



CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
A G E N D A
TUESDAY, MARCH 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) February 4, 2025, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development
 - a) PZB2024-0087
Continued from the
February 4, 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
February 4, 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) PZB2025-0003
Continued from the
February 4, 2025,
Regular Meeting
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.

6. Variance

a) PZB2025-0005

Continued from the
February 4, 2025,
Regular Meeting

Henri A Erkelens III - Applicant & Owner

[22 N Saint Augustine Blvd](#)

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

b) PZB2025-0012

John Fountain and Carol Fountain - Applicant

c/o 4 F Retreat, LLC

4 F Retreat, LLC - Owner

[37 Miruela Ave](#)

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

7. Variance and Use by Exception

a) PZB2025-0009

Melissa Gangemi - Applicant

c/o Ponce De Le Rollin

Thomas Gangemi - Owner

[201 Anastasia Blvd](#)

To approve a use by exception for a commercial recreational facility and approve a variance request to eliminate off-street parking requirements

8. Use by Exception

a) PZB2025-0010

Heather Greyling - Applicant & Owner

c/o Greyling Properties LLC

[8 Saint Andrews Ct](#)

To approve a use by exception for one (1) off-site parking space within the Municipal Parking Garage.

b) PZB2025-0011

Jack Banks - Applicant & Owner

[8 Grant St](#)

To approve a use by exception for one (1) off-site parking space within the Municipal Parking Garage.

c) PZB2025-0013

Jenna and Jarrod Boyter - Applicant

c/o Ink & Barley

Jenna and Jarrod Boyter - Owner

c/o Ink & Barley / Boyter Properties LLC

[203 W King St / PID #118510-0000](#)

To approve a use by exception for off-site parking spaces within private parking facility.

d) PZB2025-0014

Ryan Kunsch - Applicant

c/o Alfred's

Ryan Kunsch - Owner

c/o Alfred's / Kunsch Properties LLC

[222 W King St](#)

To approve a use by exception for off-site parking spaces within private parking facility.

9. Rezoning

a) PZB2025-0008

Continued from the
February 4, 2025,
Regular Meeting

Mark Shelton, AICP - Applicant
c/o Kimley-Horn and Associates, Inc.
Toll Southeast LP Company, Inc. - Owner
[Arapaho Ave / PID #134780-0000](#)
[1500 Arapaho Ave / PID #134770-0001](#)
[1510 Arapaho Ave / PID #134790-0000](#)

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

b) PZB2025-0015

James G. Whitehouse, Esq. - Applicant
Ethical Markets Media LLC - Owner
[10 Carrera St](#)

To approve a rezoning from Residential Single-Family-One (RS-1) to PUD.

10. Preliminary Plat Approval

a) PZB2024-0017

Jeff Steinle - Applicant
c/o Clary & Associates, Inc.
William Lanius - Owner
c/o Ponce Associates, LLC
[4000 US Highway 1 N](#)

To approve a preliminary subdivision plat at 4000 US Highway 1 N, Maderia subdivision, North Pantano Drive and Lago Court and west of the Tolomato River to create fifty-six (56) lots.

11. Other Business

a) Information regarding the update of the Vision Plan.

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.