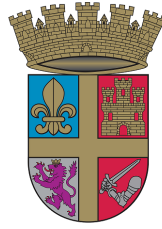


**\*AMENDED\***



CITY OF  
**ST AUGUSTINE**  
EST. 1565

**CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD**  
**TUESDAY, DECEMBER 2, 2025 - 1:00 PM**  
**ALCAZAR ROOM**

---

1. Roll Call
2. General Public Comments for Items Not on the Agenda
3. Approval of Minutes
4. Modification and Approval of Agenda
5. Variance
  - a) PZB2025-0090 Kathleen Deagan - Applicant & Owner  
[16 Seminole Dr](#)  
[18 Seminole Dr](#)  
To approve a variance request to the maximum square footage of a guest house and reduce the rear yard setback.
  - b) PZB2025-0092 Gaston Buschiazzo - Applicant  
c/o La Lichas Food Truck  
Greg Dettra - Owner  
c/o Paper Root  
[213 W King St](#)  
To approve a variance request to the right of way setback requirement for a mobile food vendor.
  - c) PZB2025-0095 Michael and Ursula Camp - Applicant & Owner  
[Lewis Blvd / PID #118860-0000](#)  
To approve a variance to the maximum lot coverage.
6. Variance and Conservation Overlay Zone Development
  - a) PZB2025-0091 Roman Pytel - Applicant & Owner  
[81 Magnolia Dr](#)  
To approve a variance request to the maximum square footage of a guest house, reduce the front setback and the removal of significant trees within Conservation Overlay Zone 3.

7. Use by Exception

a) PZB2025-0088

Robert Barnes - Applicant & Owner  
[172 Cordova St, Unit 1](#)

To approve a use by exception for one (1) off-site parking space within the residential parking program.

8. Use by Exception, Variance and Conservation Overlay Zone Development

a) PZB2025-0086

~~Continued from the  
November 4, 2025,  
Regular Meeting~~

Dave Urena - Applicant  
c/o KPM Franklin  
Cd St Augustine Gas LLC - Owner  
[San Sebastian Vw / PID #073581-0040](#)

To approve a use by exception for a self-storage facility, a variance to the off-street parking requirements, and conservation overlay zone 3 development for the removal of significant trees and tree canopy.

9. Applications Involving 7 Old Mission Ave

a) PZB2025-0089

Daniel Turner - Applicant  
c/o Witty Whisker Cat Cafe LLC  
Daniel Turner - Owner  
c/o Turnrod Properties LLC  
[7 Old Mission 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 to appeal staff determination regarding required off-street parking.

b) PZB2025-0093

Daniel Turner - Applicant  
c/o Witty Whisker Cat Cafe LLC  
Daniel Turner - Owner  
c/o Turnrod Properties LLC  
[7 Old Mission 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 approve a variance request to reduce the required off-street parking.

~~e) PZB2025-0094~~

~~\*Withdrawn\*~~

~~Daniel Turner - Applicant  
c/o Witty Whisker Cat Cafe LLC  
Daniel Turner - Owner  
c/o Turnrod Properties LLC  
[7 Old Mission 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 approve a use by exception for off-site parking spaces within private parking facility.~~

10. Conservation Overlay Zone Development

- a) PZB2025-0082  
*Continued from the November 4, 2025, Regular Meeting*  
Ryan Carter - Applicant  
c/o Carter Environmental Services  
David Meck - Owner  
[130 Pelican Reef Dr](#)  
To approve the construction of a bulkhead within Conservation Overlay Zones 1 & 2.
- b) PZB2025-0085  
*Continued from the November 4, 2025, Regular Meeting*  
Ryan Carter - Applicant  
c/o Carter Environmental Services  
Ponce Associates LLC & Toll Southeast LP Company Inc - Owners  
[PID #073430-0000](#)  
Limited to the northeast portion of the property referenced as the Madeira at St. Augustine Phase 3 subdivision — See specific list attached.  
To approve the removal of significant trees and significant tree canopy within Conservation Overlay Zones 2 & 3.
- c) PZB2025-0078  
Ryan Carter - Applicant  
c/o Carter Environmental Services  
Micah Clukey - Owner  
[28 Seminole Dr](#)  
[30 Seminole Dr](#)  
To approve the construction of a dock within Conservation Overlay Zones 1 & 2.

11. Other Business

- a) Discussion related to updating the Shared Parking Section of the City’s Parking Code.
- b) Memorandum including updates regarding major project initiatives within the City of St. Augustine.
- c) Memorandum establishing the PZB 2026 regular meeting schedule.

12. 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.*

Parcel Number	OwnerName	SitusAddress	City	Zipcode	UseDescription	Acres	Price	Section_	Range_	Lot
0734330760	PONCE ASSOCIATES LLC	47 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.33		0 42	30	76
0734331260	PONCE ASSOCIATES LLC	720 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.4		0 42	30	126
0734330750	PONCE ASSOCIATES LLC	33 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.25		0 42	30	75
0734330780	PONCE ASSOCIATES LLC	64 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.68		0 54	29	78
0734331070	TOLL SOUTHEAST LP COMPANY INC	902 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.37	7545000	30	30	107
0734330740	PONCE ASSOCIATES LLC	15 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.24		0 42	30	
0734330940	TOLL SOUTHEAST LP COMPANY INC	1018 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.42	7545000	54	29	94
0734330990	TOLL SOUTHEAST LP COMPANY INC	970 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.25	7545000	54	29	99
0734331170	TOLL SOUTHEAST LP COMPANY INC	1033 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.42	7545000	54	29	117
0734331010	TOLL SOUTHEAST LP COMPANY INC	946 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.26	7545000	54	29	101
0734331060	TOLL SOUTHEAST LP COMPANY INC	910 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.41	7545000	30	30	106
0734331110	PONCE ASSOCIATES LLC	913 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.42		0 54	29	111
0734330960	PONCE ASSOCIATES LLC	994 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.45		0 54	29	96
0734331020	PONCE ASSOCIATES LLC	940 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.23		0 54	29	102
0734331090	PONCE ASSOCIATES LLC	877 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.33		0 54	29	109
0734331100	PONCE ASSOCIATES LLC	893 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.39		0 54	29	110
0734330890	PONCE ASSOCIATES LLC	815 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.27		0 54	29	89
0734331120	PONCE ASSOCIATES LLC	933 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.39		0 54	29	112
0734331240	TOLL SOUTHEAST LP COMPANY INC	784 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.38	7545000	54	29	124
0734330980	PONCE ASSOCIATES LLC	978 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.42		0 54	29	98
0734331270	PONCE ASSOCIATES LLC	704 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.4		0 42	30	127
0734330005	PONCE ASSOCIATES LLC	857 PANTANO DR	SAINT AUGUSTINE	32095	0900 - Vacant Residential Common Elements	5.13		0 54	29	
0734331190	PONCE ASSOCIATES LLC	862 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.35		0 30	30	119
0734331210	PONCE ASSOCIATES LLC	832 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.28		0 30	30	121
0734331050	PONCE ASSOCIATES LLC	918 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.46		0 30	30	105
0734331080	TOLL SOUTHEAST LP COMPANY INC	890 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.49	7545000	30	30	108
0734330880	PONCE ASSOCIATES LLC	797 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.35		0 54	29	88
0734330910	TOLL SOUTHEAST LP COMPANY INC	1050 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.6	7545000	54	29	91
0734330950	TOLL SOUTHEAST LP COMPANY INC	1006 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.45	7545000	54	29	95
0734330004	MADEIRA CDD	PANTANO DR	SAINT AUGUSTINE	32095	0900 - Vacant Residential Common Elements	3.86		0 54	29	
0734330005	PONCE ASSOCIATES LLC	642 PANTANO DR	SAINT AUGUSTINE	32095	0900 - Vacant Residential Common Elements	5.13		0 54	29	
0734330740	PONCE ASSOCIATES LLC	661 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.24		0 42	30	
0734330770	PONCE ASSOCIATES LLC	57 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.55		0 42	30	77
0734330900	PONCE ASSOCIATES LLC	831 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.27		0 54	29	90
0734330820	TOLL SOUTHEAST LP COMPANY INC	18 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.24	7545000	42	30	82
0734330840	TOLL SOUTHEAST LP COMPANY INC	739 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.57	7545000	54	29	84
0734330860	TOLL SOUTHEAST LP COMPANY INC	769 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.55	7545000	54	29	86
0734330970	PONCE ASSOCIATES LLC	986 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.9		0 54	29	97
0734331200	PONCE ASSOCIATES LLC	850 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.3		0 30	30	120
0734331030	PONCE ASSOCIATES LLC	934 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.5		0 30	30	103
0734331040	PONCE ASSOCIATES LLC	928 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.41		0 30	30	104
0734330870	PONCE ASSOCIATES LLC	781 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.51		0 54	29	87
0734330900	PONCE ASSOCIATES LLC	1064 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.27		0 54	29	90
0734331250	PONCE ASSOCIATES LLC	750 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.53		0 54	29	125
0734330790	PONCE ASSOCIATES LLC	58 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.82		0 54	29	79
0734330800	PONCE ASSOCIATES LLC	48 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.36		0 54	29	80
0734330810	TOLL SOUTHEAST LP COMPANY INC	32 LAGO CT	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.24	7545000	42	30	81
0734330830	TOLL SOUTHEAST LP COMPANY INC	725 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.58	7545000	54	29	83
0734331140	TOLL SOUTHEAST LP COMPANY INC	979 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.36	7545000	54	29	114
0734331150	TOLL SOUTHEAST LP COMPANY INC	1009 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.38	7545000	54	29	115
0734330820	TOLL SOUTHEAST LP COMPANY INC	697 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.24	7545000	42	30	82
0734331000	TOLL SOUTHEAST LP COMPANY INC	958 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.26	7545000	54	29	100
0734331130	TOLL SOUTHEAST LP COMPANY INC	959 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.31	7545000	54	29	113
0734331160	TOLL SOUTHEAST LP COMPANY INC	1017 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.38	7545000	54	29	116
0734331220	TOLL SOUTHEAST LP COMPANY INC	818 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.3	7545000	30	30	122
0734330850	TOLL SOUTHEAST LP COMPANY INC	753 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.49	7545000	54	29	85
0734330920	TOLL SOUTHEAST LP COMPANY INC	1040 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.46	7545000	54	29	92
0734330930	TOLL SOUTHEAST LP COMPANY INC	1028 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.42	7545000	54	29	93
0734331180	TOLL SOUTHEAST LP COMPANY INC	876 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.51	7545000	30	30	118
0734331230	TOLL SOUTHEAST LP COMPANY INC	802 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.32	7545000	54	29	123
0734331280	TOLL SOUTHEAST LP COMPANY INC	686 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.42	7545000	42	30	128
0734331290	TOLL SOUTHEAST LP COMPANY INC	664 PANTANO DR	SAINT AUGUSTINE	32095	0011 - Vacant Residential Platted Undeveloped	0.74	7545000	42	30	129