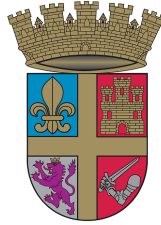


AMENDED



CITY OF
ST. AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
PZB Meeting - September 2, 2025
TUESDAY, SEPTEMBER 2, 2025 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) August 5, 2025, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
 - a) PZB2025-0064 Michael Mounir - Applicant & Owner
[119 Gaillardia Loop](#)
To approve a variance request to the front and side yard setback requirements.
6. Variance and Conservation Overlay Zone Development
 - a) PZB2025-0063 Merrill Bryan - Applicant
212 Spring Land Trust - Owner
[212 Spring St](#)
To approve a variance request to the side yard setback requirement and the removal of significant trees within Conservation Overlay Zone 3.
7. Use by Exception
 - a) PZB2025-0049 James G. Whitehouse, Esq. - Applicant
Continued from the Richard Dettra / Dettra Living Trust - Owner
August 5, 2025 [120 La Quinta Pl](#)
Regular Meeting To approve a Use by Exception for an off-site parking facility within 400 feet of a commercial use at 115 La Quinta Pl.
 - b) PZB2025-0062 David Heekin - Applicant & Owner
[8 Vedder St](#)
To approve a Use by Exception for off-site parking spaces within private parking facility.

8. Use by Exception, Variance, and Conservation Overlay Zone Development

a) PZB2025-0053

Christina Evans – Applicant
c/o Matthews | DCCM
Sisters of St. Joseph – Owner
[241 St. George St](#)

To approve a use by exception for a proposed expansion of an existing church use, variances to lot coverage and building height, and the removal of significant trees within Conservation Overlay Zone 3.

9. Rezoning

a) ~~PZB2025-0068~~

~~Administratively
Continued to the
October 7, 2025
Regular Meeting~~

~~Amy Skinner – Applicant
c/o City of St. Augustine – Property Manager
THTF – Owner
[SR 312 / PID #162210-0016](#)
[SR 312 / PID #162210-0017](#)
[SR 312 / PID #162210-0020](#)~~

~~To recommend a rezoning of approximately 54.67 upland acres to be rezoned from Residential General Office A (RGO-A) to Government Use (GU).~~

10. Land Use Plan Amendment & Rezoning

a) PZB2025-0066

Amy Skinner - Applicant
c/o City of St. Augustine
City of St. Augustine - Owner
[Adams St / PID #151090-0000](#)
[Adams St / PID #151120-0000](#)
[Adams St / PID #151130-0000](#)

To recommend a future land use plan map amendment to change the future land use of approximately 0.75 upland acres from Residential Low Density to Recreation and Open Space and a compatible rezoning from Residential Single Family-Two (RS-2) to Government Use (GU).

To recommend a future land use plan map amendment to change the future land use of approximately 3.80 waterward acres from Residential Low Density to Open Land (Conservation) and a compatible rezoning from Residential Single Family-Two (RS-2) to Open Land (OL).

b) PZB2025-0067

Amy Skinner - Applicant
c/o City of St. Augustine
City of St. Augustine - Owner
[SR 312 / PID #162210-0019](#)

To recommend a future land use plan map amendment to change the future land use of approximately 2.12 upland acres from Residential Medium Density/Mixed Use to Recreation and Open Space and a compatible rezoning from Residential General Office A (RGO-A) to Government Use (GU).

11. Other Business

a) Staff presentation of findings related to the Evaluation and Appraisal report.

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.