

# 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, January 15, 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, January 15, 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
- PZA Meeting Minutes for Agency Approval: 12/04/25 and 12/18/25
- Public Comments

### AGENCY ITEMS

#### Presenter - Jacob Smith, AICP

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

1. **Election of Chair and Vice-Chair.** The Planning and Zoning Agency is required to annually elect a Chair and Vice-Chair. Please see the attached Nomination and Voting procedures.

#### Presenter - Bruce B. Humphrey, Esq.

##### Staff - Jackie Williams, Overlay Planner

#### **District 4**

2. **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, located at 203 Canal Boulevard.

#### Presenter - Mirza Shmorr - Permit Ninjas

##### Staff - Patrick Heekin, Planner

#### **District 3**

3. **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 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 immediately south of State Road 312 and east of U.S. 1 South.

**Presenter - Brian Mann | U-Haul**

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

**District 2**

4. **NZVAR 2025-10 U-Haul Wall Signs.** NZVAR 2025-10 U-Haul Wall Signs, request for a Non-Zoning Variance to U-Haul of Mill Creek located within the Bridle Ridge Planned Unit Development (ORD. 2010-42, as amended) pursuant to Section 7.02.04.B.6 of the Land Development Code, to allow for an Advertising Display Area (ADA) of 745.9 square feet on Building A and 566.8 square feet on Building B in lieu of the required maximum of 200 square feet for walls signs per building, specifically located at 6235 County Road 16A. UPDATE: request to allow for 636.14 square feet on Building A and 576.91 square feet on Building B.

**Presenter - James G. Whitehouse, Esq.**

**Staff - Jackie Williams, Overlay Planner**

**District 3**

5. **MINMOD 2025-18 West King Street PUD - New Season Modification.** Request for a Minor Modification to the TRC West King Street Planned Unit Development (Ordinance 2014-57) to request a Special Use for a opioid treatment center within the West Augustine Overlay, located at 840 West King Street.

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

**Staff - Trevor Steven, Planner**

**District 5**

6. **MAJMOD 2025-09 Las Calinas US-1 Commercial Area.** Request for a Major Modification to the Las Calinas Planned Unit Development (Ordinance 2005-109) to allow for an increase in the maximum square footage allowed for non-residential uses from 19,000 square feet to 49,000 square feet, located on the southeastern corner of US-1 North and Abbotts Way.

**Presenter - Kimley-Horn and Associates, Inc.**

**Staff - Saleena Randolph, Senior Planner**

**District 5**

7. **SUPMAJ 2025-24 Momin School and Community Center.** Request for a Special Use Permit to allow for a Private School within Open Rural (OR) zoning, pursuant to Section 2.03.17 of the Land Development Code; specifically located at 6174 and 6192 Race Track Road.

**Presenter - Kevin Partel**

**Staff - Jackie Williams, Overlay Planner**

**District 5**

8. **ZVAR 2025-28 Annunziata Residence.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for reduction in the front yard setback from the required twenty-five (25) feet to fifteen (15) feet to accommodate a single-family dwelling in Residential, Single-Family (RS-2) zoning, located at 4400 Coastal Highway.

**Presenter - Tony & Dawn Standera, property owners**

**Staff - Abrielle Genest, Senior Planner**

**District 3**

9. **ZVAR 2025-30 4800 Shore Drive Carport.** Request for a Zoning Variance to Land Development Code (LDC) Section 6.01.03.E.3 to allow for a reduction in the second Front Yard setback from the required twenty (20) feet to seven (7) feet to accommodate a carport and LDC Section 6.01.03.H.5 to allow storage of Recreational Vehicles (Boat and Motor Home) to be located within the required front yard in Residential, Single Family (RS-3) zoning.

**Presenter - Matthew Lahti | Gulfstream Design Group**

**Staff - Evan Walsnovich, Planner**

**District 5**

- 10. MINMOD 2025-17 The Greenery at Bronz Glow Way.** Requests for a Minor Modification to The Technology Center at St. Marks Planned Unit Development (ORD. 1998-08, as amended) to allow for an increase in impacted wetland acreage to accommodate a proposed Commercial Business with outdoor storage, fuel tank storage, and office/warehouse space, associated parking and utilities, located south of International Golf Parkway at the corner of Bronz-GlowWay and Saint Marks Pond Boulevard.

- 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.