

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, July 23, 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, July 23, 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: June 18, 2026, and July 09, 2026
- Public Comments

AGENCY ITEMS

Presenter - Fredrick W. Mack, Applicant

Staff - Marie Colee, Assistant Program Manager

District 5

1. **ZVAR 2026-14 Edgerton Exterior Stair Installation.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced Side Yard setback of five (5) feet in lieu of the required eight (8) feet to allow for the installation of an exterior staircase in Residential, Single Family (RS-3) zoning.

Presenter - Nick McAbee | Hydra Pools and Pavers

Staff - Marie Colee, Assistant Program Manager

District 3

2. **ZVAR 2026-16 5068 A1A South Pool.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a second Front Yard setback of ten (10) feet in lieu of the required twenty-five (25) feet for a Through Lot located next to an unopened right-of-way to accommodate the placement of a swimming pool in RS-3 zoning, specifically located at 5068 A1A South.

Presenter - Dale & Molly Jackson

Staff - Trevor Steven, Planner

District 3

3. **ZVAR 2026-17 Jackson Residence.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of twenty (20) feet in lieu of the required twenty-five (25) feet to accommodate the placement of a Single-Family residence in RMH(S) zoning, specifically located at 280 Ole Road.

Presenter - Shane J. Johnston, Generation Homes LLC

Staff - Patrick Heekin, Planner

District 3

4. **ZVAR 2026-20 Velkovich AFU.** A request for a Zoning Variance to Section 2.02.04.B.16.d of the Land Development Code to allow for the construction of an Accessory Family Unit (AFU) that will exceed thirty-five (35) percent of the square footage of the main use structure, specifically located at 1225 South Winterhawk Drive.

Presenter - Katherine Mapula, property owner

Staff - Evan Walsnovich, Planner

District 3

5. **ZVAR 2026-23 5025 Alta Vista Avenue.** Request for a Zoning Variance to Sections 2.02.04.B.12.a(4) and 2.02.04.B.12.b(2) of the Land Development Code to allow for the cumulative height of a fence on top of a retaining wall to be ten (10) feet in lieu of the eight (8) foot requirement and to allow for a fence/wall to exceed the required six (6) foot height maximum if located within the second Front Yard setback of a Through Lot. Along with a request to Table 6.01 to allow for an attached staircase to encroach 7.5 feet into the required second Front Yard setback of 25 feet, in Residential, Single Family (RS-3) zoning; specifically located at 5025 Alta Vista Avenue.

Presenter - Matt Singletary | Passero Associates

Staff - Justin Kelly, Principal Planner

District 5

6. **REZ 2026-12 St. Augustine Airport East.** A request to rezone approximately 23 acres of land from Open Rural (OR) to Airport Development (AD), specifically located south of Gun Club Road and north of Hawkeye View Lane, approximately 0.30 miles east of US 1 North.

Presenter - Lex Taylor, Deputy County Attorney

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.

Presenter - Brad Wester, Driver McAfee Hawthorne & Diebenow

Staff - Abrielle Genest, Senior Planner

District 2

9. **SUPMAJ 2025-29 St. Thomas Island Parkway Cell Tower.** SUPMAJ 2025-29 St. Thomas Island Parkway Cell Tower, request for a Special Use Permit, pursuant to Section 2.03.26 of the Land Development Code, to allow for the construction of a 180-foot monopole communication tower and support facilities within Open Rural (OR) zoning, specifically located approximately 0.23 miles east of the intersection between St Thomas Island Parkway and Saint Croix Island Drive.

Presenter - Alison M. Yurko, Esq. as Agent for Gulfstream Towers, LLC

Staff - Saleena Randolph, Senior Planner

District 2

10. **SUPMAJ 2026-09 Colee Cove Tower.** Request for a Special Use Permit, pursuant to Section 2.03.26 of the Land Development Code, to allow for the construction of a 199-foot monopole tower and support facility within the Open Rural (OR) zoning, located on an unaddressed parcel on County Road 13 North, approximately 0.60 miles south of Joe Ashton Road (Parcel ID 013240-0010).

- 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.