

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, October 1, 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, October 1, 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 that 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: 09/03/2026
- Public Comments

AGENCY ITEMS

Presenter - Tabitha Lewis, Applicant

Staff - Marie Colee, Assistant Program Manager

District 3

1. **SUPMIN 2026-07 620 Kinlaw Road.** 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, specifically located at 620 Kinlaw Road.

Presenter - Mark Shelton, AICP, Kimley Horn

Staff - Abrielle Genest, Senior Planner

District 5

2. **SUPMAJ 2026-10 Ancient City Farmstead.** Request for a Special Use permit pursuant to Land Development Code (LDC) Section 2.03.01.A to allow for a Special Event Venue, LDC Section 2.03.02 to allow for Alcoholic Beverages, LDC Section 2.03.15 to allow for an Unpaved Parking Lot, and LDC Section 2.03.55 to allow a Large Place of Assembly in Open Rural (OR) zoning, specifically located at 395 Saint Marks Pond Boulevard.

Presenter - Kevin Dybalski, Owner

Staff - Marie Colee, Assistant Program Manager

District 1

3. **ZVAR 2026-26 Bishop Estates Road.** Request for a Zoning Variance to Section 2.02.04.A.3 of the Land Development Code to allow a detached garage to be located within the required Front Yard; Table 6.01 to allow for a Front Yard setback of 10 feet in lieu of the required 30 feet; and Section 6.01.03.H.2 to allow mechanical

equipment to be located within the required Front Yard in Residential, Single Family (RS-1) zoning, specifically located at 2309 Bishop Estates Road.

Presenter - James and Jennifer Kelly

Staff - Patrick Heekin, Planner

District 2

4. **MINMOD 2026-07 Kelly Family Pool.** Request for a Minor Modification to the Stonehurst Plantation PUD (Ordinance 2001-04) to allow for an overall Lot Coverage of 53% in lieu of the 40% maximum requirement to allow for the construction of a swimming pool and deck, specifically located at 1713 Ferncreek Drive.

Presenter - Brad Wester of Driver, McAfee, Hawthorne & Diebenow

Staff - Saleena Randolph, Senior Planner

District 5

5. **MAJMOD 2025-12 FL St. Augustine Inman PUD.** Request for a Major Modification to the Last Mile Distribution Facility PUD (Ord. 2020-43, as amended) to allow up to 250,000 square feet of light industrial/flex warehousing uses; rename the PUD to FL St. Augustine Inman; clarify permitted uses; restate building setbacks; reduce maximum building heights; add a right-of-way and increase access points; update phasing; and revise the Master Development Plan (MDP) Text and Map to reflect all proposed changes. The site is located at 3960 Inman Road.

Presenter - Blair Knighting, AICP | Kimley-Horn and Associates, Inc.

Staff - Saleena Randolph, Senior Planner

District 1

6. **MAJMOD 2026-13 Shoppes at Mill Creek Forest.** Request for a Major Modification to the Shoppes at Mill Creek Forest PUD (Ordinance 2018-45, as amended), to allow a land use exchange converting 120,000 square feet of permitted professional office space to 41,500 square feet of commercial/retail space based on equivalent vehicle trips, resulting in a maximum of 440,500 square feet of commercial/retail space and 15,000 square feet of professional office space; and to revise the Master Development Plan (MDP) Text and Map to reflect all proposed changes.

Presenter - Beth Breeding, Beth Breeding LLC

Staff - Trevor Steven, Planner

District 5

7. **REZ 2026-08 St. Johns Commons Commercial.** Request to rezone approximately 9.16 acres of land from Open Rural (OR) to Commercial General (CG), located on the north side of County Road 210 West with direct access from Saint Johns Commons Road.

- 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.