ST. JOHNS COUNTY
Planning & Zoning

BOARD

Meagan Perkins
Dr. Richard Hilsenbeck
Henry F. Green
Judy Spiegel
Charles Labanowski
Robert Olson
Krista Dube'

REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management
Lex Taylor, III. Deputy County Attorney

Thursday, December 3, 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, December 3, 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 - Sarah Ryan

Staff - Karla Castellon, Ponte Vedra Zoning District Planning Advisor

District 3

1. **ZVAR 2026-27 90 Gene Johnson Rd**. Request for a Zoning Variance to Section 2.02.04.B.8.b & Table 6.01 of the Land Development Code to allow for a Second Front Yard setback of ten (10) feet in lieu of the required fifteen (15) in Residential, Single Family (RS-3) zoning to allow for the placement of a swimming pool, specifically located at 90 Gene Johnson Road.

Presenter - Robert Heilman, Owner

Staff - Marie Colee, Assistant Program Manager

District 3

2. **ZVAR 2026-33 5299 Atlantic View Second Front Yard Variance**. Request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a second Front Yard setback of five (5) feet in lieu of the fifteen (15) foot requirement for a Corner Lot located next to an unopened right-of-way in Residential, Single Family (RS-3) zoning.

Presenter - Kevin Partel, Applicant

Staff - Marie Colee, Assistant Program Manager

District 5

3. **ZVAR 2026-34 Dufresne Residence**. Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of 20 feet in lieu of the required 25 feet, together with a Second Front Yard setback (adjacent to the unopened Seventh Street r/o/w) of 8.09' in lieu of the 15' required in Residential, Single Family (RS-3) zoning. Specifically located at 4200 Coastal Highway.

Presenter - Lindsey Cook, applicant

Staff - Abrielle Genest, Senior Planner

District 2

4. **SUPMIN 2025-14 Stodola Residence**. Request for a Special Use Permit, pursuant to Section 2.03.28 of the Land Development Code, to allow for More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, specifically located at 2810 Usina Road Extension. This request is a companion application to ZVAR 2026-36 Stodola third Residence.

Presenter - Lindsey Cook, applicant

Staff - Abrielle Genest, Senior Planner

District 2

5. **ZVAR 2026-36 Stodola Third Residence**. Request for a Zoning Variance from Section 2.03.28 and Table 6.01 of the Land Development Code to allow a third main-use residence on the subject property, which does not meet the minimum lot area requirement of one (1) acre per main use residence in the Open Rural (OR) zoning district, specifically located at 2810 Usina Road Extension. This request is a companion application to SUPMIN 2025-14 Stodola Residence.

Presenter - Tim Boehlein, JBPro

Staff - Patrick Heekin, Planner

District 3

6. **SUPMAJ 2026-18 Wildwood Enrichment Foundation Center**. A request for a Special Use Permit to allow for a Nonprofit Community Family Resource Hub with unpaved parking in Open Rural (OR) zoning, 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 1774 Wildwood Drive.

Presenter - Tim Boehlein, JBPro

Staff - Patrick Heekin, Planner

District 3

7. **ZVAR 2026-35 Wildwood Enrichment Foundation Center**. A request for a Zoning Variance to Section 6.06.04 of the Land Development Code to allow for an incompatibility buffer of 10 feet in lieu of the 20-foot requirement along the northern property boundary abutting residential use, specifically located at 1774 Wildwood Drive.

Presenter - Zach Miller, Esq., Agent

Staff - Saleena Randolph, Senior Planner

District 5

8. **REZ 2026-21 301 Twenty-Second Street**. Request to rezone approximately 0.25 acres of land from Residential, General (RG-1) to Residential, Single Family (RS-3), located at 301 Twenty-Second Street.

- 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.