

# ST. JOHNS COUNTY Planning & Zoning

## BOARD

Meagan Perkins  
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## REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Michael Roberson, Director of Growth Management  
Lex Taylor III., Deputy County Attorney

Thursday, July 09, 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, July 09, 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 – Lex Taylor, Deputy County Attorney

1. **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

2. **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.

**Presenter - Douglas N. Burnett, St. Johns Law Group**

**Staff - Abrielle Genest, Senior Planner**

**District 3**

3. **ZVAR 2025-35 Bushrangers Brewery.** Request for a Zoning Variance, pursuant to Section 2.03.02.A of the Land Development Code, to allow Alcoholic Beverage Sales and Consumption within 1,000 feet of a Church, specifically located at 470 State Road 207. This request is a companion application to SUPMAJ 2025-30.

**Presenter - Douglas N. Burnett, St. Johns Law Group**

**Staff - Abrielle Genest, Senior Planner**

**District 3**

4. **SUPMAJ 2025-30 Bushrangers Brewery.** Request for a Special Use Permit, pursuant to Section 2.03.58 of the Land Development Code, to allow for a Microbrewery in Industrial Warehousing (IW) zoning, specifically located at 470 State Road 207. This request is a companion application to ZVAR 2025-35.

**Presenter - Jason R. Gabriel | Burr & Forman LLP**

**Staff - Justin Kelly, Principal Planner**

**District 1**

5. **CPA(SS) 2025-13 Daily's Place.** A request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 7.7 acres of land, located at 600 State Road 13 N, from Residential-B (RES-B) to Community Commercial (CC), with a Site Specific Text Amendment limiting commercial uses on the southern portion of the subject property to those uses allowed within the Commercial General (CG) Zoning District and a maximum 20,000 square feet; limiting uses on the northern portion of the subject property to passive uses including a stormwater retention system and associated vegetation/green space; a 30' Scenic Edge provided along State Road 13 N; a 35' Development Edge provided where the property abuts residential uses; and no Development Edges where the property abuts commercial uses.

- 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.