1	**AGENDA ITEM** **Planning & Zoning**
	Meeting

11/19/2026

MEETING DATE

TO: **Planning and Zoning Board Members** **DATE:** **November 5, 2026**

FROM: **Jackie Williams, Overlay Planner** **PHONE:** **904 209-0693**

SUBJECT OR TITLE: **ZVAR 2026-30 Hays Variance (3420 Coastal Highway)**

AGENDA TYPE: **Business Item, Order, Report**

PRESENTER: **Brad Wester, Driver McAfee Hawthorne & Diebenow**

BACKGROUND INFORMATION:

Requesting a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of fifteen (15) feet in lieu of the required twenty-five (25) feet to accommodate a single-family residence in Residential, Single-Family (RS-2) zoning, specifically located at 3420 Coastal Highway.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to approve ZVAR 2026-30 Hays Residence (3420 Coastal Highway) based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.
DENY: Motion to deny ZVAR 2026-30 Hays Residence (3420 Coastal Highway) based upon four (4) findings of fact as provided in the Staff Report.

Growth Management Department
Planning Division Report
Application for Zoning Variance
ZVAR 2026-30 Hays Residence (3420 Coastal Highway)

To:	Planning and Zoning Agency
From:	Jackie Williams, Overlay Planner
Date:	October 26, 2026
Subject:	**ZVAR 2026-30 Hays Residence (3420 Coastal Highway),** a request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a reduced Front Yard setback of 15 feet in lieu of required 25 feet to accommodate a single-family residence in Residential Single-Family (RS-2) zoning, located at 3420 Coastal Highway.
Applicant:	Brad Wester
Owner:	MARY MCEWEN HAYS
Hearing Dates:	Planning and Zoning Agency – November 19, 2026
Commissioner District:	District 5

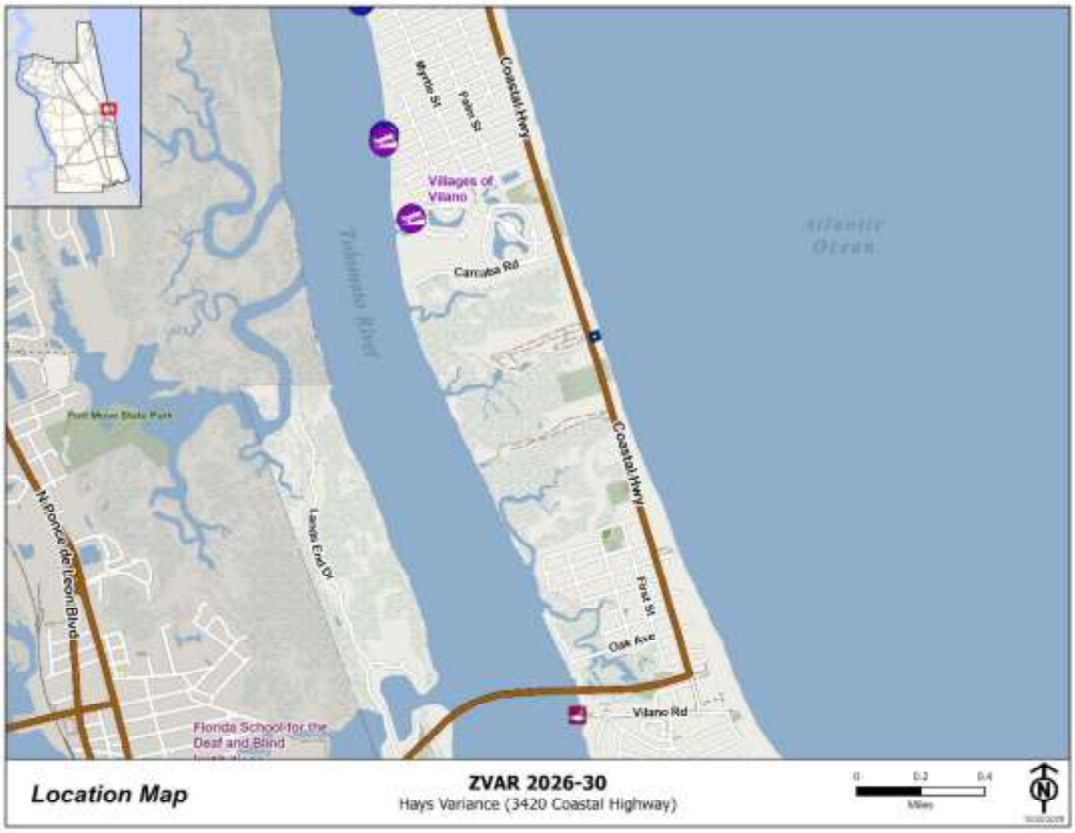
SUGGESTED MOTION/ACTION

APPROVE: Motion to approve **ZVAR 2026-30 Hays Residence (3420 Coastal Highway)** based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

DENY: Motion to deny **ZVAR 2026-30 Hays Residence (3420 Coastal Highway)** based upon four (4) findings of fact as provided in the Staff Report.

MAP SERIES

Location: The subject property is located on the eastern side of Coastal Highway.



Aerial Imagery: The subject property is located within the existing Ponte Vedra Shores subdivision. The surrounding area is developed with a mixture of multi-family and single-family homes, and a hotel.



Future Land Use: The subject property and immediate surrounding properties are designated Residential-C (RES-C) Coastal as well as Rural Commercial, Conservation, and Park/Recreation.



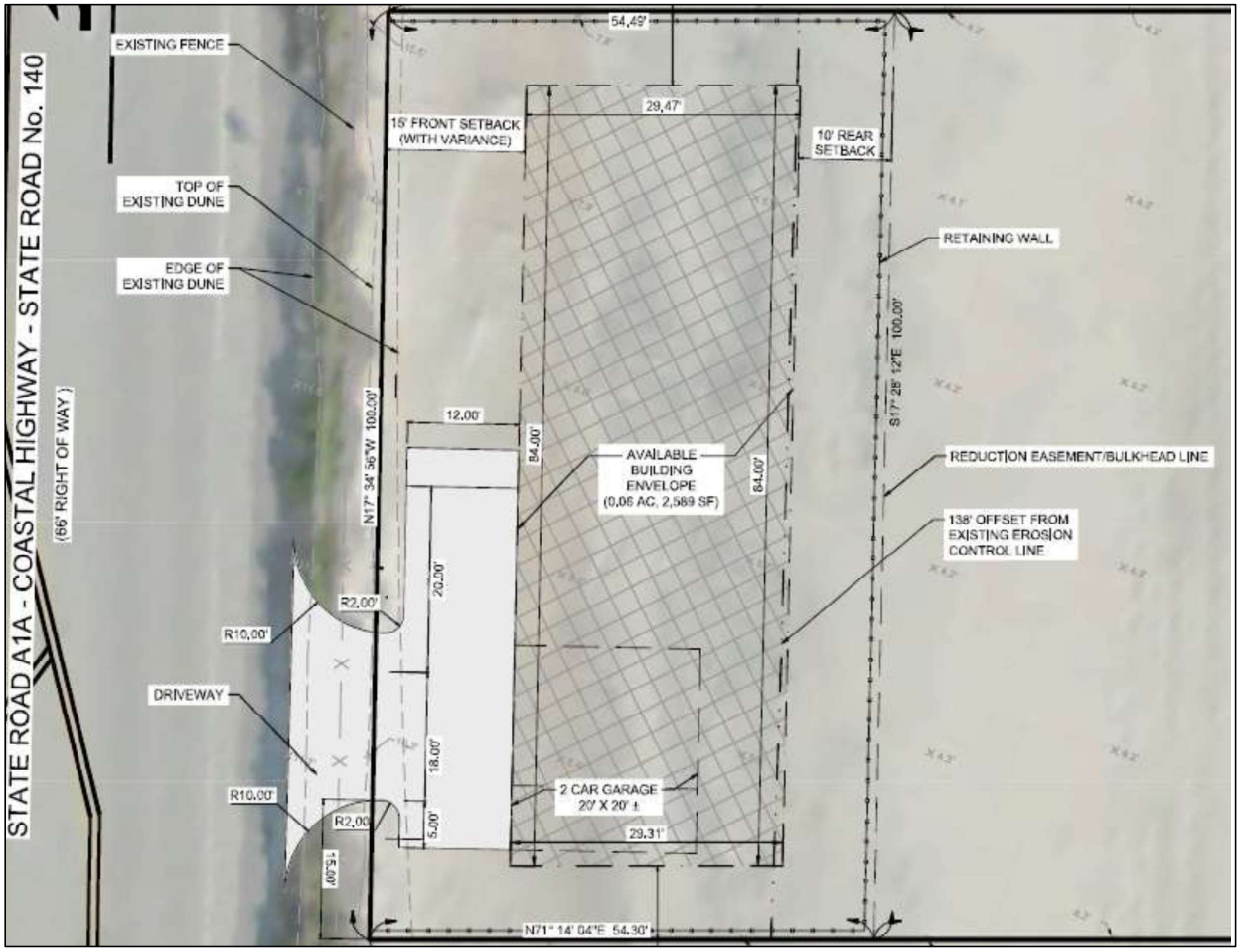
Zoning District: The subject property and surrounding properties are zoned Residential, Single-Family (RS-2). Other zoning designations in the area are Residential, General (RG-1 and RG-2); Residential, Single-Family (RS-3); Open Rural (OR); Commercial Highway Tourism (CHT); and Planned Unit Development (Ordinance 21-70).



APPLICATION SUMMARY

The applicant is requesting a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced Front Yard setback of 15 feet in lieu of the required 25 feet for a single-family residence in Residential, General (RS-2) zoning, located at 3420 Coastal Highway. Please see the complete narrative provided in **Attachment 2: Supporting Documents**.

Proposed Site Plan:



APPLICABLE REGULATIONS

LDC, Table 6.01, Schedule of Area, Height, Bulk and Placement Standards

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS							
Zoning District	**Minimum Lot Widths**	**Minimum Lot Area**	**Maximum Lot Coverage by All Buildings**	**Floor Area Ratio**	**Impervious Surface Ratio**	**Min. Yard Req. Front/ Side/Rear**	**Maximum Height of Structures**
RS-2	90 feet	10,000 sq. ft.	30%	N/A	70%	25/8/10 feet	35 feet

LDC, Section 6.01.03.E. Lot Yards (provided in part)

The following rules shall apply with regard to determination of Yards on Lots:

1. **Yards Adjacent to Streets**: Depth of a required front Yard shall be measured at right angles to a straight line joining the foremost points of the side Lot lines. The foremost point of the side Lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side, and front Lot lines would have met without such rounding, Front and rear Yards shall be parallel.

2. **Front Yards on Interior Lots**: Front Yards on Interior Lots shall be construed as extending between side Lot lines across the frontage of the Lot.

LDC, Section 6.01.03.G. Waterfront Yards (provided in part)

1. Waterfront Yards shall be measured from the mean high-water line whenever a mean high-water line falls within the lot lines. For the purposes of determining the maximum lot coverage and density for lots with waterfront yards, the mean highwater line shall be substituted for lot lines wherever the mean high-water line falls within the lot lines. Provided, however, on lots with seawalls the yard shall be measured from the seawall.

2. Waterfront Yards shall equal Rear Yard requirements for the zoning district in which the Lot is located as provided in Section 6.01.01 of this Code.

LDC, Section 10.04.02 Zoning Variances

The St. Johns County Planning and Zoning Agency (PZA) may grant Zoning Variances, which are found not to be contrary to the public interest and owing to special conditions, a literal enforcement of this Code will result in unnecessary and undue Hardship. The Planning and Zoning Agency may provide such conditions and safeguards as may be appropriate and in harmony with the purpose and intent of this Code as part of the Variance.

LDC, SECTION 10.04.02.A

A. Limitations on Variances
   1. All Variances for increase in permitted height of Structures may be granted only by the Board of County Commissioners. Such requests shall be considered by the Board of County Commissioners after a recommendation is made on such request by the Planning and Zoning Agency.
   2. Variances shall be nontransferable and granted to the Applicant only, and the Variance shall be commenced within one (1) year from the effective date of the final Development Order; provided however, that the PZA may adopt the following conditions:
      a. The Variance may be transferable and run with the land when the facts involved warrant same or where Construction or land Development is included as part of the Variance.
      b. The time within which the Variance shall be commenced may be extended for a period of time longer than one year. Failure to exercise the Variance by commencement of the Use or action approved thereby within one (1) year or such longer time as approved by the PZA, shall render the Variance invalid and all rights granted thereunder shall terminate. Transfer of the property by the Applicant, unless the Variance is granted transferable, shall terminate the Variance.

3. Whenever the PZA has granted or denied a Variance, it shall not then consider any petition for Variance on any part or all of the same property for a period of one (1) year from the effective date of the Development Order granting the Variance.
4. The time limits in Section 10.04.02.A.3. above may be waived by the affirmative vote of a majority of the PZA when such action is deemed necessary to prevent injustice or to facilitate the proper Development of the County.

Article XII, Definitions

Lot Frontage: The front of an interior Lot shall be construed to be the portion nearest the street. For the purpose of determining Yard requirements on corner Lots and through Lots, all sides of a Lot adjacent to street shall be considered frontage, and Yards shall be provided as set out in this Code.

Yard: A required open space other than a court unoccupied and unobstructed by a Structure or portion of a Structure from thirty (30) inches above the general ground level of the graded Lot upward; provided, however, that fences, walls, poles, posts, and other customary yard accessories, ornaments, and furniture may be permitted in any Yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, Front: A required Yard extending between Side Lot lines across the front of a Lot adjoining a public or private street

Variance, Zoning: Variance is a relaxation of the terms of this Code where;

A Variance is a relaxation of the terms of this Code where;

i. Such Variance will not be contrary to the public interest, and where;

This Variance will not be contrary to the public interest as the condition is specific to this lot. The request, if approved, is consistent with the character of the immediate/adjacent area.

ii. By reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or immediately adjoining the piece of property in question;

This Variance request is based on the size and shallowness due to the topographic conditions of the oceanfront environment and available/usable land for a home.

iii. The literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and

This Variance request is a result of the requirement to accommodate a perpetual beach reduction easement. Enforcement of the current front setback per the LDC would cause a hardship based on the usable land and acceptable minimum standard for the separation from the edge of pavement to the building envelope.

iv. The Variance would not be contrary to the spirit and purpose of this Code.

This Variance request is not contrary to the spirit and purpose of the Code on this lot. The hardship is based on the remaining usable land.

DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no open comments.

Office of the County Attorney Review:

Pursuant to Section 10.04.02 of the Land Development Code, the St. Johns County Planning and Zoning Agency (PZA) may grant Zoning Variances, which are found not to be contrary to the public interest and owing to special conditions, a literal enforcement of this Code will result in unnecessary and undue Hardship. The Planning and Zoning Agency may provide such conditions and safeguards as may be appropriate and in harmony with the purpose and intent of this Code as part of the Variance.

As defined in Article 12 of the LDC, a Variance is a relaxation of the terms of this Code where; i) such Variance will not be contrary to the public interest, and where; ii) by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question, iii) the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and iv) the Variance would not be contrary to the spirit and purpose of this Code. In this context, personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance.

The Applicant bears the burden of demonstrating by competent, substantial evidence that there exists a special condition or unique circumstance of the property such that the literal application of the Land Development Code constitutes a hardship. The Agency may consider the quality (character convincing power, probative value or weight) of the evidence and testimony in the Staff report as well as by Staff, evidence and testimony produced by the applicant, and of the evidence and testimony produced by public comment, as well as any other evidence presented or disclosed during the hearing.

The Agency may grant such relief to the extent only necessary to alleviate the hardship. If the evidence presented does not warrant the full relief requested, the Agency may grant only a portion of the relief. The Agency may attach additional reasonable conditions to further mitigate the effect of the requested relief along with corresponding findings.

The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.

Please be advised that, pursuant to Section 10.04.02.A of the LDC, the Planning and Zoning Agency may grant a variance that is less than the full requested variance to the extent that a hardship no longer exists. Additionally, the Planning and Zoning Agency may impose reasonable additional conditions in order to mitigate for the harm caused by the granting of the variance.

Planning and Zoning Division Review:

The subject property is located at 3420 Coastal Highway, St. Augustine, FL. The property has a total area of 0.31 acres or 13,503 square feet, with a zoning designation of Residential, Single-Family (RS-2) with a Future Land Use designation of Residential-C (RES-C) Coastal. The subject property is a vacant, undeveloped lot as shown in **Figure 2**. According to the applicant, the subject property is requesting a reduction of the front yard setback of 15 feet in lieu of required 25 feet to construct a single-family dwelling.



Figure 3: Subject Property, circa July 2024, provided by Staff.

According to the applicant, *there is limited buildable area on the property, which presents an extraordinary condition based on the environment and topography at this location based on the perpetual beach reduction easement. The variance request for the location of the new home footprint is consistent with other nearby homes in the area and will comply with the minimum driveway standard. The literal enforcement of the requirements of the Code would cause undue hardship to the applicant's ability to utilize the buildable and orientation of the proposed footprint for the safe and private use and enjoyment. The variance will not cause negative impacts to the health, safety or welfare of other adjacent properties and structures.* The applicant has submitted a full narrative justifying the request for the zoning variance, which can be found in **Attachment 2 Supporting Documents** section of this staff report.

Staff review finds that the subject property appears similar in size and shape to neighboring lots along the eastern side of Coastal Highway. Lots fronting this area of Coastal Highway have a variety of lot widths ranging from 101 feet wide to 227 feet wide, and a variety of lot areas ranging from 12,500 to 28,602 square feet. The subject property has a lot width of 104 feet and a lot area of 13,503 square feet. Immediately adjacent properties along the eastern side of Coastal Highway are all vacant, undeveloped properties; however, Staff has found eight (8) approved Zoning Variances for a reduced front yard setback in the wider vicinity of Coastal Highway in order to construct a single-family dwelling. The table below gives the details of those similar variance requests.

Property Address	Front Yard Variance Request	Project Number	PZA Vote	PZA Approval Date
4060 Coastal Highway	From 25' to 11'	ZVAR 2011-09	Approved	9/15/2011
4430 Coastal Highway	From 25' to 15'	ZVAR 2013-02	Approved 7-0	3/21/2013
4240 Coastal Highway	From 20' to 6' *Second Front Yard	ZVAR 2015-05	Approved 7-0	6/08/2015
3232 Coastal Highway	From 25' to 12'	ZVAR 2016-08	Approved 7-0	9/1/2016
3280 Coastal Highway	From 25' to 15'	ZVAR 2021-27	Approved 5-1	2/3/2022
3220 Coastal Highway	From 25' to 15'	ZVAR 2022-30	Approved 6-0	3/2/2023
4060 Coastal Highway	From 20' to 10'7" *Second Front Yard	ZVAR 2024-14	Approved 4-0	9/19/2024
3930 Coastal Highway	From 25' to 15'	ZVAR 2025-33	Approved 3-2	3/19/2026

CORRESPONDENCE/PHONE CALLS

Prior to and during the writing of this staff report, Staff has not received any phone calls or emails regarding this application.

ACTION

Staff offers six (6) findings of fact and six (6) conditions to support a motion to approve or four (4) findings of fact to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Application and Supporting Documents
2. Final Draft Orders

SUGGESTED MOTION/FINDINGS/CONDITIONS TO APPROVE REQUEST

Motion to approve **ZVAR 2026-30 Hays Residence (3420 Coastal Highway),** a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced Front Yard setback of 15 feet in lieu of required 25 feet to accommodate a single-family residence in Residential Single-Family (RS-2) zoning, located at 3420 Coastal Highway, came before the Planning & Zoning Agency for public hearing on November 19, 2026, subject to the following conditions:

1. The Variance will be transferable and will run with title to the property for the lifetime of the proposed single-family dwelling.
2. Approval of Variance does not release project from compliance with all relevant requirements of the St Johns County Land Development Code, Comprehensive Land Use Plan and any other Agency having jurisdiction.
3. Approval is pursuant to site plan labeled as Exhibit B, submitted by applicant, and made a part of this application.
4. The Variance shall commence within ten (10) years of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void. Commencement shall be defined as issuance of a Development Permit by the St. Johns County Operations Division.
5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.
6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

(*Additional conditions may be added as a result of the public hearing*)

Suggested Findings:

1. The request for this Zoning Variance has been fully considered after public hearing with legal notice duly published as required by law.
2. The request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.
3. The request is not contrary to the public interest and is not in conflict with surrounding development.
4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Residential-C.

6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

(*The Agency may choose any or all of the above Findings or may provide additional Findings to support the motion*)

SUGGESTED MOTION/FINDINGS TO DENY REQUEST

Motion to deny **ZVAR 2026-30 Hays Residence (3420 Coastal Highway),** a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced Front Yard setback of 15 feet in lieu of required 25 feet in Residential Single-Family (RS-2) zoning, located at 3420 Coastal Highway, came before the Planning & Zoning Agency for public hearing on November 19, 2026.

1. The request is not in compliance with Part XII of the Land Development Code, defining Zoning Variance. Competent substantial evidence has not been submitted to support hardship as defined by the Code.
2. The request does not meet the criteria established by Section 10.04.02 of the Land Development Code.
1. The request is contrary to the public interest and is in conflict with surrounding development.
2. The request is in conflict with the Future Land Use Map designation of Residential-C Coastal.

(*The Agency may choose any or all of the above Findings or may provide additional Findings to support the motion*)

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

BEGIN DOCUMENTS
TO BE RECORDED

ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE:	Brad Wester 1 Independent Drive, Suite 1200 Jacksonville, FL 32202
FILE NUMBER:	ZVAR 2026-30
LEGAL:	Exhibit A
SITE PLAN:	Exhibit B
PARCEL ID:	142630-0000
DATE OF HEARING:	November 19, 2026

ORDER GRANTING ZONING VARIANCE REQUEST

The above referenced application for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced Front Yard setback of 15 feet in lieu of required 25 feet to accommodate a single-family residence in Residential Single-Family (RS-2) zoning, located at 3420 Coastal Highway, came before the Planning & Zoning Agency for public hearing on November 19, 2026.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The request for this Zoning Variance has been fully considered after public hearing with legal notice duly published as required by law.

2. The Variance request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.

3. The request is not contrary to the public interest and is not in conflict with surrounding development.

4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.

5. The request is not in conflict with the Future Land Use Map designation of Residential-C.

6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby grants the request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced Front Yard setback of 15 feet in lieu of required 25 feet to accommodate a single-family residence in Residential Single-Family (RS-2) zoning, located at 3420 Coastal Highway, came before the Planning & Zoning Agency for public hearing on November 19, 2026, subject to the following conditions:

1. The Variance will be transferable and will run with title to the property for the lifetime of the proposed structure.

2. Approval of the Variance does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.

3. Approval is pursuant to site plan labeled as **Exhibit B**, submitted by applicant, and made a part of this application.

4. The Variance shall commence within ten (10) years of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void. Commencement shall be defined as issuance of a Development Permit by the St. Johns County Operations Division.

5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.

6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

DATED THIS _____DAY OF _____, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

_____

Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

_____

Clerk
Growth Management Department

_____

Date Filed

ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE:	Brad Wester Independent Drive, Suite 1200 Jacksonville, FL 32202
FILE NUMBER:	ZVAR 2026-30
LEGAL:	Exhibit A
PARCEL ID:	142630-0000
DATE OF HEARING:	November 19, 2026

ORDER DENYING ZONING VARIANCE APPROVAL

The above referenced application for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced Front Yard setback of 15 feet in lieu of required 25 feet to accommodate a single-family residence in Residential Single-Family (RS-2) zoning, located at 3420 Coastal Highway, came before the Planning & Zoning Agency for public hearing on November 19, 2026.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The Variance is not in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has not been submitted to support a hardship as defined by the Code.

2. The request is contrary to the public interest and is in conflict with surrounding development.

3. The request does not meet the criteria established by Section 10.04.02 of the Land Development Code.

4. The request is in conflict with the Future Land Use Map designation of Residential-C.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby denies the Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced Front Yard setback of 15 feet in lieu of

required 25 feet to accommodate a single-family residence in Residential Single-Family (RS-2) zoning, located at 3420 Coastal Highway, came before the Planning & Zoning Agency for public hearing on November 19, 2026.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

DATED THIS _____DAY OF _____, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

_____

Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

_____

Clerk
Growth Management Department

_____

Date Filed

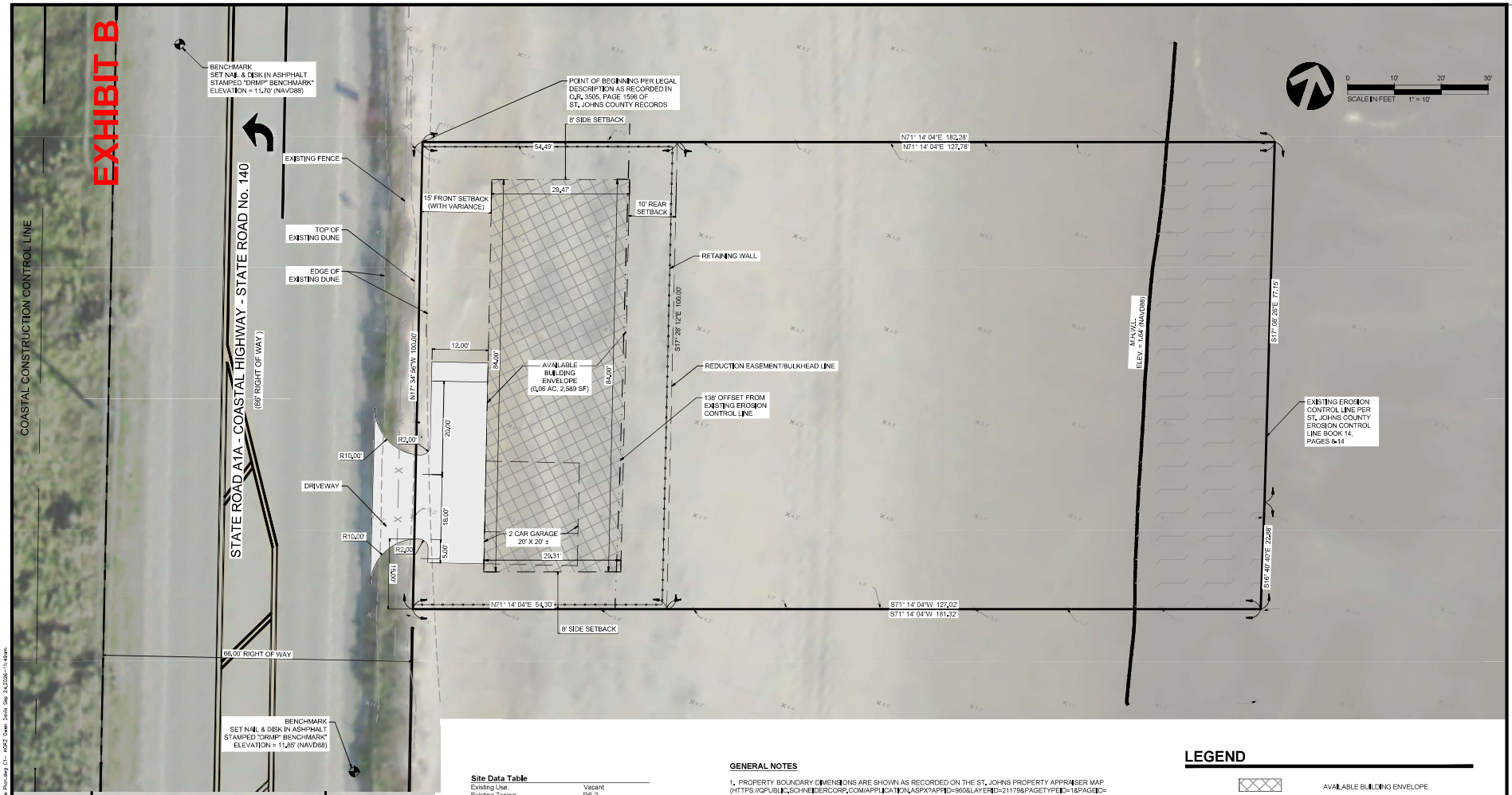
EXHIBIT A

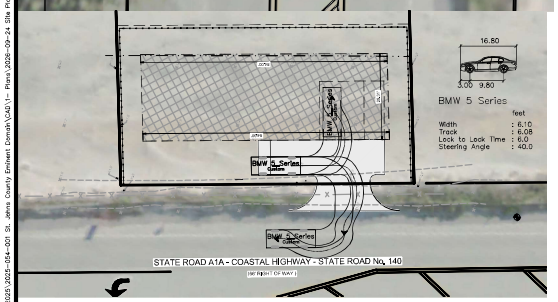
LEGAL DESCRIPTION

The North 100 feet of the following described property: A tract of land in Government Lot Two (2) of Section 32, Township 6 South, Range 30 East, described as commencing at the Southeast corner of Government Lot One (1) of Section Five (5), Township Seven (7) South, Range Thirty (30) East, shown as permanent reference monument on plat of Surfside, recorded in Plat Book 4, page 32, St. Johns County records; thence North along East line of said Lot One (1), 318 feet to a concrete monument at its intersection with the West line of Coastal Highway as shown on said Plat; thence northeasterly at right angles to West line of said Coastal Highway, also known as State Road No. 140, 66 feet to the East line of said State Road No. 140; thence Northwesterly along East line of said State Road No. 140, parallel to and 33 feet from its center line 2836.4 feet to the North line of a 30 foot strip reserved for public road, and point of beginning; thence continue along East line of said State Road, 400 feet; thence Northeasterly at an angle of 88 degrees 49 minutes to the right of said Road, 125 feet more or less to Atlantic Ocean; thence Southeasterly along Atlantic Ocean 400 feet as measured on a line parallel to State Road 140, to the North line of said 30 foot road reservation; thence Southwesterly 400 feet from and parallel to the North line of said tract, and along said 30 foot road, 125 feet more or less to the point of beginning. (The above State Road #140 is now known as State Road A1A)

TOGETHER with all riparian rights thereunto belonging or in anywise appertaining, including any and all of the right, title and interest of the party of the first part in and to any lands lying East of and adjoining the within conveyed property and between the North and South lines thereof extended Easterly to the Atlantic Ocean.

EXHIBIT B





CAR TURNAROUND DETAIL
SCALE 1" = 20'

Site Data Table

Existing Use:	Vacant	
Existing Zoning:	RS-2	
Future Land Use:	Residential - C	
Product Type:	Single Family Home	

Land Use Table (Mean High Water Line as East Lot Line)

Total Site Area:	15,598 sf	
Impervious Area:	2,788 sf	17.7%
Building Footprint:	2,488 sf	
Estimated Driveway:	300 sf	
Pervious Area:	12,830 sf	82.3%

Building Data

Maximum Building Coverage:	30%
Provided Building Coverage:	13.6%

Code Setbacks per RS-2 Zoning

Front Building Setback:	15' (From Coastal Highway Right of Way, with Variance)
Rear Building Setback:	10' (From Property Line)
Side Building Setback:	8' (From Property Line)

GENERAL NOTES

1. PROPERTY BOUNDARY DIMENSIONS ARE SHOWN AS RECORDED ON THE ST. JOHNS PROPERTY APPRAISER MAP (HTTPS://GPUBLIC.SCHNEIDERCORP.COM/APPLICATION.ASPX?APPID=960&LAYERID=21179&PAGETYPEID=1&PAGEID=0&Q=1598441694&KEYVALUE=1426300000) FOR PARCEL ID# 1426300000. ACCESSED ON 08/24/2026 AND ARE PROVIDED AT THE REQUEST OF ST. JOHNS COUNTY STAFF.
2. CREECH CONSULTING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF PROPERTY BOUNDARY INFORMATION, DIMENSIONS, OR PROPERTY LINE LOCATIONS SHOWN ON THESE PLANS. PROPERTY BOUNDARIES SHALL BE VERIFIED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
3. SPOT ELEVATIONS, MEAN HIGH WATER WATER LINE, EROSION CONTROL LINE, AND DAMAGE REDUCTION EASEMENT ARE ALL REFERENCED FROM THE DRMP SURVEY PREPARED FOR ST. JOHNS COUNTY, DATED 06/26/2023 (PROJECT NO. 21-075.002) AS PROVIDED BY THE CLIENT.
4. PROPERTY LINES ARE REFERENCED FROM THE ST. JOHNS COUNTY PROPERTY APPRAISER MAP.
5. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

LEGAL DESCRIPTION (PER DEED IN O.R. 3505, PAGE 1596)

THE NORTH 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY: A TRACT OF LAND IN GOVERNMENT LOT TWO (2) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 30 EAST, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT ONE (1) OF SECTION FIVE (5), TOWNSHIP SEVEN (7) SOUTH, RANGE THIRTY (30) EAST, SHOWN AS PERMANENT REFERENCE MONUMENT ON PLAT OF SURFSIDE, RECORDED IN PLAT BOOK 4, PAGE 32, ST. JOHNS COUNTY RECORDS; THENCE NORTH ALONG EAST LINE OF SAID LOT ONE (1), 318 FEET TO A CONCRETE MONUMENT AT ITS INTERSECTION WITH THE WEST LINE OF COASTAL HIGHWAY AS SHOWN ON SAID PLAT; THENCE NORTHEASTERLY AT RIGHT ANGLES TO WEST LINE OF SAID COASTAL HIGHWAY, ALSO KNOWN AS STATE ROAD NO. 140, 66 FEET TO THE EAST LINE OF SAID STATE ROAD NO. 140; THENCE NORTHWESTERLY ALONG EAST LINE OF SAID STATE ROAD NO. 140, PARALLEL TO AND 33 FEET FROM ITS CENTER LINE 2836.4 FEET TO THE NORTH LINE OF A 30 FOOT STRIP RESERVED FOR PUBLIC ROAD, AND POINT OF BEGINNING; THENCE CONTINUE ALONG EAST LINE OF SAID STATE ROAD, 400 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 88 DEGREES 49 MINUTES TO THE RIGHT OF SAID ROAD, 125 FEET MORE OR LESS TO ATLANTIC OCEAN; THENCE SOUTHEASTERLY ALONG ATLANTIC OCEAN 400 FEET AS MEASURED ON A LINE PARALLEL TO STATE ROAD 140, TO THE NORTH LINE OF SAID 30 FOOT ROAD RESERVATION; THENCE SOUTHWESTERLY 400 FEET FROM AND PARALLEL TO THE NORTH LINE OF SAID TRACT, AND ALONG SAID 30 FOOT ROAD, 125 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, INCLUDING ANY AND ALL OF THE RIGHT, TITLE AND INTEREST OF THE PARTY OF THE FIRST PART IN AND TO ANY LANDS LYING EAST OF AND ADJOINING THE WITHIN CONVEYED PROPERTY AND BETWEEN THE NORTH AND SOUTH LINES THEREOF EXTENDED EASTERLY TO THE ATLANTIC OCEAN.

LEGEND

- AVAILABLE BUILDING ENVELOPE
- ATLANTIC OCEAN
- DRIVEWAY
- PROPERTY LINE
- EASEMENT
- SETBACK LINE
- OFFSET FROM EROSION CONTROL LINE
- SETBACKS
- MEAN HIGH WATER LINE
- COASTAL CONSTRUCTION CONTROL LINE
- RIGHT OF WAY
- SITE BENCHMARK

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY CREECH ENGINEERS, INC. SHALL BE WITHOUT LIABILITY TO CREECH ENGINEERS, INC.

CREECH
CONSULTING, INC.
CIVIL ENGINEERING
PO BOX 357, STUART, FLORIDA 34994 (772) 600-0142
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB0006790

DATE	BY	REVISIONS
		COUNTY STAFF
		MAP DIMENSIONS AT REQUEST OF ST. JOHNS
09/26/2026	CKD	ST. JOHNS COUNTY COMMENTS & REVISE BOUNDARY PER PROPERTY APPRAISER
09/15/2026	CKD	ST. JOHNS COUNTY COMMENTS, DATED 9/15/2026
09/24/2026	CKD	ST. JOHNS COUNTY COMMENTS

ST. JOHNS EMINENT DOMAIN

3420 COASTAL HWY SAINT AUGUSTINE 32084

CONCEPTUAL MASTER SITE PLAN

ST. JOHNS COUNTY FLORIDA

DRAWN BY:	CKD
CHECKED BY:	RTC
LATITUDE: LONGITUDE:	
HORZ. SCALE: VERT. SCALE:	1" = 10'

SEAL

09/24/2026
RICHARD CREECH
FL P.E. NO. 38592

SHEET C1

PROJECT NO. 23-020-001

Z:\CEC\Projects\2023\23-020-001 St. Johns County Eminent Domain\CAD\1- Plans\2026-09-24 Site Plan.dwg Ct- HOR2 Owen Janis Sep 24,2026 - 11:49am

END DOCUMENTS
TO BE RECORDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

Exhibit B
Hays Variance
3420 Coastal Highway
Parcel ID# 142630-0000

Character Summary & Variance Request:

This is a request for a Zoning Variance to Land Development Code Table 6.01 to allow a front yard setback of fifteen (15) feet in lieu of twenty-five (25) feet to accommodate a new home at 3420 Coastal Highway (St. Johns County Parcel ID# 142630-0000). The property is zoned Residential, Single Family-2 (RS-2).

There is limited buildable area on the property, which presents an extraordinary condition based on the environment and topography at this location based on the perpetual beach reduction easement. The variance request for the location of the new home footprint is consistent with other nearby homes in the area and will comply with the minimum driveway standard along this segment of State Road A1A.

The literal enforcement of the requirements of the Code would cause undue hardship to the applicant's ability to utilize the buildable and orientation of the proposed footprint for the safe and private use and enjoyment. The variance will not cause negative impacts to the health, safety or welfare of other adjacent properties and structures.

Variance Criteria:

I.) Such Variance will not be contrary to the public interest, and where; ***This Variance will not be contrary to the public interest as the condition is specific to this lot. The request, if approved, is consistent with the character of the immediate/adjacent area.***

II.) By reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question; ***This Variance request is based on the size and shallowness due to the topographic conditions of the oceanfront environment and available/usable land for a home.***

III.) The literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code; ***This Variance request is a result of the requirement to accommodate an perpetual beach reduction easement. Enforcement of the current front setback per the LDC would cause a hardship based on the usable land and acceptable minimum standard for the separation from the edge of pavement to the building envelope.***

IV.) The Variance would not be contrary to the spirit and purpose of this Code. In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance. ***This Variance request is not contrary to the spirit and purpose of the Code on this lot. The hardship is based on the remaining usable land.***

See attached plan for additional details.

Owner's Authorization Form

Brad Wester of Driver McAfee Hawthorne & Diebenow, PLLC is hereby authorized TO ACT ON BEHALF OF

Mary McEwen Hays the owners(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for: Zoning Variance

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated (Deed), have been notified of the Zoning Variance at 3420 Coastal Hwy

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner Mary McEwen Hays

Print Name Mary McEwen Hays

Signature of Owner _____

Print Name _____

Telephone Number _____

STATE OF NORTH CAROLINA
COUNTY OF Henderson

The foregoing instrument was acknowledged before me by means of ___physical presence or ___online notarization, this 1st day of July, 2026, by Mary McEwen Hays as Owner for Land.

Shelley Renee Denton
Notary Public, State of North Carolina
Name: Shelley Renee Denton
My Commission Expires: January 26th 2029
My Commission Number is: 20140350000

SHELLEY RENEE DENTON NOTARY PUBLIC HENDERSON COUNTY, NC My Commission Expires 01-26-29

Personally Known____OR Produced Identification ✓

Type of Identification Produced NCDL