

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, April 2, 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, April 2, 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: 02/19/2026
- Public Comments

AGENCY ITEMS

Presenter - Clell Tatum | Tatum Investment Group, LLC.

Staff - Evan Walsnovich, Planner

District 3

1. **SUPMIN 2025-11 Tatum Duplex.** Request for a Special Use Permit, pursuant to Section 2.03.18 of the Land Development Code, to allow for a duplex in Residential, Single Family (RS-3) zoning, specifically located at 6857 A1A South.

Presenter - Clell Tatum | Tatum Investment Group, LLC.

Staff - Evan Walsnovich, Planner

District 3

2. **ZVAR 2025-27 Tatum Variance.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of five (5) feet in lieu of the required twenty-five (25) feet for a Through Lot located in Residential, Single-Family (RS-3) Zoning to allow for the construction of a Duplex, specifically located at 6857 A1A South.

Presenter - Brad Wester, Driver McAfee Hawthorne & Diebenow

Staff - Trevor Steven, Planner

District 4

3. **SUPMIN 2025-15 83 North Roscoe Blvd.** 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 83 North Roscoe Blvd.

Presenter - Hamid & Christina Darabi

Staff - Patrick Heekin, Planner

District 5

4. **MINMOD 2025-19 109 Yellow Bill Lane.** A request for a Minor Modification to the North Pointe at Ponte Vedra PUD (Ord. 2005-112, as amended) to allow for an Accessory Use setback of zero (0) in lieu of the required five (5) feet to accommodate for a detached garage.

Presenter - Kathryn Whittington | Whittington Law, PLLC

Staff - Evan Walsnovich, Planner

District 5

5. **MAJMOD 2025-11 Golfway Centre PUD.** Request for a Major Modification to the Golfway Centre PUD (Ordinance 1997-67, as amended) to revise the MDP Map and MDP Text to allow the remaining development to occur on the property as either Commercial Retail and Commercial Office uses; revise the phasing schedule to a single 10-year phase; add Church and Large Places of Assembly as allowable uses; allow details of future buildings and associated development to be shown on Incremental MDP Maps; and eliminate the requirement to preserve the isolated wetland on site.

Presenter - James G. Whitehouse, Esq | St. Johns Law Group

Staff - Trevor Steven, Planner

District 3

6. **REZ 2025-14 Anchor Faith - Mall 2121.** Request to rezone approximately 9.56 acres of land from Commercial General (CG) to Commercial Intensive (CI), located specifically at 2121 US Highway 1 S.

Presenter - Matthew H. Lahti, Gulfstream Design Group, LLC

Staff - Saleena Randolph, Senior Planner

District 1

7. **PUD 2024-02 10150 Cartwheel Bay PUD.** Request to rezone approximately 3.08 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 22,500 square feet of Neighborhood Business, Community Commercial, and limited Agricultural uses located at 10150 Cartwheel Bay Avenue.

Presenter - Lex Taylor, Deputy County Attorney

Staff - Neal Shinkre, Utilities Director

8. **COMPAMD26-01 Comprehensive Plan Amendment Wellhead Protection, Transmittal Hearing.** Since the original St. Johns County Land Development Code in 1999 and Comprehensive Plan, significant technological and regulatory advancements have been made related to wellhead protection. Based on increased density in the County and its need for future well sites, SJCUD proposes to bring the County Comp Plan and Land Development code into compliance with State law and alignment with current best practices. This is the first reading and public transmittal hearing of the proposed Comp Plan Amendment. If approved to proceed through the public hearing process, the Comp Plan Amendment will be sent to the State for recommendations. It is anticipated that the second reading of the ordinance would be scheduled for public hearing at the June 6th Board meeting.

- 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.