

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, May 07, 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, May 07, 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 that require approval or recommendation for approval or denial by the Planning and Zoning Agency but may not require 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: 04/02/2026
- Public Comments

AGENCY ITEMS

Presenter - Jeremiah Mulligan | Mowery Law Firm

Staff - Trevor Steven, Planner

District 3

1. **SUPMAJ 2026-02 Deerpark Garden (Brewery).** Request for a Special Use Permit, pursuant to Section 2.03.58 of the Land Development Code, to allow for a Microbrewery in Commercial General (CG) zoning, specifically located on the corner of State Road 207 and Deerpark Boulevard.

Presenter - Nicole Anderson Cooks, Owner

Staff - Marie Colee, Assistant Program Manager

District 3

2. **ZVAR 2026-04 Cooks Mobile Home (Minimum Lot Area).** Request for a Zoning Variance to Table 6.02 of the Land Development Code to allow for a Minimum Lot Area Based on Utilities of 16,836 square feet in lieu of the required 21,780 square feet for a lot with Central Water and Private Septic specifically located at 675 N. McLaughlin Street. This request is a companion application to SUPMIN 2025-12 Cooks Mobile Home.

Presenter - Nicole Anderson Cooks, Owner

Staff - Marie Colee, Assistant Program Manager

District 3

3. **SUPMIN 2025-12 Cooks Mobile Home.** Request for a Special Use Permit, pursuant to Section 2.03.08 of the Land Development Code, to allow for a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, specifically located at 675 N. McLaughlin Street.

Presenter - Michael Yuro, Applicant

Staff - Abrielle Genest, Senior Planner

District 3

4. **REZ 2026-01 3025 Old Moultrie Road.** REZ 2026-01 3025 Old Moultrie Road, a request to rezone approximately one (1) acre of land from Open Rural (OR) to Residential, Single-Family (RS-3), specifically located at 3025 Old Moultrie Road.

Presenter - Amy Ring, Special Projects Manager

5. **LDCA 2026-02 Home-Based Business.** This amendment amends Land Development Code Article II (Zoning Districts and Special Uses), Article III (Special Districts) and Article XII (Definitions) to codify changes to State Statute that went into effect on July 1, 2021, with the enactment of House Bill 403. The bill added Florida Statute 559.955, which stipulates the policies local governments may implement to regulate home-based businesses.

This amendment brings the Land Development Code into compliance with F.S. 559.955 by adding the allowed specified criteria to Home-Based Business as permitted in zoning districts allowing residential use. The amendment also removes outdated language no longer in statute.

Presenter - Alberta Hipps, Hipps Group

Staff – Patrick Heekin, Planner

District 2

6. **CPA(SS) 2025-12 Shofner Property.** A request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.03 acres of land from Agricultural-Intensive (A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of one (1) single family dwelling unit; located at 8995 Barrel Factory Road.

- 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.