

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, August 6, 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, August 6, 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 - Brad Ginzig | General Sign Service Corporation

Staff - Justin Kelly, Principal Planner

District 2

1. **NZVAR 2026-03 Walmart Signs.** Request for a Non-Zoning Variance, pursuant to Section 7.02.04.B.6 of the Land Development Code, to allow for an Advertising Display Area (ADA) of 793.5 square feet for thirteen (13) proposed wall signs in lieu of the required maximum of 200 square feet per business, to allow for an increased ADA of 160 square feet in lieu of the required maximum of 150 square feet for a Gas Station monument sign, and relief from Section 7.02.04.G to allow for Automatic Changeable Message signs on the Gas Station canopy in lieu of the requirement that such signs shall only be allowed on ground signs, all located within the World Commerce Center PUD.

Presenter - Cameron Fiveash | GPD Group, Inc.

Staff - Evan Walsnovich, Planner

District 5

2. **NZVAR 2026-11 Taco Bell (CR 210 W).** NZVAR 2026-11 Taco Bell (CR 210 W), a request for a Non-Zoning Variance to Section 7.02.04.C of the Land Development Code to allow for an Advertising Display Area (ADA) of 201.5 square feet for four (4) proposed wall signs in lieu of the allowed maximum of 113 square feet per business in conjunction with a proposed restaurant.

Presenter - Nick McAbee | Hydra Pools and Pavers

Staff - Marie Colee, Assistant Program Manager

District 3

3. **ZVAR 2026-15 5072 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 5072 A1A South.

Presenter - Dylan Jabs, Owner

Staff - Abrielle Genest, Senior Planner

District 5

4. **REZ 2026-06 STA Cabinet Depot Warehouse Showroom.** REZ 2026-06 STA Cabinet Depot Warehouse Showroom, request to rezone approximately 0.77 acres of land from Residential, Mobile Home (RMH) to Commercial Warehouse (CW), specifically located at 106 and 110 Ronald Road.

Presenter - Exempt from Public Disclosure

Staff - Justin Kelly, Principal Planner

District 3

5. **REZ 2026-09 6241 A1A South.** Request to rezone approximately 0.23 acres of land from Commercial Neighborhood [CN] to Residential, Manufactured/Mobile Home or Single Family [RMH(S)].

Presenter - Richard & Elizabeth Moseley

Staff - Trevor Steven, Planner

District 2

6. **CPA(SS) 2025-11 Moseley Property.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 16 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A) with a text amendment limiting the property to a maximum one (1) single-family dwelling unit; located at an unaddressed parcel north of County Road 208 and east of County Road 13 N.

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 - Jacob Smith, AICP

Staff - Jacob Smith, Planning Division Manager

9. **LDCA26-05 Food Truck Parks.** The Board of County Commissioners requested an update to Land Development Code (LDC) regulations regarding Food Truck Parks at their regularly scheduled public hearing on Tuesday, May 5, 2026. This item is a proposed amendment to the LDC for Food Trucks and Food Truck Parks; the BCC requests input from the PZA regarding the proposed ordinance.

- 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.