



CITY OF
ST. AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
TUESDAY, FEBRUARY 3, 2026 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) December 2, 2025 Regular Meeting Minutes
 - b) January 6, 2026 Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
 - a) PZB2025-0103 Jamie Mackey - Applicant
c/o Emergency Services and Homeless Coalition of St. Johns County, Inc
Emergency Services & Homeless Coalition of St Johns County, Inc - Owner
[3 Nesbit Ave](#)
To approve a variance to reduce the number of required off-street parking spaces.
6. Use by Exception
 - a) ~~PZB2025-0072~~
WITHDRAWN ~~Luis Garcia - Applicant~~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.~~
 - b) PZB2025-0101 Eivan Shahara - Applicant
c/o Mint Cannabis LLC
Fla Land Holdings Two LLC - Owner
[160 King St](#)
To approve a use by exception for a medical marijuana dispensary.

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

a) PZB2025-0086

Continued from the
January 6, 2026,
Regular Meeting

Dave Urena - Applicant
c/o KPM Franklin
Cd St Augustine Gas LLC - Owner
[San Sebastian Vw / PID #073581-0040](#)

To approve a use by exception for a self-storage facility, a variance to the off-street parking requirements, and conservation overlay zone 3 development for the removal of significant trees and tree canopy.

8. Applications Involving Madeira at St. Augustine Phase 3

a) PZB2026-0002

Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
[725 Pantano Dr](#)

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

b) PZB2026-0003

Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
[1006 Pantano Dr](#)

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

c) PZB2026-0004

Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
[1033 Pantano Dr](#)

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

d) PZB2026-0005

Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
[784 Pantano Dr](#)

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

e) PZB2026-0006

Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
[664 Pantano Dr](#)

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

9. Other Business

10. Adjournment

Notices: In accordance with Florida Statute 286.0105: “If any person decides to appeal any decision made by the Planning and Zoning 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.