



## CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD

### A G E N D A

TUESDAY, APRIL 1, 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
  - a) March 4, 2025, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development
  - a) PZB2025-0003  
Continued from the  
March 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.
  - b) PZB2025-0018  
Svend E. Pelch - Applicant  
Pelch Family Trust - Owner  
[28 N Saint Augustine Blvd](#)  
To approve the construction of a seawall on top of an existing bulkhead and to construct a flood wall within Conservation Overlay Zones 2 & 3.
  - c) PZB2025-0019  
Amanda Mishoe - Applicant  
c/o Robert Chalk Construction Company Inc.  
Amelia Duddington - Owner  
[Spring St / PID #108880-0221](#)  
To approve the removal of significant trees within Conservation Overlay Zone 3.

d) PZB2025-0021

Kenan Wang - Applicant  
c/o TWP Management LLC DBA K. Nan Construction  
Li Fang and Mei Hua He - Owner  
[Hybiscus Ave / PID #149870-0221](#)

To approve the placement of fill within Conservation Overlay Zone 1 for the construction of a single-family residence and approve the removal of a significant tree canopy within Conservation Overlay Zone 2.

e) PZB2025-0022

Kenan Wang - Applicant  
c/o TWP Management LLC DBA K. Nan Construction  
Li Fang and Mei Hua He - Owner  
[Hybiscus Ave / PID #149870-0240](#)

To approve the placement of fill within Conservation Overlay Zone 1 for the construction of a single-family residence and approve the removal of a significant tree canopy within Conservation Overlay Zone 2.

f) PZB2025-0023

Elijah George - Applicant  
c/o West King Studio  
McDowell Baptist Church - Owner  
[16 Bay View Dr](#)

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

g) PZB2025-0024

Nathan Bussey - Applicant  
c/o Pivot Construction LLC  
William Woodward - Owner  
[Weeden St / PID #206871-0020](#)

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

h) PZB2025-0025

Ryan Carter - Applicant  
c/o Carter Environmental Services  
Josh Severt - Owner  
[239 S Matanzas Blvd](#)

To approve the modification of an existing dock within Conservation Overlay Zones 1 & 2.

6. Variance

a) PZB2025-0020

Matthew Wall - Applicant & Owner  
[199 Whispering Brook Dr](#)

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

7. Variance and Conservation Overlay Zone Development

a) PZB2025-0007

Continued from the  
February 4, 2025,  
Regular Meeting

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. Rezoning

a) PZB2025-0008

Continued from the  
March 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.

9. Other Business

- a) Review and Recommendation related to the updated City of St. Augustine Vision Statement
- b) Discussion and Recommendation related to draft language to clarify construction techniques including potential fill limitations in flood prone areas.
- c) Discussion related to changing the Planning and Zoning Board (PZB) meeting start time to 9:00 am.

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.***