



CITY OF
ST. AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
TUESDAY, AUGUST 5, 2025 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) July 1, 2025, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development
 - a) PZB2025-0051 Ryan Carter - Applicant
c/o Carter Environmental Services
Nathan Beidle - Owner
c/o Toll Southeast LP Company, Inc.
[PID #134780-0000](#)
[1500 Arapaho Ave](#)
[1501 Arapaho Ave](#)
To approve the construction of a dock within Conservation Overlay Zones 1 & 2.
 - b) PZB2025-0057 National Park Service - Applicant & Owner
[1 S Castillo Dr](#)
To approve the modification of a seawall within Conservation Overlay Zones 1 & 2.
6. Variance
 - a) 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 and side yard setbacks.

Administratively
Continued from the
July 1, 2025
Regular Meeting
 - b) PZB2025-0054 Ken Wieber - Applicant & Owner
[143 Oneida St](#)
To approve a variance request to the side yard setback requirement.

7. Use by Exception

a) PZB2025-0049

Continued from the
July 1, 2025,
Regular Meeting

James G. Whitehouse, Esq. - Applicant
Richard Dettra / Dettra Living Trust - Owner
[120 La Quinta Pl](#)

To approve a Use by Exception for an off-site parking facility within 400 feet of a commercial use at 115 La Quinta Pl.

8. Land Use Plan Amendment & Rezoning

a) PZB2025-0055

Ricardo Stallings - Applicant
David & Debra Gessel - Owner
[96 Bruen St](#)

To recommend a future land use plan map amendment to change the future land use of the East Fifty (50) feet of Lots 17, 18 and 19, Block Twenty-one (21), Ravenswood, according to map of New Augustine dated June 1918 from Residential Low Density to Commercial Low Intensity and a compatible rezoning from Residential Single Family-Two (RS-2) to Commercial Low-One (CL-1).

b) PZB2025-0056

Ricardo Stallings - Applicant
David & Debra Gessel - Owner
[98 Bruen St](#)

To recommend a future land use plan map amendment to change the future land use from Residential Low Density to Commercial Low Intensity and a compatible rezoning from Residential Single Family-Two (RS-2) to Commercial Low-One (CL-1).

c) PZB2025-0059

Amy Skinner - Applicant
c/o City of St. Augustine
City of St. Augustine - Owner
[Florida Ave / PID #109390-0000](#)
[3 Theodore St / PID #110430-0000](#)
[Florida Ave / PID #110440-0000](#)

To recommend a future land use plan map amendment to change the future land use of approximately 2.97 upland acres from Residential Medium Density to Recreation and Open Space and a compatible rezoning from Residential General-one (RG-1) to Government Use (GU).

To recommend a future land use plan map amendment to change the future land use of approximately 8.42 waterward acres from Open Land (Very low density) to Open Land (Conservation) and a compatible rezoning from Residential General-one (RG-1) to Open Land (OL).

d) PZB2025-0060

Amy Skinner - Applicant
c/o City of St. Augustine
City of St. Augustine - Owner
[Florida Ave / PID #107790-0010](#)
[Julia St / PID #107790-0110](#)

To recommend a future land use plan map amendment to change the future land use of approximately 4.26 upland acres from Residential Medium Density to Recreation and Open Space and a compatible rezoning of approximately 2.53 acres from Residential General-two (RG-2) to Government Use (GU) also including a rezoning of approximately 1.28 acres from Open Land (OL) to Government Use (GU).

To recommend a future land use plan map amendment to change the future land use of approximately 2.31 waterward acres from Open Land (Very low density) to Open Land (Conservation).

To recommend the assigning of approximately 0.33 acres of former city right-of-way a zoning designation of Government Use (GU) and approximately 0.12 of former city right-of-way a zoning designation of Open Land (OL).

e) PZB2025-0061

Amy Skinner - Applicant
c/o City of St. Augustine
City of St. Augustine - Owner
[18 Smith St / PID #103520-0000](#)
[14 Smith St / PID #103530-0000](#)
[10 Smith St / PID #103540-0000](#)
[Evergreen Ave / PID #103470-0000](#)
[Evergreen Ave / PID #103480-0000](#)
[Evergreen Ave / PID #103490-0000](#)

To recommend a future land use plan map amendment to change the future land use of approximately 1.77 upland acres from Residential Medium Density to Recreation and Open Space and a compatible rezoning from Residential General-one (RG-1) to Government Use (GU).

To recommend a future land use plan map amendment to change the future land use of approximately 1.07 waterward acres from Open Land (Very low density) to Open Land (Conservation) and a compatible rezoning from Residential General-one (RG-1) to Open Land (OL).

9. Other Business

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.