



CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD
TUESDAY, AUGUST 4, 2026 - 1:00 PM
ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
 - a) July 7, 2026 Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Conservation Overlay Zone Development
 - a) PZB2026-0055 Lukaj & Oriola Aleksander - Applicant & Owner
[San Carlos Ave / PID #191930-0020](#)
Continued from the July 7, 2026, Regular Meeting
To approve the removal of significant trees within Conservation Overlay Zone 3.
 - b) PZB2026-0062 Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc - Owner
[1033 Pantano Dr](#)
To approve the removal of significant trees and significant tree canopy within Conservation Overlay Zone 3.
 - c) PZB2026-0063 Ryan Carter - Applicant
c/o Carter Environmental Services
Toll Southeast LP Company Inc. - Owner
[970 Pantano Dr](#)
To approve the removal of significant trees and significant tree canopy within Conservation Overlay Zone 3.
6. Other Business
 - a) Discussion and recommendation related to updating language in Chapter 11 and Chapter 25 related to tree protection and tree canopy.

7. 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.