

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, September 3, 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, September 3, 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 - Lindsey Cook | Florida Permitting Solutions

Staff - Marie Colee, Assistant Program Manager

District 3

1. **SUPMIN 2026-06 198 Aiken Street Mobile Home.** Request for a Special Use Permit, pursuant to Section 2.03.08 of the Land Development Code, to allow for a replacement Manufactured/Mobile Home in Residential, Single-Family (RS-3) zoning.

Presenter - Douglas N. Burnett | St. Johns Law Group

Staff - Marie Colee, Assistant Program Manager

District 3

2. **SUPMAJ 2026-01 Marsh & Arrow.** Request for a Special Use Permit, pursuant to Land Development Code Section 2.03.60, to allow for an Outdoor Archery Range in Open Rural (OR) zoning.

Presenter - Jennifer Ronneburger, GoPermit

Staff - Abrielle Genest, Senior Planner

District 2

3. **NZVAR 2026-13 Chase Bank Wall Signs.** Request for a Non-Zoning Variance, pursuant to Section 7.02.04.B.6 of the Land Development Code, to allow for three (3) wall signs in lieu of the required maximum one (1) wall sign per tenant space, as prescribed within the Elevation Pointe at Anderson Park PUD (ORD. 1996-66, as amended), specifically located at 2905 State Road 16.

Presenter - Lindsay Oij | Sign Permits Plus

Staff - Patrick Heekin, Planner

District 2

4. **NZVAR 2026-16 Circle K Wall Signs.** Request for a Non-Zoning Variance, pursuant to Section 7.02.04.B.6 of the Land Development Code, to allow for additional wall signage within the Elevation Pointe Planned Unit Development, specifically located at 2835 State Road 16.

Presenter - Dirk Penzien

Staff - Jackie Williams, Overlay Planner

District 5

5. **ZVAR 2026-09 103 Sandcastle.** A request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Side Yard setback of two (2) feet in lieu of the required ten (10) feet, a lot width of twenty (20) feet in lieu of the required minimum width of seventy-five (75) feet, and lot area less than the required minimum 6,000 square feet for the construction of a deck located in Residential, General (RG-1) zoning district, specifically located at 103 Sandcastle Lane.

- 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.