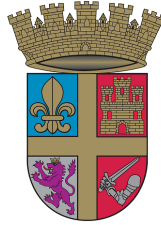


**\*AMENDED\***



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

**CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD**  
**TUESDAY, JULY 1, 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) April 30, 2025, Special Meeting Minutes
  - b) May 6, 2025, Regular Meeting Minutes
  - c) June 3, 2025, Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development
  - a) PZB2025-0041  

Administratively  
Continued from the  
June 3, 2025  
Regular Meeting

Ryan Carter - Applicant  
c/o Carter Environmental Services  
David Ott - Owner  
[22 N Saint Augustine Blvd](#)  
To approve the construction of a dock within Conservation Overlay Zones 1 & 2.
  - b) PZB2025-0042  

Administratively  
Continued from the  
June 3, 2025  
Regular 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.
  - c) PZB2025-0044  

Continued from the  
June 3, 2025,  
Regular Meeting

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.

d) PZB2025-0045

David Meck - Applicant & Owner  
[Pelican Reef Dr / PID #158571-4070](#)

To approve the removal of a significant tree(s) within Conservation Overlay Zones 2 & 3.

e) PZB2025-0048

Intervest Construction of Jax. Inc. - Applicant  
John & Erin Olinger - Owner  
[124 Spartina Ave](#)

To approve the removal of significant trees within Conservation Overlay Zones 2 & 3.

f) ~~PZB2025-0050~~

~~\*Withdrawn\*~~

~~Tim Boehlein, PE—Applicant  
c/o JBrown Professional Group Inc  
Edward Nettles—Owner  
c/o Jabez Enterprises, Inc  
[100 Marina Cove Dr / PID #162220-0042](#)  
[W Marina Cove Dr / PID #162220-0044](#)~~

~~To approve the removal of significant trees and significant tree canopy within Conservation Overlay Zone 3.~~

6. Variance

a) PZB2025-0036

~~Continued from the  
June 3, 2025,  
Regular Meeting~~

Anthony Valachovic - Applicant & Owner  
[205 Alcazar St](#)

To approve a variance request to the front yard setback requirement and to increase the maximum lot coverage.

b) ~~PZB2025-0047~~

~~Continued from the  
June 3, 2025, Regular  
Meeting~~

~~\*Administratively  
Continued to  
August 5, 2025  
Meeting\*~~

~~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.~~

7. Use by Exception

a) PZB2025-0049

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 & Variance

a) PZB2025-0046

~~Administratively  
Continued from the  
June 3, 2025  
Regular Meeting~~

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.

9. Other Business

- a) Board discussion to set a Special Meeting date in July.

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.*