

ST. JOHNS COUNTY

Planning & Zoning

BOARD

Meagan Perkins
Dr. Richard Hilsenbeck
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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 15, 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 15, 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: 08/20/2026 and 09/17/2026
- Public Comments

AGENCY ITEMS

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

Staff - Saleena Randolph, Senior Planner

District 5

1. **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. This item was heard at the 10/01/26 PZA meeting and continued to the 10/15/26 PZA meeting to allow for revisions to the list of permitted and prohibited uses and to incorporate buffering requirements. Attached, staff has provided the revised text, with the applicant's changes since 10/01/26 highlighted for ease of review.

Presenter - Kim Rickman, Z Development Services

Staff - Trevor Steven, Planner

District 3

2. **MINMOD 2026-05 Dutch Bros Coffee.** Request for a Minor Modification to the Red Lobster Planned Special Development (Ordinance 1997-9) to allow for a Restaurant with Drive-Through Facilities as an allowed commercial use.

Presenter - Kent Bush - IME Civil & Surveying

Staff - Patrick Heekin, Planner

District 2

3. **REZ 2026-07 501 Comet Drive.** Request to rezone approximately .59 of an acre of land from Open Rural (OR) to Industrial Warehouse (IW) with conditions. Located along the western side of Industry Center Road, southwest of its intersection with State Road 16.

Presenter - Zach Miller, Esq., Agent

Staff - Saleena Randolph, Senior Planner

District 5

4. **REZ 2026-17 Arapaho Commercial.** Request to rezone approximately 5.29 acres of land from Open Rural (OR) to Commercial Intensive (CI), located at 1470 Arapaho Avenue, 1480 Arapaho Avenue, and an unaddressed Arapaho Avenue parcel.

Presenter - Curt Wimpee, Principal / VP Southeast Region at Alliant Engineering Inc.

Staff - Abrielle Genest, Senior Planner

District 2

5. **CPA(SS) 2026-03 Tractor Supply.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.03 acres of land from Rural/Silviculture (R/S) to Rural Commercial (RC), specifically located at 4430 State Road 16. This request is a companion application to PUD 2026-02.

Presenter - Curt Wimpee, Principal / VP Southeast Region at Alliant Engineering Inc.

Staff - Abrielle Genest, Senior Planner

District 2

6. **PUD 2026-02 Tractor Supply.** Request to rezone approximately 5.03 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 48,745 square feet of Rural Commercial uses to include commercial retail with outdoor display, specifically located at 4430 State Road 16. This request is a companion application to CPA(SS) 2026-03.

Presenter - Casey Dendor, AICP | England-Thims & Miller, Inc.

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

District 5

7. **DRI MOD 2025-02 Bartram Park DRI.** Request to modify the Bartram Park Development of Regional Impact (DRI) to add 42.3 acres of land located on the south side of Race Track Road, between East Peyton Parkway and State Road 9B, to the DRI boundary, and amend the Development Order to increase the maximum square footage for commercial land use to 500,000 square feet and convert 20,000 square feet of commercial entitlements to 169 residential dwelling units, increasing the total number of residential dwelling units from 646 to 815 with no additional external vehicular trips added.

Presenter - Casey Dendor, AICP | England-Thims & Miller, Inc.

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

District 5

8. **CPA(SS) 2025-07 Bartram Grove.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 42.3 acres of land, located at 5404 Race Track Road, from Intensive Commercial to Mixed Use District with a Site-Specific Text Amendment Policy limiting the property to a maximum 90 multifamily and 90 single family dwelling units for a total of 180 dwelling units, and a maximum 50,000 square feet of retail/commercial and office uses that in combination do not generate more than 400 new, external p.m. peak hour trips. The current Site-Specific Text Amendment Policy (Ordinance 2017-14) limits the subject property to 175,000 square feet of recreational uses and 125,000 square feet of commercial uses that in combination do not generate more than 700 new, external p.m. peak hour trips for the previously approved development known as "Project Family". Located on the south side of Race Track Road between State Road 9B and E. Peyton Parkway.

Presenter - Casey Dendor, AICP | England-Thims & Miller, Inc

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

District 5

9. **MAJMOD 2025-08 Bartram Grove PUD.** Request for a Major Modification to the to the Project Family PUD (Ordinance 2017-15) to rename the development "Bartram Grove" and allow for a maximum 90 single family dwelling units, 90 multifamily dwelling units for an overall maximum 180 dwelling units, and a maximum 50,000 square feet of commercial and office uses. Located on the south side of Race Track Road between State Road 9B and E. Peyton Parkway.

Presenter - Casey Dendor, AICP | England-Thims & Miller, Inc.

Staff - Evan Walsnovich, Planner

District 2

10. **CPA(SS) 2026-08 Fruit Cove Baptist Church of Jacksonville.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 9.5 acres of land from Agricultural-Intensive (A-I) to Community Commercial (CC) with a site-specific text amendment permitting a minimum 50-foot Development Edge along the western property boundary abutting Parcel No. 027981-0040, a minimum 20-foot Development Edge along the eastern property boundary adjacent to non-residential uses, and no Development Edge shall be required where the property is contiguous to lands under common ownership. Located on the south side of County Road 16A and approximately 0.25miles northwest of the County Road 16A and State Road 16 intersection.

Presenter - Casey Dendor, AICP | England-Thims & Miller, Inc.

Staff - Evan Walsnovich, Planner

District 2

11. **REZ 2026-16 Fruit Cove Baptist Church of Jacksonville.** Request to rezone approximately 9.5 acres of land from Open Rural (OR) to Commercial General (CG) with a use-limiting condition. Located on the south side of County Road 16A and approximately 0.25miles northwest of the County Road 16A and State Road 16 intersection.

Presenter - Zak Adams, Entire Inc.

Staff - Patrick Heekin, Planner

District 3

12. **ZVAR 2026-31 6951 Charles Street.** Request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a reduced second Front Yard setback of four (4) feet in lieu of the required 15 feet for a Corner Lot located in Residential, Single Family (RS-2) zoning to accommodate construction of a detached garage.

Presenter - Lex Taylor, Deputy County Attorney

Staff - Neal Shinkre, P.E., Director, Utilities

13. **COMPAMD 26-01 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

14. **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, Planning Division Manager

15. **Recommendation to the Board of County Commissioners for Planning and Zoning Agency Member Appointment.** There will be one PZA vacancy effective November 1, 2026, due to the expiration of Agency Member Greg Matovina's term. This position was most recently advertised for the required thirty (30) days. The attached applications meet the minimum criteria for consideration; the Planning and Zoning Agency shall recommend a new Agency Member to the Board of County Commissioners.

- 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.