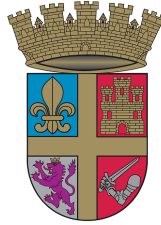


**\*AMENDED\***



CITY OF  
**ST. AUGUSTINE**  
EST. 1565

**CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD**  
**TUESDAY, JUNE 3, 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) ~~May 6, 2025, Regular Meeting Minutes~~
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development
  - a) PZB2025-0003  
*Continued from the April 1, 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) PZB2025-0021  
*Continued from the May 6, 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.
  - c) PZB2025-0022  
*Continued from the May 6, 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.

- d) **\*PZB2025-0041**  
Administratively  
Continued to  
July 1, 2025 Meeting
- Ryan Carter - Applicant  
c/o Carter Environmental Services  
David Ott - Owner  
[22 N Saint Augustine Blvd](#)  
To approve the modification of an existing dock within Conservation Overlay Zones 1 & 2.
- e) **\*PZB2025-0042**  
Administratively  
Continued to  
July 1, 2025 Meeting
- Intervest Construction of Jax. Inc. - Applicant  
Carri Grass / Robert Grass - Owner  
[111 Oyster Catcher Cir](#)  
To approve the removal of significant trees within Conservation Overlay Zones 2 & 3.
- f) PZB2025-0044
- Kevin Marks - Applicant  
c/o Shoreland Home Builders  
Angelo Tradito - Owner  
c/o Old Stone Management  
[Pelican Reef Dr / PID #158573-0070](#)  
To approve the construction of a retaining wall within Conservation Overlay Zones 2 & 3.
- g) PZB2025-0038
- Fremont Latimer - Applicant  
c/o Marquis Latimer + Halback, Inc.  
Windward Shipyard Land Holdings LLC - Owner  
[255 Diesel Road / PID #134230-0000](#)  
[Diesel Road / PID #134230-0020](#)  
[Diesel Road / PID #134340-0000](#)  
[275 Ice Plant Road / PID #134390-0000](#)  
[Ice Plant Road / PID #134390-0010](#)  
[Ice Plant Road / PID #134410-0000](#)  
[Arapaho Avenue / PID #134600-0000](#)  
[Arapaho Avenue / PID #134630-0000](#)  
[Arapaho Avenue / PID #134650-0000](#)  
[1500 Arapaho Avenue / PID #134760-0000](#)  
[Arapaho Avenue / PID #134770-0000](#)  
To amend the previously approved Conservation Overlay Zone development application PZB2022-0021 to include provisions for additional trees to be planted and preserved.

6. Rezoning

- a) PZB2025-0008  
Second Hearing  
from the  
May 6, 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.

7. Variance

- a) PZB2025-0036 Anthony Valachovic - Applicant & Owner  
[205 Alcazar St](#)  
To approve a variance request to the front yard setback requirement.
- b) PZB2025-0043 Alan T Sterling, II - Applicant  
Cathy and Alan T Sterling, II - Owner  
[51 Miruela Ave](#)  
To approve a variance to the maximum lot coverage.
- c) PZB2025-0047 Huyen Le - Applicant  
Phillip Le - Owner  
[15 Garnett Ave](#)  
To approve a variance request to the maximum square footage of a guest house and reduce the front yard setbacks.

8. Use by Exception

- a) PZB2025-0039 Katya Zaharieva - Applicant & Owner  
[27 Grove Ave](#)  
To approve a use by exception for a multifamily dwelling.

9. Land Use Plan Amendment & Rezoning

- a) PZB2025-0037 Reuben Franklin - Applicant & Owner  
c/o City of St. Augustine  
[500 Anastasia Blvd](#)  
To approve a land use plan amendment to change the future land use from Commercial Low Intensity to Public and a rezoning from Commercial Low-Two (CL-2) to Government Use (GU).

10. Land Use Plan Amendment & Rezoning & Variance

- a) **\*PZB2025-0046** Amy Skinner - Applicant & Owner  
c/o City of St. Augustine  
[241 W King St](#)  
To approve a land use plan amendment to change the future land use from Commercial Medium Intensity to Public, a rezoning from Commercial Medium-Two (CM-2) to Government Use (GU) and a variance to eliminate the required off-street parking.

Administratively  
Continued to  
July 1, 2025 Meeting

11. Other Business

- a) Discussion and Recommendation regarding the 2025 update to the City's Water Supply 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.*