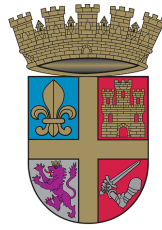


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CITY OF
ST AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
TUESDAY, MARCH 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) January 6, 2026 Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
 - a) PZB2026-0007 Jeff Sapp - Applicant & Owner
[50 Florida Ave](#)
To approve a variance to the side and rear yard setback requirement.
 - b) PZB2026-0012 James G. Whitehouse, Esq. - Applicant
c/o St. Johns Law Group
Elliott Pacetti and Wanda Wicker - Owner
[24 Macaris St](#)
To approve a variance to the rear yard setback requirement.
 - c) PZB2026-0014 Donald Webb - Applicant
c/o Flamingo Coffee
Bruce Maguire - Owner
[322 Anastasia Blvd](#)
To approve a variance to reduce the required off-street parking.
 - d) PZB2026-0015 Paul Huijing - Applicant & Owner
[445 Ocean Vista Ave](#)
To approve a variance request to the maximum height allowance.
 - e) PZB2026-0016 Shane J. Johnston - Applicant
c/o Generation Homes, LLC
Elizabeth Sadow - Owner
[31 Hybiscus Ave](#)
To approve a variance to the side yard setback requirement.

6. Conservation Overlay Zone Development

- a) PZB2026-0009 Thomas Stafford - Applicant & Owner
[354 Five Island Dr](#)
To approve the modification of an existing dock within Conservation Overlay Zones 1 & 2.
- b) PZB2026-0010 Frederic Depuydt - Applicant
c/o Atlantic Property Builders LLC
Integrated Property Holdings Inc - Owner
[E Park Ave / PID #152400-2020](#)
To approve the removal of significant trees within Conservation Overlay Zone 3.

7. Land Use Plan Amendment & Rezoning

- a) PZB2026-0013 Huyen Le - Applicant & Owner
[19 E San Carlos Ave / PID #191730-0000](#)
To recommend a future land use plan map amendment to change the future land use from Residential Low Density to Commercial Medium Intensity and a compatible rezoning from Residential Single Family-One (RS-1) to Commercial Medium-Two (CM-2).

8. Other Business

- a) Updates regarding the evaluation of the City's Comprehensive Plan.

9. 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.