

# 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 18, 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, December 18, 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: 11/20/2025
- Public Comments

### AGENCY ITEMS

**Presenter - Barbara Erzinger**

**Staff - Patrick Heekin, Planner**

#### **District 5**

1. **SUPMIN 2025-04 Ford 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 2917 Del Rio Drive.

**Presenter - Deana Myrick**

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

#### **District 3**

2. **SUPMIN 2025-07 405 Fortuna Avenue.** Request for a Special Use Permit to allow for the placement of a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08.

**Presenter - Keith Long**

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

#### **District 5**

3. **SUPMAJ 2025-23 Ocean Sands Beach Boutique.** Request for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the package sale of alcoholic beverages in conjunction with an existing hotel, specifically located at 3465 Coastal Highway.

**Presenter - Jill Reilly | Prime Sign Installation LLC**

**Staff - Justin Kelly, MPA, Principal Planner**

**District 2**

4. **NZVAR 2025-22 Cherry Elm Dental Care Signs.** Request for a Non-Zoning Variance to Section 7.02.04.B.6 of the Land Development Code to allow for an Advertising Display Area (ADA) of 200 square feet for four (4) proposed illuminated walls signs in lieu of the maximum of 109 square feet per the Silverleaf Unified Sign Plan (USP).

**Presenter - Robert L. Cooper, Jr., property owner**

**Staff - Saleena Randolph, Senior Planner**

**District 2**

5. **CPA(SS) 2025-09 845 County Road 13A South.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 7.91 acres of land from Agricultural-Intensive (A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of one (1) single family dwelling unit; located at 845 County Road 13A South.

**Presenter - Brad Wester, Driver McAfee Hawthorne & Diebenow**

**Staff - Trevor Steven, Planner**

**District 3**

6. **TOWER 2024-04 Shores Telecommunication Tower (SE US-1).** Request for a Special Use Permit pursuant to Section 2.03.26 of the Land Development Code to allow for the construction of a 170-foot monopole wireless communication tower and support facilities within the St. Augustine Shores Planned Unit Development (PUD) (Ordinance 1974-16, as amended), located specifically on Shores Boulevard just south of its intersection with Bianca Circle.

**Presenter - Jeremy Ringer, Matthews DCCM**

**Staff - Patrick Heekin, Planner**

**District 3**

7. **REZ 2025-13 James-Cogo Commercial.** Request to rezone approximately 0.68 acres of land from Commercial General (CG) with conditions to Commercial Intensive (CI), specifically located south of Watson Road on U.S. Highway 1 South.

**Presenter - Jacob Diaz | Gulfstream Design Group**

**Staff - Justin Kelly, MPA, Principal Planner**

**District 5**

8. **REZ 2025-11 Nothing Putt Fun.** Request to rezone approximately 3.98 acres of land, located at 7250 and 7280 US 1 North, from Commercial Neighborhood (CN) to Commercial Highway and Tourist (CHT) with conditions.

**Presenter - Clancy Houston | Gulfstream Design Group**

**Staff - Justin Kelly, MPA, Principal Planner**

**District 5**

9. **SUPMAJ 2025-15 Nothing Putt Fun (Alcohol Sales).** Request for a Special Use Permit to allow for the on-site sales and consumption of Alcoholic Beverages within Commercial Highway and Tourist (CHT) zoning, pursuant to Land Development Code Section 2.03.02, specifically located at 7250 and 7280 US 1 North. This request is a companion application to REZ 2025-11 Nothing Putt Fun.

- 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.