



CITY OF
ST. AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
TUESDAY, OCTOBER 7, 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 16, 2025, Special Meeting Minutes
 - b) August 5, 2025, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development
 - a) PZB2025-0076 Fremont Latimer - Applicant
c/o Marquis Latimer + Halback, Inc
Carol Bradshaw - Owner
[13 Saragossa St](#)
To approve the removal of a significant tree within Conservation Overlay Zone 3.
 - b) PZB2025-0077 Jessica Beach - Applicant
c/o City of St. Augustine
City of St. Augustine - Owner
[117 Inlet Dr](#)
[124 Inlet Dr](#)
[134 Inlet Dr](#)
[Inlet Dr / PID #213880-0000](#)
To approve the construction of a retaining wall within Conservation Overlay Zones 1 & 2.
6. Variance
 - a) PZB2025-0070 Rebecca Faunce DMD - Applicant
c/o Antigua Orthodontics / Faunce Orthodontics LLC
Faunce Orthodontics LLC - Owner
c/o Antigua Orthodontics / Faunce Orthodontics LLC
[67 S Dixie Hwy](#)
To approve a variance to the side yard setback requirement.

b) PZB2025-0071 George Costin - Applicant & Owner
[Pomar St / PID #208750-0030](#)
To approve a variance to the maximum lot coverage.

c) PZB2025-0073 Elizabeth K Merwin - Applicant & Owner
[168 M L King Ave](#)
To approve a variance request to the front and side yard setback requirements and to increase maximum lot coverage.

7. Use by Exception

a) PZB2025-0065 Tiffany Martin - Applicant
c/o The St. Augustine Birth Collective
Michael Kuc - Owner
c/o Island Home Mortgage, LLC
[906 Anastasia Blvd](#)
To approve a use by exception for an intermediate care facility.

b) PZB2025-0072 Luis Garcia - Applicant
Leland Company's LLC - Owner
[241 San Marco Ave](#)
To approve a use by exception for a business that offers for sale new or used automobiles, trucks, boats and tractors.

8. Rezoning

a) PZB2025-0068 Amy Skinner - Applicant
c/o City of St. Augustine - Property Manager
TIITF - 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 Commercial Medium-Two (CM-2) and Residential General Office A (RGO-A) to Government Use (GU).

9. Other Business

a) Appointment of chair and vice chair.

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.