



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

**CITY OF ST. AUGUSTINE PLANNING AND ZONING BOARD**  
**TUESDAY, JANUARY 6, 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) October 7, 2025 Regular Meeting Minutes
  - b) November 4, 2025 Regular Meeting Minutes
4. Modification and Approval of Agenda
5. Variance
  - a) PZB2025-0097                      Jamie Pantling - Applicant & Owner  
[81 Coquina Ave](#)  
To approve a variance request to the side yard setback requirement.
  - b) PZB2025-0098                      Ellen Avery-Smith - Applicant  
c/o Rogers Towers, P.A.  
Mark M Arnold Living Trust of 7/17/2007 - Owner  
[109 Washington St](#)  
To approve a variance to the side yard setback requirement.
  - c) PZB2025-0100                      Gulfstream Design Group LLC - Applicant  
City of St. Augustine - Owner  
[500 Anastasia Blvd](#)  
To approve a variance request to the maximum building placement and minimum building frontage per the Anastasia Entry Corridor Design Standards.
6. Use by Exception
  - a) PZB2025-0072                      Luis Garcia - Applicant  
Leland Company's LLC - Owner  
[241 San Marco Ave](#)  
To approve a use by exception for a business that offers for sale new or used automobiles, trucks, boats and tractors.  

Continued from the  
October 7, 2025,  
Regular Meeting

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

a) PZB2025-0086

Continued from the  
December 2, 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.

8. Other Business

a) Information and Discussion related to Planning items for 2026.

9. 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.***