



CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
A G E N D A
TUESDAY, JANUARY 7, 2025 - 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
 - b) December 3, 2024, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development
 - a) PZB2024-0087
Continued from the
December 3, 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.
 - b) PZB2024-0092
Continued from the
December 3, 2024,
Regular Meeting
Ryan Carter - Applicant
c/o Carter Environmental Services
Kyle Cregan - Owner
[67 Water St](#)
To approve a request to construct a dock within Conservation Overlay Zones 1 & 2.
 - c) PZB2024-0095
Continued from the
December 3, 2024,
Regular Meeting
Scott Michaels - Applicant & Owner
[89 Dolphin Dr](#)
To approve the modification of an existing bulkhead and construct a new dock within Conservation Overlay Zones 1 & 2.

- d) PZB2024-0094 Charles Burgan - Applicant
c/o Charles Burgan LLC
George Chryssaidis - Owner
c/o Georgies Fresh Market LLC
[415 S Ponce De Leon Blvd](#)
To approve the construction of a new dock within Conservation Overlay Zones 1 and 2.
- e) PZB2024-0111 City of St. Augustine - Applicant & Owner
[111 Avenida Menendez](#)
To approve the rehabilitation of the existing seawall within Conservation Overlay Zone 2.
6. Variance
- a) PZB2024-0100
Continued from the
December 3, 2024,
Regular Meeting
Julia Moiseeva - Applicant
Craig Van Horn - Owner
[3 South St](#)
To approve a variance request to the maximum square footage of a guest house and reduce the side yard setback.
- b) PZB2024-0102 Elizabeth & Samuel Snyder - Applicant
Samuel Snyder - Owner
[4 Locust St](#)
To approve a variance request to eliminate required off-street parking for a retail establishment.
- c) PZB2024-0103 Harvey Stringer - Applicant
Henri Frederick Erkelens - Owner
[22 N St. Augustine Blvd](#)
To approve a variance request to reduce the side yard setback requirement.
- d) PZB2024-0107 Michael Welsh - Applicant
Michael & Maria Welsh - Owner
[33 Palmer St](#)
To approve a variance request to reduce the side and rear yard setback requirements.
- e) PZB2024-0109 John Valdes - Applicant
c/o John Valdes & Associates, Inc
John Valdes & Charlu Reigle - Owner
[Lewis Blvd / PID #118860-0000](#)
To approve a variance request to increase the maximum lot coverage.
- f) PZB2024-0113 Garrett Schiavone - Applicant
c/o Real Peel Pizza LLC
Greg Dettra - Owner
[213 W King St](#)
To approve a variance request to the right of way setback requirement for a mobile food vendor.

g) PZB2024-0106

Binh Dao - Applicant & Owner
c/o Cottage Homestay LLC
[26 Vedder St](#)

To approve a variance request to the rear yard setback requirement.

7. Use by Exception

a) PZB2024-0104

Melissa Gangemi - Applicant
Thomas Gangemi - Owner
c/o Rock Beach Vacation Homes, LLC & JC17 Enterprises, LLC
[201 Anastasia Blvd](#)

To approve a use by exception for a commercial recreational facility.

b) PZB2024-0112

Brandt's Child Care Center, Inc. - Applicant
c/o Old City Academy
Brian Kohn - Owner
c/o Brandt Realty LLC
[142 Masters Dr](#)

To approve a use by exception for a daycare establishment.

c) PZB2024-0116

Elizabeth & Samuel Snyder - Applicant
Samuel Snyder - Owner
[4 Locust St](#)

To approve two (2) off-street parking spaces within private parking facility.

8. Rezoning & Land Use Plan Amendment

a) PZB2024-0108

Beth Binns Schoellkopf - Applicant
c/o Ethical Markets Media, LLC
Ethical Markets Media, LLC - Owner
[10 Carrera St](#)

To amend the current land use from Residential Low Density to Residential Medium Density and approve a rezoning from Residential Single Family One: RS-1 to Residential General One: RG-1.

9. Other Business

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.