



CITY OF
ST. AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
TUESDAY, APRIL 7, 2026 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) February 3, 2026 Regular Meeting Minutes
 - b) March 3, 2026 Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
 - a) PZB2026-0018
Scott G Ross - Applicant
c/o Home Sweet Accessible Home, Inc
Scott Ross and Kim Ross - Owner
[28 Montrano Ave](#)
To approve a variance to the side yard setback requirement and maximum lot coverage.
 - b) PZB2026-0026
Karen Cowart - Applicant
c/o Karen Cowart Design Associates, Inc
Stephen Kelly - Owner
[15 Avista Cir](#)
To approve a variance to reduce the setback of a retaining wall.
6. Use by Exception
 - a) PZB2026-0025
Gary McGeddy - Applicant
c/o Harvest of St. Augustine
Trinity Episcopal Parish - Owner
[17 King St](#)
To approve a use by exception for a cocktail lounge/tavern.

- b) PZB2026-0030 Greg Charalambous - Applicant
c/o Runny Ink Printing
Thompson Bros Realty Inc - Owner
[1095 Anastasia Blvd](#)
To approve a use by exception for professional and business offices.

7. Conservation Overlay Zone Development

- a) PZB2026-0010 Frederic Depuydt - Applicant
c/o Atlantic Property Builders LLC
Integrated Property Holdings Inc - Owner
[E Park Ave / PID #152400-2030](#)
To approve the removal of significant trees within Conservation Overlay Zone 3.
- b) PZB2026-0019 James Lee - Applicant
c/o J Lee Construction LLC
Renato Sindicic - Owner
[73 Magnolia Ave](#)
To approve the removal of a significant tree within Conservation Overlay Zones 2 & 3.
- c) PZB2026-0020 Craig Marlowe - Applicant & Owner
[E San Carlos Ave / PID #192035-0050](#)
To approve the construction of a dock within Conservation Overlay Zones 1 & 2.
- d) PZB2026-0027 Christina Evans, AICP - Applicant
c/o Gulfstream Design Group, LLC
William Lazar - Owner
c/o St. Johns Housing Partnership, Inc.
[5 N Whitney St](#)
To approve the removal of significant trees within Conservation Overlay Zone 3.
- e) PZB2026-0031 Matthew H. Lahti, P.E. - Applicant
c/o Gulfstream Design Group, LLC
City of St. Augustine - Owner
[500 Anastasia Blvd](#)
To approve the removal of significant trees within Conservation Overlay Zone 3.
- f) PZB2026-0023 Ryan Carter - Applicant
c/o Carter Environmental Services
Richard and Tracey Hardy - Owner
[117 Inlet Dr](#)
To approve the modification of an existing dock within Conservation Overlay Zones 1 & 2.

8. Applications Involving Madeira at St. Augustine Phase 3

a) PZB2026-0024

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

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

b) PZB2026-0028

Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
[1017 Pantano Dr](#)

To approve the removal of significant trees within Conservation Overlay Zone 3.

9. Land Use Plan Amendment & Rezoning

a) PZB2026-0032

Huyen Le - Applicant
c/o Me Lieu Property Management
Huyen Le - 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 Residential Medium Density and a compatible rezoning from Residential Single Family-One (RS-1) to Residential General-One (RG-1).

10. Other Business

11. 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.