

ST. JOHNS COUNTY

Planning & Zoning

BOARD

Meagan Perkins Charles Labanowski
Dr. Richard Hilsenbeck Robert Olson
Greg Matovina
Henry F. Green
Judy Spiegel



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, February 5, 2026 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, February 5, 2026 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
- Public Comments

AGENCY ITEMS

Presenter - Adam Jennings, Owner

Staff - Marie Colee, Assistant Program Manager

District 2

1. **SUPMIN 2025-06 2819 Adams Road (MH).** 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 2819 Adams Road.

Presenter - Kristan Fleet, agent for Gerald Simms

Staff - Abrielle Genest, Senior Planner

District 3

2. **SUPMIN 2025-13 Simms Mobile Home.** Request for a Special Use Permit to allow for a Manufactured/Mobile Home as a residence in Residential, Single-Family (RS-3) zoning, pursuant to Land Development Code Section 2.03.08, specifically located at 520 Thomas Street.

Presenter - Jose A Munoz

Staff - Jackie Williams, Overlay Planner

District 5

3. **ZVAR 2025-24 51A Beachcomber Way.** Request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a reduced second Front Yard setback of 7'6" in lieu of the required fifteen (15) feet for a Non-Conforming Lot of Record located in Residential, General (RG-1) zoning to allow for an addition to the existing single family home, specifically located at 51A Beachcomber Way.

Presenter - James G. Whitehouse, Esq.

Staff - Patrick Heekin, Planner

District 3

4. **REZ 2025-16 SR 207/Wildwood.** REZ 2025-16 SR 207/Wildwood, a request to rezone approximately 1.48 acres of land from Open Rural (OR) to Commercial General (CG) with conditions. Located on the northeast corner of Wildwood Drive and State Road 207.

Presenter - James G. Whitehouse, Esq.

Staff – Jackie Williams, Overlay Planner

District 5

5. **MAJMOD 2025-10 WBL End Parcels.** Request for a Major Modification to the Pirates Landing Planned Unit Development (Ordinance 1985-11, as amended) to grant a portion of a 1.5 acre parcel to St. Johns County for a proposed public beach access facility, and to allow for two (2) single-family dwellings. Located at 3175 S Ponte Vedra Blvd.

- 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.