

# 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, November 20, 2025 1:30:00 PM

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, November 20, 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 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: 10/16/2025
- Public Comments

### AGENCY ITEMS

**Presenter - Vera Byrd, Owner**

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

#### **District 3**

1. **SUPMIN 2025-02 Byrd 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 830 Broach Street.

**Presenter - Casey Dendor, AICP | England-Thims & Miller, Inc.**

**Staff - Trevor Steven, Planner**

#### **District 4**

2. **SUPMAJ 2025-18 Episcopal K-8 Private School.** Request for a Special Use Permit, pursuant to Section 2.03.17 of the Land Development Code, to allow for a Private School within Open Rural (OR) zoning, specifically located at 895 Palm Valley Road.

**Presenter - Brian Letts, owner**

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

#### **District 3**

3. **ZVAR 2025-01Letts Fence.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a fence height of eight (8) feet in lieu of the six (6) foot on sides and rear along with six (6) feet in lieu of four (4) foot requirement along the front in Residential, Manufactured/Mobile Home or Single Family [RMH(S)] zoning, specifically located at 6381 A1A South.

**Presenter - Charles W. Ratford, Radcraft, Inc**

**Staff - Jackie Williams, Overlay Planner**

**District 3**

4. **ZVAR 2025-14 7006 Middleton Avenue.** ZVAR 2025-14 7006 Middleton Ave requests for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of fourteen (14) feet in lieu of the required twenty-five (25) feet; a Rear Yard setback of nine (9) feet, six (6) inches in lieu of the required ten (10) feet; a Side Yard setback of four (4) feet, six (6) inches in lieu of the required eight (8) feet; and a maximum lot coverage by all buildings of 32% in lieu of the required 25% in the Residential General (RG-1) zoning district.

**Presenter - Greg Murrell, Drees Homes**

**Staff - Trevor Steven, Planner**

**District 5**

5. **MINMOD 2025-13 128 Cypress Bluff Way.** Request for a Minor Modification to the Graft's Landing (AKA Landing at Ole Florida) Planned Unit Development (Ordinance 2005-79, as amended) to allow for a Front Yard setback of fifteen (15) feet in lieu of the required twenty (20) feet to accommodate construction of a Single Family home.

**Presenter - Richard Ryan and Ashley Pahlow**

**Staff - Jackie Williams, Overlay Planner**

**District 4**

6. **MINMOD 2025-14 Pahlow Residence.** Request for a Minor Modification to the Sawgrass Planned Unit Development (Ordinance 1973-08, as amended) to allow for a Rear Yard setback of zero (0) feet in lieu of the required five (5) feet to allow for an enclosed patio.

- 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.