ST. JOHNS COUNTY
Planning & Zoning

BOARD

Meagan Perkins
Dr. Richard Hilsenbeck
Henry F. Green
Judy Spiegel
Charles Labanowski
Robert Olson
Elizabeth Tate

REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, November 19, 2026 1:30:00 PM

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, November 19, 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.**

Please be aware there are scam emails potentially targeting the applications below. St Johns County will not solicit applicants for payments beyond the initial application fee.

- Call meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- Public Comments

AGENCY ITEMS

Presenter - Brad Wester, Driver McAfee Hawthorne & Diebenow

Staff - Jackie Williams, Overlay Planner

District 5

1. **ZVAR 2026-30 Hays Variance (3420 Coastal Highway).** 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.

Presenter - Anthony Shank | Hampton Exteriors LLC

Staff - Patrick Heekin, Planner

District 5

2. **MINMOD 2026-13 804 Cypress Crossing Trail**. Request a Minor Modification to the Marshall Creek Planned Unit Development (ORD 2002-23, as amended) to allow for a Rear Yard setback of zero (0') feet in lieu of the three (3') foot requirement to allow for construction of a screened enclosure.

Presenter - Zach Miller, Esq.

Staff - Saleena Randolph, Senior Planner

District 3

3. **MAJMOD 2026-06 St. Augustine Shores Tract J**. Request for a Major Modification to the St. Augustine Shores PUD (Ord. 1974-16, as amended) to redesignate approximately 12 acres in Unit 5 (Tract J) from a school site to residential use to allow up to 53 single-family dwelling units, and to redesignate approximately 29 acres in Unit 7 from residential use to open space. The request also includes revisions to the design criteria for single-family lots; updates to the phasing for the affected area of Unit 5; and revisions to the Master Development Plan (MDP) text and map for portions of Units 5 and 7. The 12-acre Unit 5 parcel is located north of Deltona Boulevard, between Ana Court and Travino Avenue. The 29 acres in Unit 7 are located east of Shores Boulevard, near Amaya Lane.

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

Staff - Abrielle Genest, Senior Planner

District 3

4. **MAJMOD 2026-11 Hanania Auto Group**. Request for a Major Modification to the Travel Center at State Road 207 PUD (Ordinance 2019-06, as amended) to add approximately 0.64 acres (Parcel ID 136550-0000): currently zoned Commercial Highway Tourist (CHT), to increase the maximum square footage of commercial space from 40,000 square feet to 180,000 square feet, to change the name of the PUD from "Travel Center at State Road 207" to "Hanania Auto Group" and provide other revisions within an updated MDP Text and Map.

Presenter - Dylan Scanlon, EI, DCCM

Staff - Saleena Randolph, Senior Planner

District 3

5. **REZ 2026-11 Epic-Cure Warehouse Added Parcel**. Request to rezone approximately 1.44 acres of land from Open Rural (OR) to Commercial Warehouse (CW). The subject site is located on unaddressed South Holmes Boulevard parcels, east of 450 South Holmes Boulevard and north of State Road 312.

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

Staff - Abrielle Genest, Senior Planner

District 4

6. **PUD 2026-01 300 N. Roscoe PUD**. Request to rezone approximately 2.5 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 3,000 square feet of office uses and 18,000 square feet of enclosed vehicle spaces and off-street parking, specifically located at 300 North Roscoe Boulevard.

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

Staff - Trevor Steven, Planner

District 4

7. **PUD 2026-05 Palm Valley Landing Professional Center**. Request to rezone approximately 1.79 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 16,200 square feet of professional office and medical uses, specifically located at 5165 Palm Valley Road.

Presenter - Jacob Smith, Planning Division Manager

Staff - Amy Ring, Special Project Manager

8. **LDCA 2026-06 Land Development Code Updates**. LDCA 2026-06 amends Land Development Code (LDC) Articles II, III, VI, and XII to maintain consistency with recent changes to Florida Statutes and to clarify certain existing sections of the code. This ordinance also amends Ordinance 2025-19 to authorize St. Johns County Assistant Directors and the Planning Division Manager to process and render approval decisions for plats and replats, in addition to the Director of Growth Management, pursuant to s. 177.071, Florida Statutes. Additionally, this amendment amends the West Augustine overlay to add Food Truck Parks as an allowed use and codify related design standards.

- 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.