

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 17, 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 17, 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 - Ryan LeRoy

Staff - Patrick Heekin, Planner

District 2

1. **SUPMAJ 2026-14 NFS Ranch.** A request for a Special Use Permit to allow for an Event Venue and unpaved parking meeting the General Special Use Criteria of Land Development Code Section 2.03.01.A and Land Development Code 2.03.15.D; specifically located at 5381 Don Manuel Road.

Presenter - Matthew H. Lahti, Gulfstream Design Group, LLC

Staff - Abrielle Genest, Senior Planner

District 2

2. **ZVAR 2026-08 Water Plant Road Borrow Pit.** Request for a Zoning Variance to Section 2.03.10.A.3.a of the Land Development Code to allow for direct access to a Borrow Pit operation from a Local roadway in lieu of an Arterial, Minor, or Major Collector roadway.

Presenter - Matthew H. Lahti, Gulfstream Design Group, LLC

Staff - Abrielle Genest, Senior Planner

District 2

3. **SUPMAJ 2026-15 Water Plant Road Borrow Pit.** Request for a Special Use Permit, pursuant to Section 2.03.10 of the Land Development Code, to provide revisions to the final order of a previously approved Special Use permit (SUPMAJ 2022-12) by modifying conditions limiting site access to a Borrow Pit operation.

Presenter - Jeffrey Neff, Applicant

Staff - Marie Colee, Assistant Program Manager

District 3

4. **ZVAR 2026-07 Steinberg Residence (5349 Atlantic View).** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of 23 feet in lieu of the required 25 feet to accommodate the installation of an aluminum patio cover over the existing third-floor deck in Residential, Single-Family (RS-3) zoning.

Presenter - Ellen Avery-Smith, Esq., Rogers Towers, P.A.

Staff - Abrielle Genest, Senior Planner

District 5

5. **MAJMOD 2026-09 Durbin Park.** Request for a Major Modification to the Durbin Park Planned Unit Development (Ordinance 2020-20) to add a maximum 330 Single Family Residential units as an allowed use within Mixed-Use Parcel E (AKA East Parcel), located on the eastern side of Interstate 95, to modify residential setbacks within the East Parcel, and to reduce the maximum number of Multi-family Residential units allowed from 2,265 to 1,520.

Presenter - Zach Miller, Esq.

Staff - Justin Kelly, MPA, CNU-A, Principal Planner

District 2

6. **MAJMOD 2026-01 Grand Oaks.** Request for a Major Modification to Grand Oaks Planned Unit Development (Ordinance 2018-40) to reduce the maximum number of residential units from 999 to 954, modify language within the Master Development Plan (MDP) text regarding traffic mitigation requirements, modify the MDP Map to revise site access, update phasing, and correct inconsistencies within the MDP Text.

- 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.