

# ST. JOHNS COUNTY

## Planning & Zoning

### BOARD

Meagan Perkins  
Dr. Richard Hilsenbeck  
Greg Matovina  
Henry F. Green  
Judy Spiegel

Charles Labanowski  
Robert Olson



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Michael Roberson, Director of Growth Management  
Lex Taylor III, Deputy County Attorney

Thursday, December 4, 2025 1:30:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, December 4, 2025 1:30:00 PM in the County Auditorium at the St. Johns County Administrative Complex located at 500 San Sebastian View, St. Augustine, Florida. **Applicants are hereby advised that failure to appear may result in the delay or denial of their application.**

This Agenda may contain both regular business items and specially advertised Public Hearing items. Business items are those that require approval or recommendation for approval or denial by the Planning and Zoning Agency but may not require in a newspaper, notification of adjacent property owners, or posting a sign on the property. Public Hearings are items that require advertising in a newspaper, notification of adjacent property owners, and posting of a sign on the subject property. **This agenda is subject to change at the discretion of the Planning and Zoning Agency and further subject to proper notice requirements as may be required for individual agenda items.**

- Call meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 11/06/25
- Public Comments

### AGENCY ITEMS

**Presenter - James G. Whitehouse, St. Johns Law Group**

**Staff - Jackie Williams, Overlay Planner**

**District 3**

1. **ZVAR 2025-09 Hyman Family Beach House.** Request for a Zoning Variance to Section 6.01.03.E.4 of the Land Development Code to allow for a reduced Front Yard setback of eight (8) feet in lieu of the required 15 feet for a Corner Through Lot located in Residential, Single Family (RS-3) zoning to accommodate construction of a swimming pool, located at 5099 Medoras Avenue.

**Presenter - Adam Haggerty, Applicant**

**Staff - Marie Colee, Assistant Program Manager**

**District 3**

2. **SUPMIN 2025-05 600 Alexander Street.** Request for a Special Use Permit, pursuant to Section 2.03.08 of the Land Development Code, to allow for the placement of a Manufactured/Mobile Home in Residential, Single-Family (RS-3) zoning.

**Presenter - Barbara Erzinger**

**Staff - Patrick Heekin, Planner**

**District 5**

3. **SUPMIN 2025-08 Kinlaw Mobile Home.** Request for a Special Use Permit pursuant to Section 2.03.08 of the Land Development Code to allow for the placement of a Manufactured/Mobile Home in Residential, Single-Family (RS-3) zoning, specifically located at 4653 Second Avenue.

**Presenter - Lawrence Yancy**

**Staff - Marie Colee, Assistant Program Manager**

**District 4**

4. **SUPMAJ 2025-12 Vincenzo's Cucina.** Request for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages under the State of Florida Type 4COP/SFS beverage license in connection with an existing restaurant, located within Commercial General (CG) zoning and specifically located at 3787 Palm Valley Road.

**Presenter - Harold Timmons on behalf of Anthemnet, Inc and Verizon Wireless**

**Staff - Saleena Randolph, Senior Planner**

**District 2**

5. **TOWER 2025-03 State Road 16 Communication Tower.** Request for a Special Use Permit pursuant to Section 2.03.26 of the Land Development Code to allow for the construction of a 195-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located at 3851 State Road 16.

**Presenter - Julie Lemke | Market Force CRE**

**Staff - Evan Walsnovich, Planner**

**District 3**

6. **MINMOD 2025-15 Shores Boulevard.** Request for a Minor Modification to the St. Augustine Shores PUD (Ordinance 1974-16, as amended) to allow for the sale of Alcoholic Beverages containing more than fourteen (14) percent alcohol by volume for off-premises consumption, and to allow relief from the 1,000-foot distance requirement between a Church and/or School, specifically located at 40 Jackson Plaza Place.

**Presenter - Mirza Schmorrr - Permit Ninjas**

**Staff - Patrick Heekin, Planner**

**District 3**

7. **NZVAR 2025-16 UF Health St. Johns Signage.** Request for a Non-Zoning Variance to Sections 7.02.04.C and 7.02.04.D of the Land Development Code to allow for 803.2 square feet of total Advertising Display Area (ADA) for the UF Health St. Johns wall signage in lieu of the maximum 200 square feet of signage per business, and to allow three (3) signs to exceed the maximum of 150 square feet per sign, located at 400 Health Park Boulevard.

**Presenter - Bruce B. Humphrey, Birchfield Humphrey**

**Staff - Jackie Williams, Overlay Planner**

**District 4**

8. **ZVAR 2025-16 203 Canal Boulevard (Rails Family).** Request for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to allow for the eave height of an Accessory Structure to be greater than the eave height of the Main Use residential building.

**Presenter - Jacob Smith, Planning Division Manager**

**Staff - Jacob Smith, Planning Division Manager**

9. **LDCA 2025-08 Land Development Code Revisions.** On November 4, 2025, the Board of County Commissioners requested amendments to Land Development Code regulations for outdoor archery and development order application procedures. Staff brought the requested changes to the Board on December 2, 2025 for first hearing. The second hearing of this item is tentatively scheduled for December 16, 2025.

**Presenter - Amy Ring, Special Projects Manager**

**Staff - Amy Ring, Special Projects Manager**

10. **LDCA 2025-09 Certified Recovery Residences.** This amendment amends Land Development Code Article II (Zoning Districts and Special Uses) and Article IX (Administration) to comply with changes to State Statute that went into effect on July 1, 2025 with the enactment of Senate Bill 954. The bill requires the adoption of an ordinance to establish procedures for the review and approval of certified recovery residences and to provide a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit or unreasonably restrict the establishment of a certified recovery residence consistent with Section 397.487(15), Florida Statutes. This item was presented for first hearing to the Board of County Commissioners on November 18, 2025. There was no Board discussion.

- Staff Reports
- Agency Reports
- Meeting Adjourned

If a person decides to appeal any decision made by the Planning and Zoning Agency with respect to any matter considered at the meeting or hearing, he or she will need a record of the proceedings, and for such purpose he/she 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 based.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the American with Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209- 0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086, not later than 5 days prior to the date of this meeting.

If the use of visual aids as part of any presentation to the Planning and Zoning Agency or the Board of County Commissioners is needed, such arrangements must be made at least twenty- four (24) hours in advance of the meeting by contacting the St. Johns County Government Channel at (904) 209-0555 or the Planning and Zoning Section at (904) 209-0675. The St. Johns County Planning and Zoning Agency meetings are held the first and third Thursdays of each month commencing at 1:30 PM in the County Auditorium located at 500 San Sebastian View, St. Augustine, FL. Applications are scheduled for the next available Planning and Zoning Meeting upon a determination of completeness. The following tentative agendas are provided to enhance notification and provide advance notice for interested parties. Note: Items are subject to change. The Agency reserves the right to cancel the meeting schedule as needed.