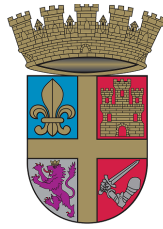


AMENDED



CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
TUESDAY, JULY 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) June 2, 2026 Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
 - a) PZB2026-0040
Continued from the
June 2, 2026,
Regular Meeting
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) PZB2026-0059
James G. Whitehouse, Esq. - Applicant
c/o St. Johns Law Group
Tommy Ribeiro Santiago - Owner
c/o Gilza Investments LLC
[111 Washington St](#)
To approve a variance to the front and side yard setback requirements.
6. Conservation Overlay Zone Development
 - a) PZB2026-0055
Lukaj & Oriola Aleksander - Applicant & Owner
[San Carlos Ave / PID #191930-0020](#)
To approve the removal of significant trees within Conservation Overlay Zone 3.

b) PZB2026-0056

Tim O'Reilly - Applicant

c/o PRIME AE

Barry Broudy - Owner

c/o Broudy Bros LTD

[198 W King St / PID #111200-0000](#)

[212 W King St / PID #111220-0000](#)

[W King St / PID #111225-0000](#)

[39 N Ponce De Leon Blvd / PID #111225-0120](#)

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

c) PZB2026-0057

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.

7. Other Business

a) Review and recommendation of the Planning and Building Department fee schedule.

b) Review and discussion regarding proposed shared parking code amendment.

8. 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.