

# 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, June 4, 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, June 4, 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 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: 05/07/2026 & 05/21/2026
- Public Comments

## AGENCY ITEMS

**Presenter - Blair Knighting, AICP, Kimley Horn**

**Staff - Abrielle Genest, Senior Planner**

### District 2

1. **MAJMOD 2026-02 Ashford Mills PUD.** Request for a Major Modification to the Ashford Mills PUD (Ord. 2006-119, as amended) to modify the Master Development Plan (MDP) Text and Map, specifically for the designated commercial use property located at the intersection of Shearwater Parkway and County Road 210 West; (Parcel #009945-0100). This item was continued from the May 21, 2026 Planning and Zoning Agency Hearing to allow the applicant to develop a traffic study.

**Presenter - Toby Luttrupp**

**Staff - Patrick Heekin, Planner**

### District 5

2. **MINMOD 2026-06 Holey Ballz Pickleball & Event Center.** Request for a Minor Modification to the IGP Commerce Center Planned Unit Development (Ordinance 2019-69) to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a Commercial Recreation facility, specifically located at 190 Thomas Industry Way.

**Presenter - Matthew H. Lahti, P.E. | Gulfstream Design Group**

**Staff - Marie Colee, Assistant Program Manager**

**District 2**

3. **COMM 2025-72 3440 Agricultural Center Drive (Warehouse).** Request for Site Plan Approval to allow for the build out of two warehouse/office buildings totaling 34,000 square feet with associated infrastructure, located on property within that portion of lands rezoned by Ordinance 1987-01 to Industrial Warehousing (IW) with conditions, specifically located at 3440 Agricultural Center Drive.

**Presenter - Trennis Carter, Owner**

**Staff - Marie Colee, Assistant Program Manager**

**District 3**

4. **SUPMIN 2026-01 Carter Mobile Home.** Request for a Special Use Permit, pursuant to Section 2.03.08 of the Land Development Code, to allow for the placement of a Manufactured/Mobile Home in Residential, Single-Family (RS-3) zoning, specifically located at 1015 West 15th Street.

**Presenter - Zach Miller, Esq**

**Staff - Patrick Heekin, Planner**

**District 5**

5. **ZVAR 2026-06 507 Third Street.** A request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a Front Yard setback of fifteen (15) feet in lieu of the required twenty-five (25) feet to accommodate construction of a single-family dwelling in Residential, Single-Family (RS-3) zoning.

**Presenter - Jonathan Napier, The Deltona Corporation**

**Staff - Trevor Steven, Planner**

**District 3**

6. **MAJMOD 2023-11 Canopy Shores.** Request for a Major Modification to the St. Augustine Shores PUD (ORD. 1974-16, as amended) to convert the allowed use for approximately 2.8 acres of land from Business to Single Family Residential in order to provide for nine (9) single-family lots, specifically located at the northeast corner of Shores Boulevard and Christina Drive.

**Presenter - Lex Taylor, Deputy County Attorney**

**Staff - Neal Shinkre, P.E., Director, Utilities**

7. **COMPAMD 25-01 Wellhead Protection Adoption 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 Comprehensive Plan Amendment was sent to the State for Review. This is the second reading and public 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.

**Presenter - Lex Taylor, Deputy County Attorney**

8. **LDCA 25-07 Wellhead Protection.** 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 hearing of the proposed Land Development Code Amendments that correspond with COMP Plan Amendment 2026-01 on Wellhead Protection goals and regulations.

- 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.