



CITY OF
ST. AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
TUESDAY, MAY 5, 2026 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) April 7, 2026 Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
 - a) PZB2026-0018
Continued from the April 7, 2026, Regular Meeting
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.
6. Use by Exception
 - a) PZB2026-0030
Continued from the April 7, 2026, Regular Meeting
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.
 - b) PZB2026-0033
Lamanda Sears - Applicant & Owner
[70 Abbott St](#)
To approve a use by exception for off-site parking within the Municipal Parking Garage and off-site parking within a private parking facility.

7. Conservation Overlay Zone Development

- a) PZB2026-0010
*Continued from the
April 7, 2026,
Regular Meeting*
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) PZB2026-0027
*Continued from the
April 7, 2026,
Regular Meeting*
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.
- c) PZB2026-0031
*Continued from the
April 7, 2026,
Regular Meeting*
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.
- d) PZB2026-0035
Ryan Carter - Applicant
c/o Carter Environmental Services
Charles Osborne - Owner
[Pelican Reef Dr / PID #158573-0110](#)
To approve the construction of a dock within Conservation Overlay Zone 1 & 2.
- e) PZB2026-0036
William Tunstall - Applicant
c/o Tunstall Construction
Kevin Vandyke - Owner
[Fancher Ct / PID #160660-0120](#)
To approve the removal of significant trees & significant tree canopy within Conservation Overlay Zone 3.

8. Land Use Plan Amendment & Rezoning

- a) PZB2026-0038
Kyle Campbell - Applicant
Kyle Campbell - Owner
c/o Dream Wedding Suites LLC
[112 Martin Luther King Ave](#)
To recommend a future land use plan map amendment to change the future land use from Residential Low Density to Commercial Low Intensity and a compatible rezoning from Residential Single Family-Two (RS-2) to Commercial Low-One (CL-1).

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.