

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 20, 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 20, 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: July 23, 2026 and August 06, 2026
- Public Comments

AGENCY ITEMS

Presenter - Barbara Manning, Owner

Staff - Marie Colee, Assistant Program Manager

District 3

1. **SUPMIN 2026-04 624 Cathedral Place.** Request for a Special Use Permit, pursuant to Section 2.03.08 of the Land Development Code, to allow for a Manufactured/Mobile Home in Residential, Single-Family (RS-3) zoning, located specifically at 624 Cathedral Place.

Presenter - Hunter Claypool, Owner

Staff - Marie Colee, Assistant Program Manager

District 3

2. **ZVAR 2026-22 Claypool Residence.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of eighteen (18) feet in lieu of the required twenty-five (25) feet to accommodate the placement of a Single-Family home, specifically located at 360 Cape Avenue.

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

Staff - Trevor Steven, Planner

District 3

3. **ZVAR 2026-25 Cypress Road Mobile Home Park.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for the establishment of a Mobile Home Park on approximately 4.77 acres of land in lieu of the required ten (10) acres in Residential, Manufactured/Mobile Home (RMH) zoning, located specifically at 1045 Cypress Road.

Presenter - Rodney McDugal | Lifetime Enclosures

Staff - Evan Walsnovich, Planner

District 3

4. **MINMOD 2026-08 200 Cedar Ridge Circle Enclosure.** Request for a Minor Modification to the Cedar Ridge PSD (Ordinance 1995-23, as amended) to allow for a Rear Yard setback of zero (0') feet in lieu of the ten (10') foot requirement to allow for construction of a screen enclosure.

Presenter - Matthew H. Lahti, P.E | Gulfstream Design Group

Staff - Evan Walsnovich, Planner

District 5

5. **MAJMOD 2026-03 IGP Commerce Center PUD.** Request for a Major Modification to the IGP Commerce Center PUD (ORD. 2019-69, as amended) to remove 0.26 acres from the PUD, create an additional lot, revise wetland totals and wetland impacts, and permit a second monument sign.

Presenter - Lex Taylor, Deputy County Attorney

Staff - Neal Shinkre, Utilities Director

6. **COMPAMD26-01 Comprehensive Plan Amendment Wellhead Protection Transmittal Hearing.** A proposed update to the Comprehensive Plan to bring wellhead protection standards into compliance with State law and alignment with current best practices.

Presenter - Jacob Smith, AICP

Staff - Jacob Smith, Planning Manager

7. **Workshop: Alcohol Special Uses and Distance Requirements.** A workshop to discuss alcohol special uses and separation requirements between churches and schools.

- 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.