

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 21, 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 21, 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: 04/16/2026
- Public Comments

AGENCY ITEMS

Presenter - Kevin McDaniel, Applicant

Staff - Marie Colee, Assistant Program Manager

District 3

1. **SUPMAJ 2026-03 Rudis JiuJitsu.** Request for a Special Use Permit, pursuant to Section 2.03.43 of the Land Development Code, to allow for Indoor Commercial Recreation in Industrial Warehousing (IW) zoning, specifically located at 5130 Crescent Technical Court.

Presenter - Chet Glisson, Owner

Staff - Abrielle Genest, Senior Planner

District 3

2. **ZVAR 2025-31 Glisson Variance (2260 Whippoorwill).** Request for a Zoning Variance to Table 6.01 of the Land Development Code (LDC) to allow for a reduced Side Yard setback from the required eight (8) feet to two (2) feet, as measured from the eave, and LDC Table 6.01 to allow for a reduced Front Yard setback from the required twenty-five (25) feet to twenty-four (24) feet, as measured from the structural framing, to accommodate placement of a proposed carport in Residential, Manufactured/Mobile Home or Single Family [RMH(S)] zoning, specifically located at 2260 Whippoorwill Drive.

Presenter - Ting Ting Wang, Applicant

Staff - Marie Colee, Assistant Program Manager

District 2

3. **MINMOD 2026-03 Volcano Japanese Cuisine.** Request for a Minor Modification to the Six Mile Creek PUD (ORD. 1991-37, as amended) to allow for the sale and consumption of Alcoholic Beverages within 1,000 feet of a Church in connection with a proposed restaurant specifically located at 180 Registry Boulevard.

Presenter - Blair Knighting, AICP, Kimley Horn

Staff - Abrielle Genest, Senior Planner

District 2

4. **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).

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

Staff - Saleena Randolph, Senior Planner

District 5

5. **REZ 2026-02 177 Surfside Avenue.** Request to rezone approximately 0.75 acres from Commercial Highway and Tourist (CHT) to Residential Single Family (RS-3), located at 177 Surfside Avenue.

Presenter - Lindsay Haga, England Thims & Miller, Inc.

Staff - Trevor Steven, Planner

District 2

6. **REZ 2026-04 SR 16 Commercial.** Request to rezone approximately 8 acres of land from Open Rural (OR) to Commercial Intensive (CI), specifically located on the southeast corner of State Road 16 and Green Acres Road.

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

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

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.