

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 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, March 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: 02/05/2026 and 03/05/2026
- Public Comments

AGENCY ITEMS

Presenter - Sina Venus

Staff - Evan Walsnovich, Planner

District 4

1. **PUD 2025-04 Spencer Plaza.** Request to rezone approximately 3.11 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 45,000 square feet of non-residential uses, located at 10090 US-1 North.

Presenter - Shawna Mitchell, Florida Permit Advisors, LLC

Staff - Marie Colee, Assistant Program Manager

District 3

2. **SUPMAJ 2025-31 T. Smith Asian Bistro.** 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 6975 A1A South.

Presenter - Sidney Ansbacher | Upchurch Bailey & Upchurch PA

Staff - Marie Colee, Assistant Program Manager

District 3

3. **ZVAR 2025-21 Flint Carport.** 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 four (4) feet and six (6) inches in lieu of the required twenty (20) feet for a Corner Lot located in Residential, Single Family (RS-2) zoning to allow for the placement of an open-air carport; located specifically at 7200 A1A S.

Presenter - Chip Mitchell

Staff - Jackie Williams, Overlay Planner

District 5

4. **ZVAR 2025-33 3930 Coastal Highway.** A request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced Front Yard setback of 15 feet in lieu of required 25 feet and a reduced second Front Yard setback of 8 feet in lieu of the required 20 feet, for a single-family residence on a Corner Lot located next to an unopened right-of-way in Residential, General (RG-2) zoning, located at 3930 Coastal Highway.

Presenter - James G. Whitehouse, Esq.

Staff - Jackie Williams, Overlay Planner

District 5

5. **ZVAR 2026-01 Coastal Highway (142310-0060).** A request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced Front Yard setback of 15 feet in lieu of required 25 feet, in Residential General (RG-2) zoning, located at the intersection of Coastal Highway and Seaside Vista Court.

Presenter - James G. Whitehouse, Esq.

Staff - Jackie Williams, Overlay Planner

District 5

6. **ZVAR 2026-02 Coastal Highway (142310-0070).** A request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced Front Yard setback of 15 feet in lieu of required 25 feet, in Residential General (RG-2) zoning, located at the intersection of Coastal Highway and Seaside Vista Court.

Presenter - Jacob Smith, Planning Division Manager - Growth Management

Staff - Jacob Smith, Planning Division Manager

7. **Billboard Discussion.** Billboard Discussion

- 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.