

# 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, March 05, 2026, 1:30:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, March 05, 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 - Tim Conner, Applicant

### Staff - Patrick Heekin, Planner

#### District 3

1. **ZVAR 2025-23 Conner Variance.** A request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of ten (10) feet in lieu of the required twenty-five (25) feet to accommodate a single-family residence in RS-3 (Residential, Single-Family) zoning, specifically located at 9031 A1A South.

### Presenter - Nick McAbee | Hydra Pools and Pavers

### Staff - Marie Colee, Assistant Program Manager

#### District 3

2. **ZVAR 2025-29 5084 A1A South Pool.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a second Front Yard setback of ten (10) feet in lieu of the required twenty-five (25) feet for a Through Lot located next to an unopened right-of-way to accommodate the placement of a swimming pool in RS-3 zoning, specifically located at 5084 A1A South.

**Presenter - Christopher O'Connell, Owner**

**Staff – Trevor Steven, Planner**

**District 3**

3. **ZVAR 2025-36 O'Connell Residential Swimming Pool.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced Front Yard setback of ten (10) feet in lieu of the required twenty-five (25) feet and to allow for a reduced Side Yard setback of four (4) feet in lieu of the required eight (8) on a Corner Lot located in Residential, Single Family (RS-3) zoning to accommodate construction of a swimming pool, located specifically at 903 Prince Road.

**Presenter - Laura Leslie, She Builds LLC**

**Staff – Patrick Heekin, Planner**

**District 2**

4. **REZ 2024-09 401 E. Ashland Avenue.** A request to rezone approximately .56 acres of land from Open Rural (OR) to Residential, Single Family (RS-3) to allow for one (1) single family home.

**Presenter - Mark Shelton, AICP, Kimley-Horn and Associates, Inc.**

**Staff – Saleena Randolph, Senior Planner**

**District 2**

5. **PUD 2025-05 Henry Orthodontics PUD.** Request to rezone approximately 2.96 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 29,600 square feet of Neighborhood Business and Commercial uses, located at 5643 State Road 16 and 5645 State Road 16.

- 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.