



CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
A G E N D A
TUESDAY, FEBRUARY 4, 2025 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) January 7, 2025, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development
 - a) PZB2024-0087
Continued from the
January 7, 2025,
Regular Meeting
Tom Bartlett - Applicant
c/o Matthews | DCCM
Agan Prameshuber - Owner
[173 Inlet Dr](#)
To approve the construction of a retaining wall within Conservation Overlay Zones 2 & 3.
 - b) PZB2024-0092
Continued from the
January 7, 2025,
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) PZB2024-0094
Continued from the
January 7, 2025,
Regular Meeting
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.

d) PZB2025-0003

William Schaefer - Applicant
c/o Dominion Engineering Group
Michael Braren, Manager - Owner
c/o Ponce Commercial, LLC

[4000 US Highway 1 N / PID #073430-0032](#)
[US Highway 1 N / PID #073430-0035](#)

To approve the removal of significant trees within Conservation Overlay Zone 3.

e) PZB2025-0004

Ethan Davis - Applicant
c/o A.D. Davis Construction
Ken Morrison - Owner

[36 N Saint Augustine Blvd](#)

To approve a modification to the existing bulkhead within Conservation Overlay Zone 2.

6. Variance

a) PZB2024-0100
*Continued from the
January 7, 2025,
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) PZB2024-0107
*Continued from the
January 7, 2025,
Regular Meeting*

Michael Welsh - Applicant
Michael & Maria Welsh - Owner
[33 Palmer St](#)

To approve a variance request to reduce the side and rear yard setback requirements.

c) PZB2024-0113
*Continued from the
January 7, 2025,
Regular Meeting*

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.

d) PZB2025-0001

Sarah Nowlin - Applicant
Hudson G Kennedy - Owner
[34 Florida Ave](#)

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

e) PZB2025-0005

Henri A Erkelens III - Applicant & Owner
[22 N Saint Augustine Blvd](#)

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

7. Variance and Conservation Overlay Zone Development

- a) PZB2025-0007 Autumn Martinage - Applicant
c/o Matthews | DCCM
Turner Ace St Augustine, Inc. - Owner
[11 Garnett Ave](#)
To approve a variance request to eliminate required off-street parking and approve the removal of significant trees within Conservation Overlay Zone 3.

8. Applications Involving 4 Locust St

- a) PZB2024-0102 Elizabeth & Samuel Snyder - Applicant
Continued from the
January 7, 2025,
Regular Meeting
Samuel Snyder - Owner
[4 Locust St](#)
To amend the current land use from Residential Low Density to Commercial Low Intensity and approve a variance request to eliminate required on-site off-street parking for a retail establishment.
- b) PZB2024-0116 Elizabeth & Samuel Snyder - Applicant
Continued from the
January 7, 2025,
Regular Meeting
Samuel Snyder - Owner
[4 Locust St](#)
To amend the current land use from Residential Low Density to Commercial Low Intensity, to approve two (2) off-site parking spaces outside of four hundred (400) feet within the Commercial Low-Two (CL-2) zoning district as a permitted use by exception and a distance variance from 400 feet to approximately 1,000 feet.

9. Use by Exception

- a) PZB2024-0112 Brandt's Child Care Center, Inc. - Applicant
Continued from the
January 7, 2025,
Regular Meeting
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.

10. Rezoning & Conservation Overlay Zone Development

- a) PZB2024-0115 Florida Power & Light Company - Applicant & Owner
[179 SR 16](#)
To approve a rezoning to Open Land: OL and approve the construction of a retaining wall within Conservation Overlay Zone 2.

11. Rezoning

a) PZB2025-0008

Mark Shelton, AICP - Applicant
c/o Kimley-Horn and Associates, Inc.
Toll Southeast LP Company, Inc. - Owner
[1500 Arapaho Ave / PID #134760-0000](#)
[Arapaho Ave / PID #134770-0000](#)
[Arapaho Ave / PID #134780-0000](#)
[1510 Arapaho Ave / PID #134790-0000](#)
[Arapaho Ave / PID #134650-0000](#)

To approve a PUD modification to allow the removal of significant trees within Conservation Overlay Zone 2 & 3.

12. Other Business

- a) Discussion and Recommendation regarding proposed Ordinance 2025-01 to require a supermajority vote of the City Commission for PUD rezonings or amendments, and to discuss recommended staff report information and analysis related to PUD applications.
- b) Upcoming PZB Special Meeting date.

13. 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.