of St. Joseph, Inc. - Owner  
241 St. George Street  
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.

7. Continued Items from the previous HARB meetings

- a) Certificate of Appropriateness  
HP2025-0057  
Continued from September 18, 2025  
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.
- b) Certificate of Appropriateness  
HP2025-0053  
CONTINUED FROM AUGUST 21, 2025  
Rogers Towers, PA - Applicant  
Kasam Hospitality, Inc. - Owner  
24 Cathedral Place and Charlotte Street (PID 1972000000)  
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 Appropriateness - City-Owned Property  
HP2025-0011  
CONTINUED FROM MARCH 20, 2025  
CBVR Telecom Design Group and Cellco Partnership Successor in Interest to Verizon Wireless - Applicant  
Various areas within/adjacent to existing City rights-of-way within Historic Preservation Zoning Districts 1 through 5.  
To install new cell antennas and related cellular equipment in proposed locations.

8. Planning and Building Staff Communications
  - a) Staff Approved Permits Report
9. Other Business
  - \*a) Review and Approval of 2026 HARB Meeting Schedule
  - \*b) Follow-Up to Model Land Company National Register Historic District Update:  
Public Informational Meeting to be held on Tuesday, December 9, 2025, at 5:30P.M.
10. Next Scheduled Meeting Date(s):
  - a) December 18, 2025 - Regular Meeting
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.***