ST. JOHNS COUNTY
Planning & Zoning

AGENCY

Meagan Perkins
Dr. Richard Hilsenbeck
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, November 5, 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, November 5, 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 - Patrick Sowell, E.I. - Maverick Engineering

Staff - Patrick Heekin, Planner

District 2

1. **COMM 2026-60 AeroBase Building Addition**. a request for Site Plan Approval to allow for the build-out of one (1) 7,500 square foot building onto the site, located on property within that portion of lands rezoned by Ordinance 1987-01 designated Industrial Warehouse (IW) with conditions, specifically located at 3555 Agricultural Center Drive.

Presenter - Holly Berckmiller | Port St. John HOA

Staff - Evan Walsnovich, Planner

District 1

2. **MINMOD 2025-10 Port St. John Fence Height**. Request for a Minor Modification to the Port St. John PUD (Ordinance 2003-97) to allow for a fence height of ten (10) feet along both the northern and southern boundaries of the PUD, updating the previously approved Minor Modification (MINMOD 2023-17) that granted a maximum fence height of eight (8) feet only along the northern PUD boundary. Located at Holly Berry Lane and State Route 13 North.

Presenter - Dustin Zepp | Property Owner

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

District 2

3. **MINMOD 2026-04 125 Ashton Oaks (Private Helicopter Landing Site)**. A request for a Minor Modification to the Ashton Oaks PRD (Ordinance 2007-49, as amended) to allow for a Private Helicopter Landing Site on a platted residential lot, specifically located at 125 Ashton Oaks Drive.

Presenter - Eric & Ireishal Adams, Owners

Staff - Marie Colee, Assistant Program Manager

District 1

4. **MINMOD 2026-10 359 White Horse Way Pool**. Request for a Minor Modification to the Oxford Estates PUD (Ord. 2013-16, as amended) to allow a Rear Yard setback of five (5) feet in lieu of the ten (10) foot requirement to accommodate placement of a swimming pool, specifically located at 359 White Horse Way.

Presenter - Alex Smith, Applicant

Staff - Marie Colee, Assistant Program Manager

District 4

5. **MINMOD 2026-12 102 Quadrille Way Pool**. Request for Minor Modification to the Players Club/Marsh Landing PUD (Ordinance Number 1975-15, as amended) to allow for a Rear Yard setback of five (5) feet in lieu of the required ten (10) feet to accommodate construction of a new swimming pool.

Presenter - Jean Abi-Aoun | Thomas and Hutton

Staff - Evan Walsnovich, Planner

District 5

6. **REZ 2026-10 3240 Parker Drive**. Request to rezone approximately ten (10) acres of land from Industrial, Warehousing (IW) with conditions to Commercial, Intensive (CI).

Presenter - Shannon Acevedo, AICP | SD Planning Solutions

Staff - Patrick Heekin, Planner

District 3

7. **REZ 2026-18 Trinca Commercial**. Request to rezone approximately 2.03 acres of land from Industrial, Warehousing (IW) to Commercial, General (CG), specifically located at 1260 State Road 207.

Presenter - Matthews | DCCM, as agent, and Tyler Lee, as owner

Staff - Saleena Randolph, Senior Planner

District 2

8. **CPA(SS) 2026-02 Lee Family Property**. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 39.49 acres of land from Agricultural-Intensive (A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of five (5) residential dwelling units; located at 7550 State Road 207.

Presenter - Geoffrey Batteiger

Staff - Trevor Steven, Planner

District 4

9. **CPA(SS) 2026-07 1245 Pine Island Road**. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 1.01 acres of land from Rural Commercial (RC) to Residential-A (RES-A) to allow for one (1) residential dwelling unit. This is a companion application to REZ 2026-15 1245 Pine Island Road

Presenter - Geoffrey Batteiger

Staff - Trevor Steven, Planner

District 4

10. **REZ 2026-15 1245 Pine Island Road**. Request to rezone approximately 1.01 acres of land from Commercial Highway and Tourist (CHT) to Open Rural (OR) to allow for one (1) residential dwelling unit. This is a companion application to CPA(SS) 2026-07 1435 Pine Island Road.

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

Staff - Trevor Steven, Planner

District 3

11. **REZ 2026-19 Old Moultrie Road Commercial**. Request to rezone approximately 9.99 acres of land from Open Rural (OR) to Commercial Intensive (CI). Located east of the intersection of Kings Estate Road and Old Moultrie Road.

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

Staff - Trevor Steven, Planner

District 3

12. **ZVAR 2026-38 Old Moultrie Road Commercial**. Request for a Zoning Variance to Section 6.06.04 of the Land Development Code to allow for an incompatibility buffer of ten (10) feet in lieu of the required twenty-five (25) feet along a portion of the northern property boundary abutting an Outdoor/Passive use. Located east of the intersection of Kings Estate Road and Old Moultrie Road.

- PZA Meeting Minutes for Agency Approval: October 01, 2026 & October 15, 2026
- 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.