3	**AGENDA ITEM** **Planning & Zoning**
	Meeting

12/3/2026

MEETING DATE

TO: **Planning and Zoning Board Members** **DATE:** **November 19, 2026**

FROM: **Marie Colee, Assistant Program Manager** **PHONE:** **904 209-0662**

SUBJECT OR TITLE: **ZVAR 2026-34 Dufresne Residence**

AGENDA TYPE: **Business Item, Ex Parte Communication, Order, Report**

PRESENTER: **Kevin Partel, Applicant**

BACKGROUND INFORMATION:

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.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to approve ZVAR 2026-34 Dufresne Residence based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.
DENY: Motion to deny ZVAR 2026-34 Dufresne Residence based upon four (4) findings of fact as provided in the Staff Report.

Growth Management Department
Planning Division Report
Application for Zoning Variance
ZVAR 2026-34 Dufresne Residence

To:	Planning and Zoning Agency
From:	Marie Colee, Assistant Program Manager
Date:	November 10, 2026
Subject:	**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.
Applicant:	Kevin Partel
Owner:	Jeffrey and Kimberly Dufresne
Hearing Date:	Planning and Zoning Agency | December 3, 2026
Commissioner District:	District 5

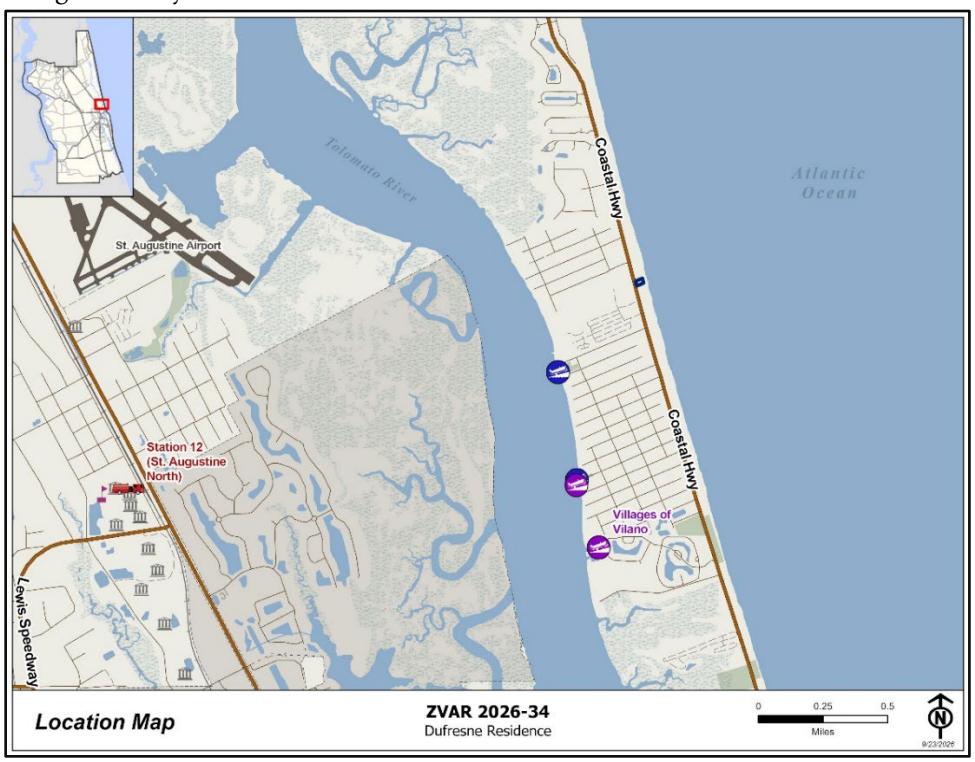
SUGGESTED MOTION/ACTION

APPROVE: Motion to approve **ZVAR 2026-34 Dufresne Residence** based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

DENY: Motion to deny **ZVAR 2026-34 Dufresne Residence** based upon four (4) findings of fact as provided in the Staff Report.

MAP SERIES

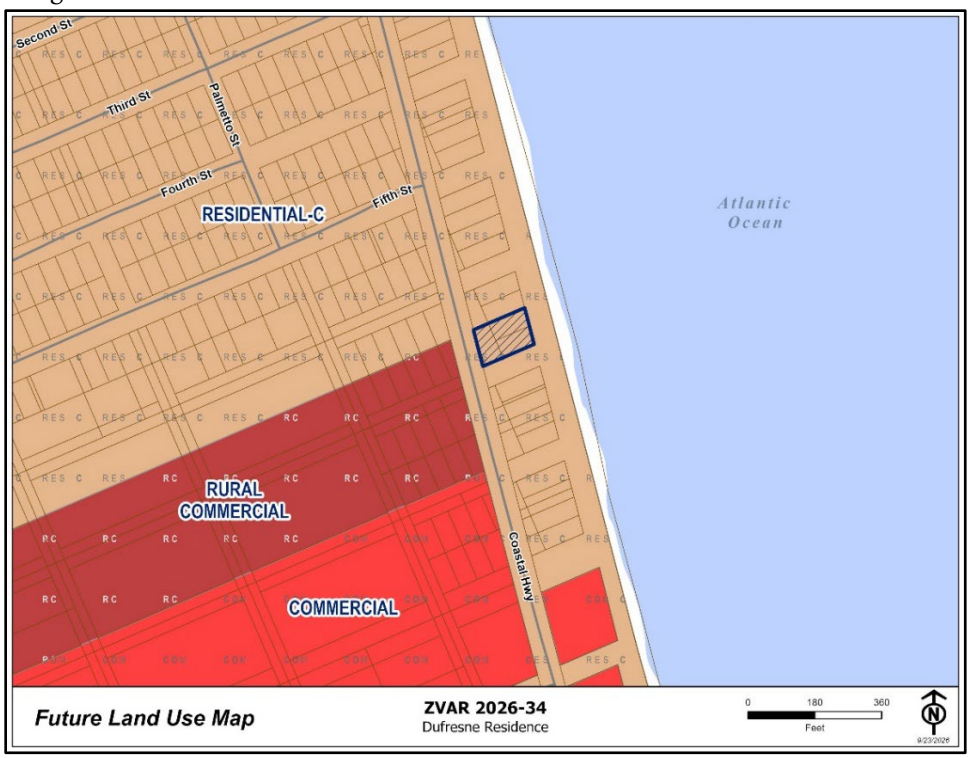
Location: The subject property is located on the northeast corner of Coastal Highway and the unopened Seventh Street right-of-way.



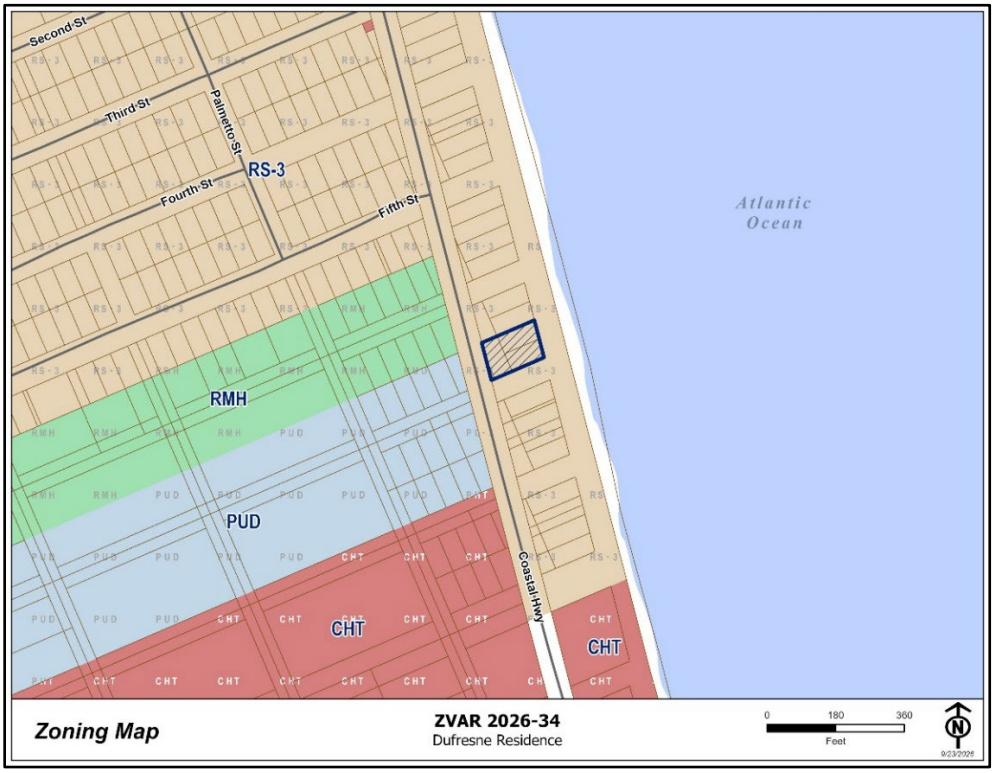
Aerial Imagery: The subject property is located on the east side of Coastal Highway and consists of approximately 0.11 acres or 4,792 sq. ft. and is currently vacant and unimproved.



Future Land Use: The subject property and surrounding areas to the north and west are designated Residential-C (Coastal) on the Future Land Use Map (FLUM). Properties directly across Coastal Highway to the west are designated Rural Commercial and Commercial on the FLUM.



Zoning District: The subject property and adjacent properties to the north and west are zoned Residential, Single Family (RS-3). Properties directly across from the subject property are zoned Residential, Mobile Home (RMH) and the expired North Beach Campground PUD (ORD 2019-65).



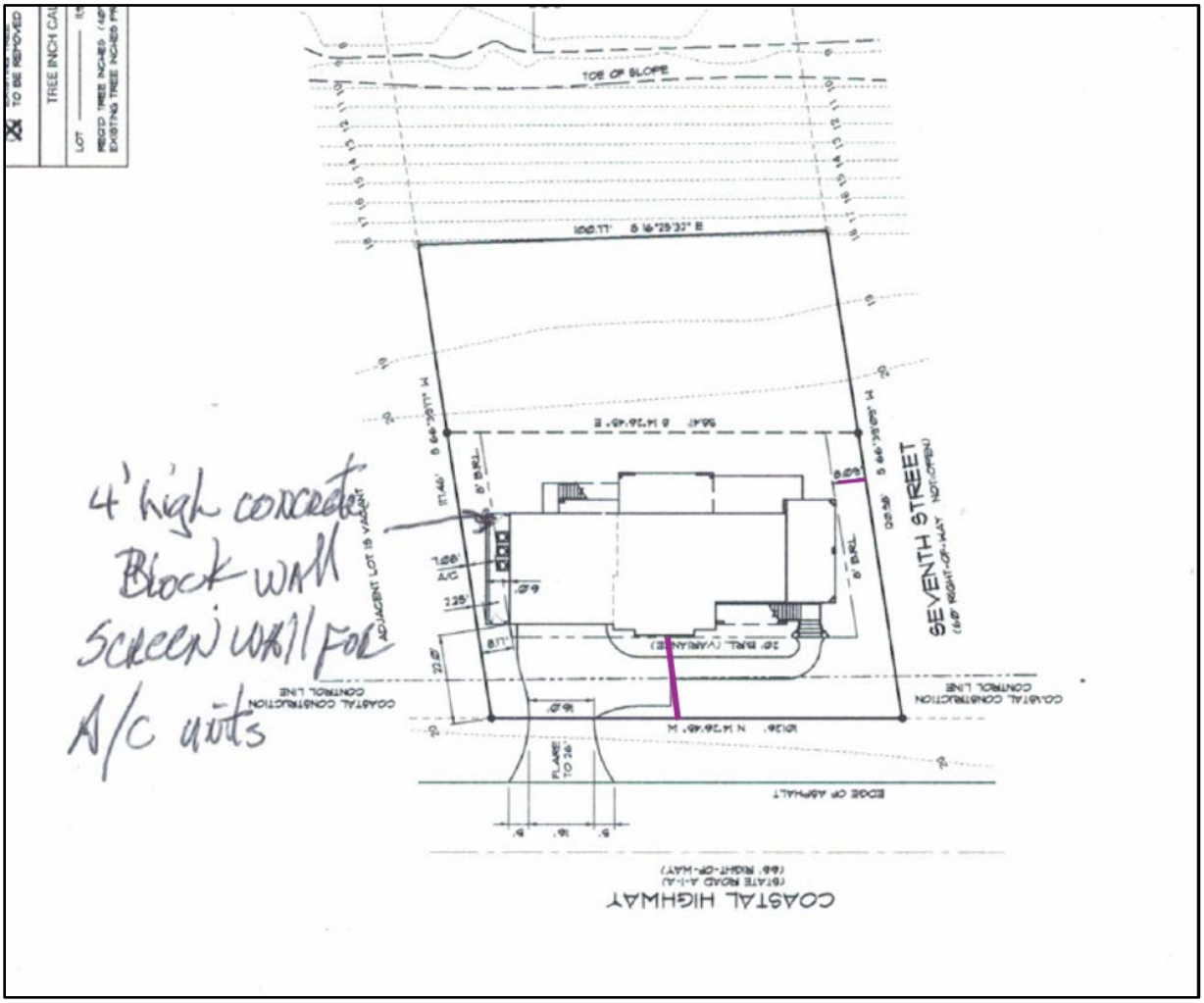
APPLICATION SUMMARY

The applicant requests 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 right-of-way of 8.09' in lieu of the 15' requirement in Residential, Single Family (RS-3) zoning to accommodate construction of a new single-family home.

The applicant states the following:

"*The Department of Environmental Protection re-established the Coastal Construction Control Line in January 1988, placing it approximately 9 feet east of the west property line. This means the entire buildable area is seaward of the CCCL, subjecting the owners to the Department's more stringent requirements, particularly regarding the siting of the proposed structure. The Department's primary function is the siting of structures and minimization of impacts to the beach/dune system. The most important issue is the siting of the proposed structures as far landward as practical in order to reduce impacts to the beach/dune system, thereby shifting the line of construction further west. The Department of Environmental Protection is forcing us to locate the proposed home as far landward as possible, which in turn creates a hardship for the applicant, causing them to seek relief at the local level by way of a variance. Unfortunately, the oceanfront property owners are governed by the DEP requirements on siting issues, and there does not appear to be any way around it.*"

Proposed Site Plan:



APPLICABLE REGULATIONS

LDC, Section 6.01.03.E.3 Front Yards on Corner Lots

Front Yards on Corner Lots shall be construed as extending across the Lot from each interior side Lot line to the opposite Street Line. Corner Lots are considered to have two (2) Front Yards. The required Front Yard of the second frontage may be reduced by twenty percent (20%). In Subdivisions where non-conforming Lots exist, the second frontage may be reduced by forty percent (40%), provided the residence is constructed on one (1) Lot only.

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

TABLE 6.01

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS

Zoning Districts	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-E	150 feet ☼	1 acre ☼	20%	N/A	70%	30/20/20 feet ✦	35 feet
RS-1	120 feet ☼	13,200 square feet ☼	25%	N/A	70%	30/10/15 feet ✦	35 feet
RS-2	90 feet ☼	10,000 square feet ☼	30%	N/A	70%	25/8/10 feet ✦	35 feet
RS-3	75 feet ☼	7,500 square feet ☼	35%	N/A	70%	25/8/10 feet ✦	35 feet

LDC, Section 6.01.03.C.2

On Corner Lots, the frontage of a Lot shall be construed as the shortest boundary to a Street. If the Lot has equal frontage on two (2) or more Streets, frontage shall be determined by the County Administrator in accordance with the prevailing Building pattern, or the prevailing lot pattern, if a Building pattern has not been established.

LDC, Section 6.01.03.E.3 Front Yards on Corner Lots

Front Yards on Corner Lots shall be construed as extending across the Lot from each interior side Lot line to the opposite Street Line. Corner Lots are considered to have two (2) Front Yards. The required Front Yard of the second frontage may be reduced by twenty percent (20%). In Subdivisions where non-conforming Lots exist, the second frontage may be reduced by forty percent (40%), provided the residence is constructed on one (1) Lot only.

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.

Article XII, Definitions

Lot Frontage: The front of an interior Lot shall be construed to be the portion nearest the street. Where a thirty (30) feet Easement is used to access no more than two (2) Dwelling Units, the front shall be construed

to be the portion nearest the street from which the Easement extends. 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.

Lot of Record:

A. A Lot which is part of a subdivision which has been recorded in the Office of the Clerk of the Circuit Court of the County, or

B. A Lot, Parcel or tract described by metes and bounds, the description of which has been so recorded in the Office of the Clerk of the Circuit Court of St. Johns County consistent with the Land Development Regulations in effect at that time, or

C. A Lot, Parcel or tract described by metes and bounds, the division of which complies with the Land Development Regulations in effect on the date of conveyance creating the division as evidenced by reasonably reliable documentation substantiating such conveyance

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;

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.

Applicant's Response to All Required Criteria:

"This request has become standard operating procedure for the last 38 years when building along the oceanfront from 2 miles north of the Gate Station down through Vilano Beach, or approximately 9 miles of shoreline. This request is consistent with 99% of the homes built since January of 1988, when the FDEP relocated the Coastal Construction Line further landward, thereby requiring all new construction to seek a variance at the local level in order to obtain reasonable use of the property. The current CCCL is approximately 9 feet from the west property line, placing the entire buildable area seaward of the control line and subject to extreme scrutiny by the FDEP. The proposed home is only 30 feet wide based on the FDEP requirements to maintain the existing line of construction as far landward as possible to protect the

current dune structure, thereby causing a hardship for the applicant to locate the proposed home as far landward on the property as possible. The 2 homes immediately north of this property have both obtained variances to the front yard and /or side yard setbacks in order to construct their homes, which would make this request consistent with what has been permitted in the immediate vicinity. Without the granting of the variance, the proposed home would be too narrow to create reasonable use on this oceanfront property. The applicant is also aware of the need to provide a turnaround area on-site, which is part of the reason we are asking for a 5-foot reduction in the Front Yard setback, which allows them to create more space on-site without backing onto Coastal Highway."

DEPARTMENT REVIEW

The Planning and Zoning Division 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 to mitigate for the harm caused by the granting of the variance.

Technical Division Review: In the case that the Zoning Variance is approved by the Planning and Zoning Agency, Development of the property will be analyzed for compliance with the Land Development Code requirements as well as NFIP requirements and standards for construction within a VE flood zone (VE-12) during the review and approval process for a clearance sheet/building permit application.

The site will need to comply with lot grading and Finished Floor Elevation (FFE) requirements of the Land Development Code; these include but are not limited to: Providing a minimum slope of not less than one foot per hundred feet (one percent) from the main structure to the point of approved drainage discharge for the site and ensuring the existing drainage patterns are maintained so as not to direct drainage to adjacent properties or block drainage from adjacent properties due to the placement of fill material on site. [LDC 6.04.06.H]

The maximum allowable height of the structure is thirty-five (35) feet measured as the vertical distance from the lowest point of the established grade surrounding the perimeter of the Structure to the highest point of the structure, except as may be excluded in Section 6.07.02 of the Land Development Code.

The proposed development, located within a FEMA-designated VE Flood Zone, and must meet the NFIP and FEMA Coastal Construction Standards and Free-of-Obstruction requirements. The applicant will be required to demonstrate that structures built in VE zones are to be constructed on piles. The top of the pile cap or bottom of the lowest horizontal structural member must be two (2) feet above BFE.

NFIP and FEMA regulations allow only minor amounts of fill within V Zones. By County application of FEMA rule, the applicant will be limited to two (2) feet or less of non-structural fill above existing grade anywhere within the floodplain. Non-structural fill placement shall be in accordance with FEMA's Free-of-Obstruction requirements (Technical Bulletin 5). The use of structural fill, including fill material supporting the structure, is strictly prohibited.

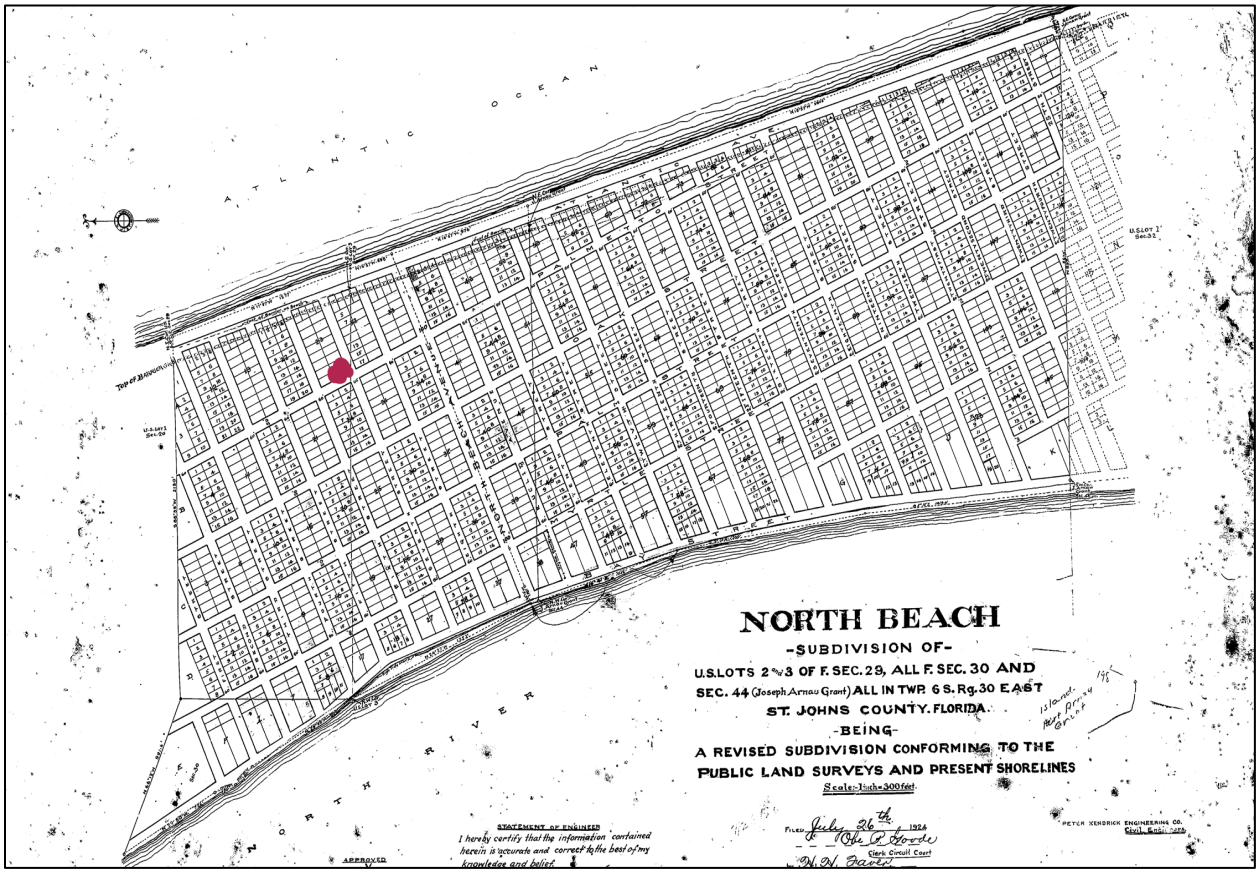
The site driveway location and construction will be under the jurisdiction of the Florida Department of Transportation (FDOT). Separate and additional permitting for the driveway access from the FDOT will be required.

Planning and Zoning Division Review: A review by planning staff found that the site is currently vacant and unimproved per the St. Johns County Property Appraiser. The subject property is approximately 0.11 acres in size and was platted as Lot 4, Block 23 of the Pacetti Beach North Subdivision, recorded in 1924 (Map Book 3, Page 28 of the St. Johns County Plat Maps). The provided site plan indicates that a new single family residence will be constructed on the site but is unable meet the required Front Yard and Second Front Yard setbacks of the RS-3 zoning district.

The subject property is considered a Corner Lot per the LDC, with frontage along Coastal Highway and the unopened portion of Seventh Street. Per LDC Section 6.01.03.C.2, the shortest boundary on the street shall be considered the main front yard. For this property, that means the property line along Coastal Highway, for which the applicant requests relief from the required 25-foot front yard to 20 feet. LDC 6.01.03.E.3 goes on to

state the required Front Yard of the second frontage can be reduced by 40% where non-conforming lots exist, provided the residence is constructed on one (1) Lot only. This results in a required second front yard of 15 feet, which the applicant is looking to reduce to 8.09 feet to allow for placement of a new single-family residence. Research by staff confirms that two properties to the north received similar variances in 2015 (ZVAR 2015-05) and 2013 (ZVAR 2013-15). Other homes to the south were built before current requirements.

Pacetti North Beach Plat:



CORRESPONDENCE/PHONE CALLS

As of the writing of this report, staff has not received any correspondence or phone calls related to the application.

FINDINGS/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. Recorded Documents
2. Supporting Documents

SUGGESTED MOTION / FINDINGS / CONDITIONS TO APPROVE REQUEST

Motion to approve **ZVAR 2026-34 Dufresne Residence**, a 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 right-of-way) of 8.09' in lieu of the 15' required in Residential, Single Family (RS-3) zoning, specifically located at 4200 Coastal Highway, and subject to the following findings and conditions:

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 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 (Coastal).

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

SUGGESTED CONDITIONS

1. The Variance will be transferable, and the requested relief will run with the property.

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. Development of the site shall be consistent with improvements depicted on the site plan labeled as **Exhibit B,** submitted by the applicant, and made part of this application.

4. The Variance shall commence within one (1) year 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.

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 MOTION / FINDINGS TO DENY REQUEST

Motion to deny **ZVAR 2026-34 Dufresne Residence**, a 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 right-of-way) of 8.09' in lieu of the 15' required in Residential, Single Family (RS-3) zoning, specifically located at 4200 Coastal Highway.

SUGGESTED FINDINGS

1. The Variance request 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 conflicts 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 conflicts 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

Draft Final Orders

ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE:	Kevin Partel 4230 Myrtle Street St. Augustine, FL 32084
FILE NUMBER:	ZVAR 2026-34
LEGAL:	Exhibit A
SITE PLAN:	Exhibit B
PARCEL ID:	145610-0010; 145610-0050
DATE OF HEARING:	December 3, 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 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 right-of-way) of 8.09' in lieu of the 15' required in Residential, Single Family (RS-3) zoning, specifically located at 4200 Coastal Highway, came before the Planning & Zoning Agency for public hearing on December 3, 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 (Coastal).

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 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 right-of-way) of 8.09' in lieu of the 15' required in Residential, Single Family (RS-3) zoning, specifically located at 4200 Coastal Highway, and subject to the following conditions:

1. The Variance will be transferable, and the requested relief will run with the property.

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. Development of the site shall be consistent with improvements depicted on the site plan labeled **Exhibit B**, submitted by the applicant, and made part of this application.

4. The Variance shall commence within one (1) year 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.

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

EXHIBIT A

LEGAL DESCRIPTION

PARCELS #145610-0010 and #145610-0050

Lot 6, Block 23 PACETTI'S SUBDIVISION OF NORTH BEACH Lying East of State Road A-1-A, as recorded in Map Book 3, Page 28, all lying in Section 29, Township 6 South, Range 30 East, of the public records of St. Johns County, Florida. Less and Except Right-of-Way Rd A-1-A and all sovereignty lands.

Lots 3, 4, and 8, Block 23, PACETTI'S SUBDIVISION OF NORTH BEACH Lying East of State Road A-1-A, as recorded in Map Book 3, Page 28, all lying in Section 29, Township 6 South, Range 30 East, of the public records of St. Johns County, Florida. Less and Except Right-of-Way Rd A-1-A and all sovereignty lands.

TOPOGRAPHY LEGEND	
10.6	EXISTING GRADE SPOT ELEVATION
(10.5)	NEW GRADE SPOT ELEVATION
10	EXISTING GRADE TOPOGRAPHY
(10)	NEW GRADE TOPOGRAPHY
	DRAINAGE

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "VE" (COASTAL FLOOD PLAIN BASE ELEV 12 FEET) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL 12109C 0309 J", MAP DATED 12/1/2016

ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988

LOT COVERAGE CALCULATIONS	
LOT	11,926 SQ FT (Ø.27 ACRE)
COVERAGE BY BUILDINGS:	
STRUCTURE	2,687 SQ FT
2,687 / 11,926 = 22.53%	
IMPERVIOUS COVERAGE:	
STRUCTURE	2,687 SQ FT
DRIVE & WALK	897 SQ FT
UTILITY YARD	164 SQ FT
REAR STAIR LANDING	29 SQ FT
TOTAL IMPERVIOUS	3,777 SQ FT
3,777 / 11,926 = 31.67%	

ST JOHNS COUNTY
ZONING: RS-3

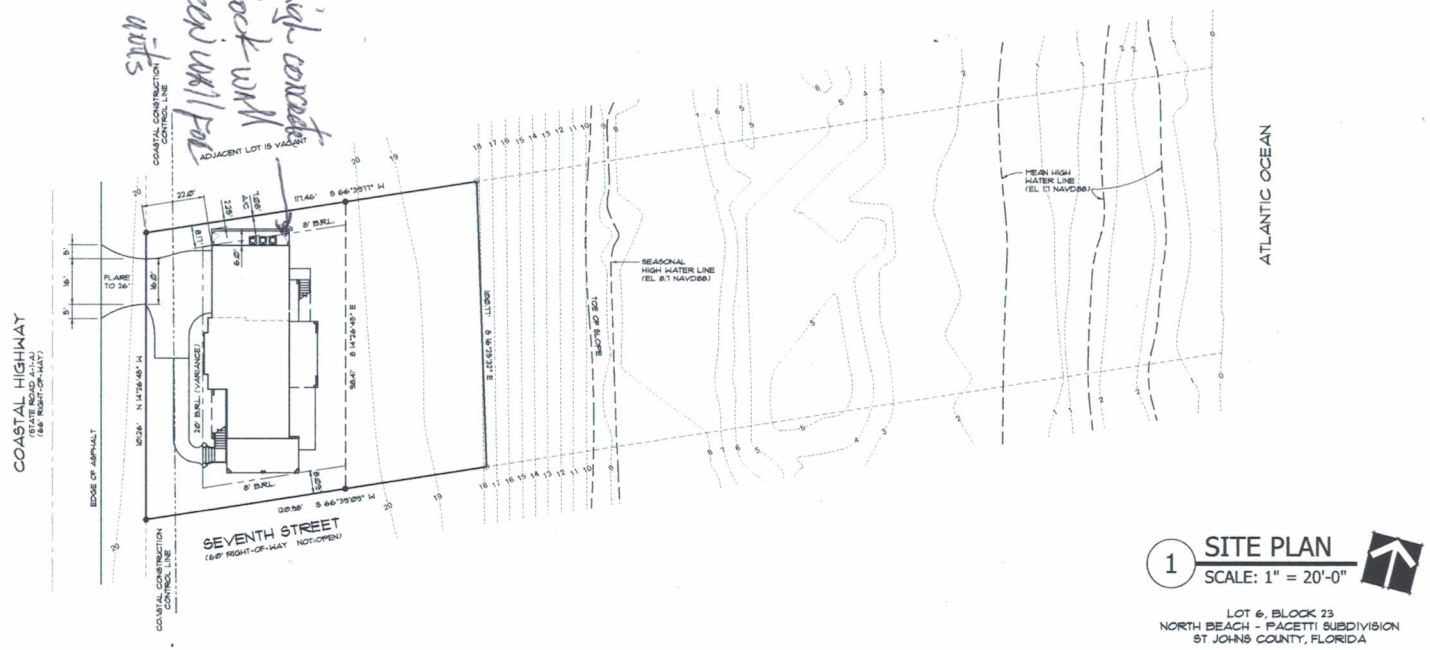
SETBACKS	ALLOWED	ACTUAL
FRONT	25.0'	20.33'
SIDES	8.0'	8.17' (NORTH) 8.09' (SOUTH)
REAR	10.0'	57.35'
BUILDING HEIGHT	35'-0"	XX
COVERAGE BY BUILDINGS		
TOTAL STRUCTURES	35% (4,174 SQ FT)	22.53% (2,687 SQ FT)
MAXIMUM IMPERVIOUS SURFACE RATIO		
TOTAL IMPERVIOUS	70% (8,348 SQ FT)	31.67% (3,777 SQ FT)

NOTE: SEE LOT COVERAGE CALCULATIONS

TREE LEGEND	
EXISTING TREE TO REMAIN	OAK: OAK CE: CEDAR PALM: PALM
EXISTING TREE TO BE REMOVED	

TREE INCH CALCULATION	
LOT	11,926 SQ FT (Ø.27 ACRE)
REQ'D TREE INCHES (40" x Ø.27)	11" REQ
EXISTING TREE INCHES PROVIDED	0"

4' high concrete Block wall Screen wall for A/C units



1 SITE PLAN
SCALE: 1" = 20'-0"

LOT 6, BLOCK 23
NORTH BEACH - PACETTI SUBDIVISION
ST JOHNS COUNTY, FLORIDA

4200 COASTAL HIGHWAY
ST AUGUSTINE, FL 32084

PARCEL ID: 1456100050

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ARCHITECTURE PROVIDED BY:
MICHAEL STAUFFER, ARCHITECT
VISION ISLANDS
6501 REDONDO PLACE, #101
ST THOMAS, VIRGIN ISLANDS 00802
(340) 642-2777
LEED AP
FLORIDA
1720 SADLER ROAD, #185
FERNANDINA BEACH, FLORIDA 32034
(904) 556-2777
FL REGISTERED ARCHITECT #13868
LEED AP LICENSE #19864

Seal:
MICHAEL STAUFFER, AIA
FL LICENSE #13868

DRAFTING SERVICES PROVIDED BY:
KLAYBOR & ASSOCIATES
1599 WELLS ROAD
ORANGE PARK, FL 32073
904-272-5339
www.klaybor.com

Drawn by: JP
Date: 7/28/2026
Scale: NOTED

THE DUFRESNE RESIDENCE
4200 COASTAL HWY, ST AUGUSTINE, FL 32084

Plan #: K1947
Job #: 26-1049

SHEET NUMBER
SP.1

ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE:	Kevin Partel 4230 Myrtle Street St. Augustine, FL 32084
FILE NUMBER:	ZVAR 2026-34
LEGAL:	Exhibit A
PARCEL ID:	145610-0010; 145610-0050
DATE OF HEARING:	December 3, 2026

ORDER DENYING ZONING VARIANCE REQUEST

The above referenced application 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 right-of-way) of 8.09' in lieu of the 15' required in Residential, Single Family (RS-3) zoning, specifically located at 4200 Coastal Highway, came before the Planning & Zoning Agency for public hearing on December 3, 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 (Coastal).

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby denies the 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.

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

PARCELS #145610-0010 and #145610-0050

Lot 6, Block 23 PACETTI'S SUBDIVISION OF NORTH BEACH Lying East of State Road A-1-A, as recorded in Map Book 3, Page 28, all lying in Section 29, Township 6 South, Range 30 East, of the public records of St. Johns County, Florida. Less and Except Right-of-Way Rd A-1-A and all sovereignty lands.

Lots 3, 4, and 8, Block 23, PACETTI'S SUBDIVISION OF NORTH BEACH Lying East of State Road A-1-A, as recorded in Map Book 3, Page 28, all lying in Section 29, Township 6 South, Range 30 East, of the public records of St. Johns County, Florida. Less and Except Right-of-Way Rd A-1-A and all sovereignty lands.

Attachment 2

Supporting Documents

TO: St. Johns County Planning Department
Ms. Tami Rich
4040 Lewis Speedway
St. Augustine, FL 32084

FROM: Coastal Consulting & Restoration, PA
Mr. Kevin Partel
4230 Myrtle Street
St. Augustine, FL 32084

August 21, 2026

RE: ZONING VARIANCE REQUEST @ 4200 COASTAL HIGHWAY, VILANO BEACH
(DUFRESNE RESIDENCE)

To Whom It May Concern,

Attached is an application for the above referenced property for the reduction of the front yard setback from 25-feet to 20-feet in order to construct the single-family dwelling As you are aware, the requirements to construct on the oceanfront are difficult at best and then having to deal with the Control Line program makes it even worse. The owner's ability to obtain reasonable use of the property becomes more difficult given the current rules that require us to site the home as far landward as possible. The Department of Environmental Protection re-established the Coastal Construction Control Line in January of 1988, which placed it approximately 9-feet east of the west property line. This means that the entire buildable area is seaward of the CCCL which subjects the owners to the Department's more stringent requirements, particularly with regards to siting of the proposed structure. The Department's primary function is the siting of structures and minimization of impacts to the beach/dune system. The most important issue is the siting of the proposed structures as far landward as practical in order to reduce impacts to the beach/dune system thereby, shifting the line of construction further west. The Department of Environmental Protection is forcing us to locate the proposed home as far landward as possible, which in turn creates a hardship for the applicant causing them to seek relief at the local level by way of a variance. Unfortunately, the oceanfront property owners are governed by the DEP requirements on siting issues and there does not appear to be any way around it.

I had recently conducted a formal consultation with Tallahassee in an attempt to gain some insight for this request prior to the submittal of any applications to either St. Johns County or the Department of Environmental Protection. This request was made by the owner in an effort to obtain some idea as to what size home could be built on the property as well as where the department would allow us to site it. The DEP clearly indicated they wanted the home to be located as far westward on the property as possible. This request is not unusual for this reach of shoreline knowing that for more than 38-years plus, given the characteristics of the beach/dune system in the northern half of St. Johns County a variance was a standard request. These variance requests have become (SOP) standard operational procedure for anyone wanting to construct a home along the oceanfront from a mile north of the Gate gas station and south to Vilano Beach. Reasonable use of this property cannot be obtained unless a variance is granted for this request.

Furthermore, the applicant has created adequate area to turn around on-site in order to eliminate the need to back out on to the highway. The turn-around area is shown to the south of the access point on the attached site plan. The proposed home is in line with the adjacent structures with a slight skew from the west property line. Additionally, as you can see from the attached survey, it appears that both homes were granted a variance from the 25-foot setback in a similar request as my client. Lastly, we also are requesting that the variance have a two-year commencement and be transferable knowing we have a six month permitting process through Tallahassee. Thank you for your consideration in this matter, should you have any questions, please feel free to call (904-669-9357). I look forward to your favorable recommendation.

Very truly yours,

Kevin Partel

EXHIBIT A

LEGAL DESCRIPTION

PARCELS #145610-0010 and #145610-0050

Lot 6, Block 23 PACETTI'S SUBDIVISION OF NORTH BEACH Lying East of State Road A-1-A, as recorded in Map Book 3, Page 28, all lying in Section 29, Township 6 South, Range 30 East, of the public records of St. Johns County, Florida. Less and Except Right-of-Way Rd A-1-A and all sovereignty lands.

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TOPOGRAPHY LEGEND	
10.6	EXISTING GRADE SPOT ELEVATION
(10.5)	NEW GRADE SPOT ELEVATION
10	EXISTING GRADE TOPOGRAPHY
(10)	NEW GRADE TOPOGRAPHY
	DRAINAGE

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "VE" (COASTAL FLOOD PLAIN BASE ELEV 12 FEET) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL 12109C 0309 J", MAP DATED 12/1/2016

ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988

LOT COVERAGE CALCULATIONS	
LOT	11,926 SQ FT (Ø.27 ACRE)
COVERAGE BY BUILDINGS:	
STRUCTURE	2,687 SQ FT
2,687 / 11,926 = 22.53%	
IMPERVIOUS COVERAGE:	
STRUCTURE	2,687 SQ FT
DRIVE & WALK	897 SQ FT
UTILITY YARD	164 SQ FT
REAR STAIR LANDING	29 SQ FT
TOTAL IMPERVIOUS	3,777 SQ FT
3,777 / 11,926 = 31.67%	

ST JOHNS COUNTY
ZONING: RS-3

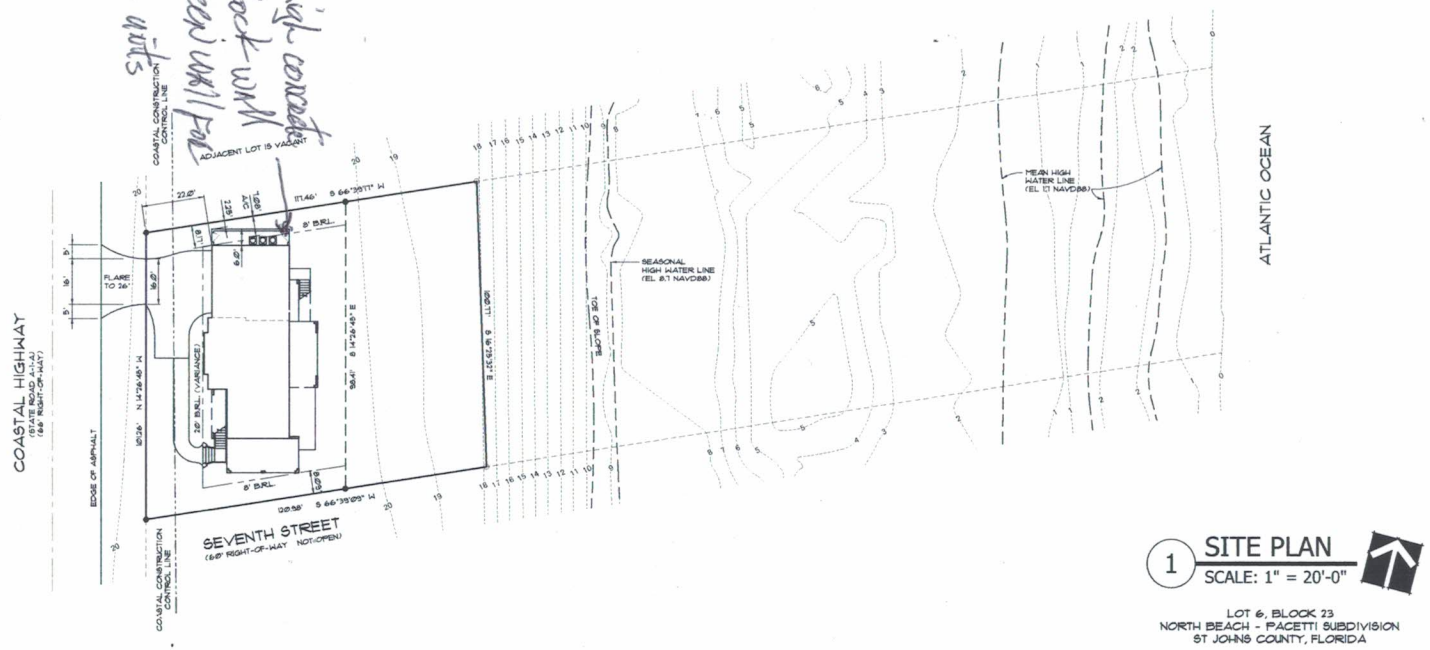
SETBACKS	ALLOWED	ACTUAL
FRONT	25.0'	20.33'
SIDES	8.0'	8.17' (NORTH) 8.09' (SOUTH)
REAR	10.0'	57.35'
BUILDING HEIGHT	35'-0"	XX
COVERAGE BY BUILDINGS		
TOTAL STRUCTURES	35% (4,174 SQ FT)	22.53% (2,687 SQ FT)
MAXIMUM IMPERVIOUS SURFACE RATIO		
TOTAL IMPERVIOUS	70% (8,348 SQ FT)	31.67% (3,777 SQ FT)

NOTE: SEE LOT COVERAGE CALCULATIONS

TREE LEGEND	
EXISTING TREE TO REMAIN	OAK: OAK CE: CEDAR PALM: PALM
EXISTING TREE TO BE REMOVED	

TREE INCH CALCULATION	
LOT	11,926 SQ FT (Ø.27 ACRE)
REQ'D TREE INCHES (40" x Ø.27)	11" REQ
EXISTING TREE INCHES PROVIDED	0"

4' high concrete Block wall Screen wall for A/C units



1 SITE PLAN
SCALE: 1" = 20'-0"

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NORTH BEACH - PACETTI SUBDIVISION
ST JOHNS COUNTY, FLORIDA

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ARCHITECTURE PROVIDED BY:
MICHAEL STAUFFER, ARCHITECT
VISION ISLANDS
6501 REDONDO PLACE, #101
ST THOMAS, VIRGIN ISLANDS 00802
(340) 642-2777
LEED AP
FLORIDA
1720 SADLER ROAD, #185
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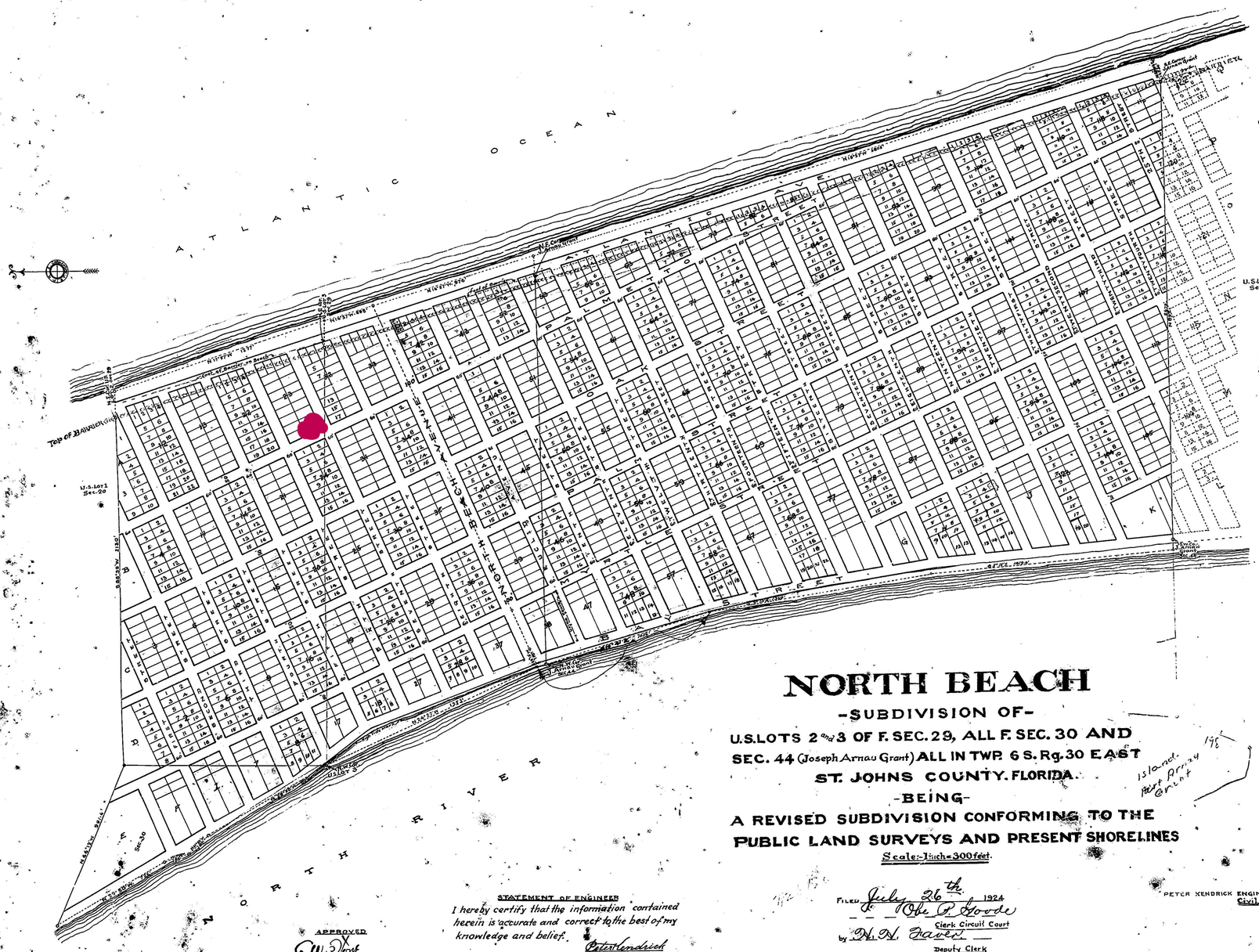
MAP BOOK 3 PAGE 28

28


ATLANTIC OCEAN
NORTH RIVER
Top of Bluff
U.S.Lot 1 Sec.20
U.S.Lot 2 Sec.32
N.E. Corner of Reserve
N.W. Corner of Reserve
Reserve
Reserve Wall
Old Wall
Old Wall Ruins
Old Wall Ruins Gone
Old Wall Gone
Old Wall Ruins
Old Wall
Old Wall Ruins