



CITY OF
ST. AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
PZB Meeting - May 6, 2025
TUESDAY, MAY 6, 2025 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) April 1, 2025, Regular Meeting Minutes
 - b) February 19, 2025, Special Meeting Minutes
 - c) December 18, 2024, Special Joint Meeting Minutes
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development
 - a) PZB2025-0018
Continued from the April 1, 2025, Regular Meeting
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.
 - b) PZB2025-0019
Continued from the April 1, 2025, Regular Meeting
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.
 - c) PZB2025-0021
Continued from the April 1, 2025, Regular Meeting
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.

- d) PZB2025-0022
*Continued from the
April 1, 2025,
Regular Meeting*
- 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.
- e) PZB2025-0024
*Continued from the
April 1, 2025,
Regular Meeting*
- 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.
- f) PZB2025-0028
- Ryan Carter - Applicant
c/o Carter Environmental Services
Joe Tringali - Owner
[211 Inlet Dr](#)
To approve a modification to an existing dock within Conservation Overlay Zones 1 & 2.
- g) PZB2025-0029
- Kevin M Marks - Applicant
c/o Shoreland Home Builders
Ron and Pam Bowman - Owner
[Pelican Reef Dr / PID # 158573-0010](#)
To approve the removal of significant trees within Conservation Overlay Zones 2 & 3.
- h) PZB2025-0030
- Ryan Pereira - Applicant & Owner
[201 Inlet Dr](#)
To approve the construction of a dock within Conservation Overlay Zone 1 & 2.
6. Variance
- a) PZB2025-0026
- Mike Koppenhafer - Applicant
c/o Fisher Koppenhafer Architecture + Interior Design
Robert & Georgiana Pulak - Owner
[134 Oneida St](#)
To approve a variance request to the front and side yard setbacks and to increase the maximum lot coverage.
- b) PZB2025-0032
- Kelley Gudahl Sinclair - Applicant & Owner
[208 Alcazar St](#)
To approve a variance request to increase the maximum fence height within the front yard setback.

- c) PZB2025-0033 Andrew Douglas - Applicant & Owner
[201 Kenan St](#)
To approve a variance request to increase the maximum fence height within the front yard setback.

7. Use by Exception

- a) PZB2025-0011 Jack Banks - Applicant & Owner
Continued from the March 4, 2025, Regular Meeting
[8 Grant St](#)
To approve a use by exception for one (1) off-site parking space within the Municipal Parking Garage.
- b) PZB2025-0031 Jacob Throneburg - Applicant
c/o Curaleaf FL, LLC
Layth Adamo - Owner
c/o PV Commercial Management LLC
[1280 N Ponce De Leon Blvd](#)
To approve a use by exception for a medical marijuana dispensary.
- c) PZB2025-0035 Star Song School - Applicant
James N Sheils - Owner
c/o FBM Holdings, LLC
[101 Masters Dr](#)
To approve a use by exception for a school.

8. Rezoning

- a) PZB2025-0008 Mark Shelton, AICP - Applicant
Continued from the April 1, 2025, Regular Meeting
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) PZB2025-0034 James McGarvey - Applicant
c/o Real Estate Development
James McGarvey - Owner
c/o Real Estate Development & 36 Granada, LLC
[36 Granada St](#)
To approve a PUD modification.

9. Other Business

- a) West City Community Redevelopment Area (WCCRA) plan adoption recommendation.

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.