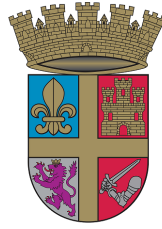


**\*AMENDED\***



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

**CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD**  
**TUESDAY, JUNE 2, 2026 - 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) May 5, 2026 Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
  - a) PZB2026-0040                      Brandy Holland - Applicant  
   Annie Jensen & Brandy Holland - Owner  
[78 Sanford St](#)  
To approve a variance to the rear and side yard setback requirements and maximum lot coverage.
  - b) PZB2026-0041                      Elizabeth Naiburg - Applicant & Owner  
[118 Lamego Ln](#)  
To approve a variance to the rear yard setback requirement.
  - c) PZB2026-0043                      Morgan & Amanda Nivens - Applicant & Owner  
[141 Menendez Rd](#)  
To approve a variance to the maximum square footage of a guest house.
  - d) PZB2026-0051                      James St George - Applicant  
   Riberia Outpost LLC - Owner  
[161 Riberia St](#)  
To approve a variance to the side and rear yard setback requirements.

6. Use by Exception & Variance

a) PZB2026-0042

Paul & Rebecca Morris - Applicant & Owner

[82 Washington St](#)

[84 Washington St](#)

[86 Washington St](#)

To approve:

- A use by exception for a theater, commercial entertainment facility and special event venue.

- A use by exception for the sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises.

- A use by exception for off-site parking within a private parking facility.

- A variance to reduce the number of required off-street parking spaces.

- A variance to the front yard setback requirement.

b) PZB2026-0050

Sarah Ryan - Applicant

c/o Sarah Ryan Architect

Donna and Cope Thomas - Owner

[230 W King St](#)

To approve a variance to the side yard setback requirement and to reduce the number of required off-street parking spaces and to approve a use by exception for off-site parking within a private parking facility.

7. Conservation Overlay Zone Development

a) PZB2026-0031

Continued from the  
May 5, 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.

b) PZB2026-0039

Tom Barlett - Applicant

c/o DCCM

Doug West - Owner

c/o Alliance Marine Co

[404 Riberia St](#)

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

c) PZB2026-0046

Ryan Carter - Applicant

c/o Carter Environmental Services

Toll Southeast LP Company Inc - Owner

[1018 Pantano Dr](#)

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

- d) PZB2026-0047 Ryan Carter - Applicant  
c/o Carter Environmental Services  
Toll Southeast LP Company Inc - Owner  
[958 Pantano Dr](#)  
To approve the removal of significant trees within Conservation Overlay Zone 3.
- e) PZB2026-0048 Ryan Carter - Applicant  
c/o Carter Environmental Services  
Toll Southeast LP Company Inc - Owner  
[818 Pantano Dr](#)  
To approve the removal of significant trees within Conservation Overlay Zones 2 & 3.
- f) PZB2026-0049 Ryan Carter - Applicant  
c/o Carter Environmental Services  
Toll Southeast LP Company Inc - Owner  
[910 Pantano Dr](#)  
To approve the removal of significant trees within Conservation Overlay Zones 2 & 3.
8. Land Use Plan Amendment, Rezoning & Use by Exception
- a) PZB2026-0053 Habitat for Humanity of St. Johns County, Inc.- Applicant  
St. Luke Alpha and Omega Pentecostal Church of Florida, Inc - Owner  
[18 Spring St](#)  
[20 Spring St](#)  
To recommend a future land use plan map amendment to change the future land use from Residential Low Density to Residential Medium Density. To recommend a compatible rezoning from Residential Single Family- Two (RS-2) to Residential General One (RG-1). To approve a use by exception for a business office.
9. Applications Involving Lewis Blvd
- a) PZB2026-0052 Roy Campbell / San Sebastian Marine Inc - Applicant  
c/o River's Edge Marina  
San Sebastian Marine Inc - Owner  
c/o River's Edge Marina  
[65 Lewis Blvd](#)  
To approve a rezoning from an abandoned PUD to Residential and General Office (RGO).

b) PZB2026-0045

RB63, Inc. - Applicant  
c/o 2 Creeks Dockside  
San Sebastian Marine Inc. - Owner  
c/o River's Edge Marina

[69 Lewis Blvd](#)

To approve:

- A rezoning from an abandoned PUD to Residential and General Office (RGO) landward of the most restrictive jurisdictional line and Open Land (OL) waterward of the most restrictive jurisdictional line.
- A variance to reduce the number of required off-street parking spaces.

~~The construction of a dock and deck within Conservation Overlay Zones 1 & 2.~~

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.*