

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, February 19, 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 19, 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: 01/15/2026
- Public Comments

AGENCY ITEMS

Presenter - Toni Albright, Applicant

Staff - Marie Colee, Assistant Program Manager

District 3

1. **SUPMAJ 2025-25 The Cajun Beach St. Augustine.** 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 in connection with an existing restaurant located within Commercial Neighborhood (CN) zoning and specifically located at 5545 A1A South.

Presenter - Ryan LaGanke, Applicant

Staff - Abrielle Genest, Senior Planner

District 1

2. **MINMOD 2026-01 Giambrone Family Pool.** Request for a Minor Modification to the Julington Creek Plantation PUD (Ord. 1993-43, as amended) to allow for an Impervious Surface Ratio (ISR) of 51% in lieu of the 45% maximum requirement to allow for a swimming pool and deck, specifically located at 465 East Kesley Lane.

Presenter - Matt Glass, Owner

Staff - Marie Colee, Assistant Program Manager

District 2

3. **ZVAR 2025-32 Main Street Pizza.** Request for a Zoning Variance to Section 2.03.02.A of the Land Development Code to allow for the sale of alcoholic beverages in conjunction with an existing restaurant located within 1,000 feet of an existing place of worship and specifically located at 125 North Main Street. This request is a companion application to SUPMAJ 2025-27 Main Street Pizza.

Presenter - Matt Glass, Owner

Staff - Marie Colee, Assistant Program Manager

District 2

4. **SUPMAJ 2025-27 Main Street Pizza.** 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 in conjunction with a restaurant located in Commercial General (CG) zoning and specifically located at 125 North Main Street. This request is a companion application to ZVAR 2025-32.

- 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.