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**AGENDA ITEM
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**

Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

5/19/2026

BCC MEETING DATE

TO: Joy Andrews, County Administrator **DATE:** April 27, 2026

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

SUBJECT OR TITLE: PLNAPPL 2026-06 Main Street Pizza (SUPMAJ 2025-27 Approval)

AGENDA TYPE: Business Item, Ex Parte Communications, Public Hearing, Report

BACKGROUND INFORMATION:

Request to appeal the Planning and Zoning Agency (PZA) approval of a Special Use Permit (SUPMAJ 2025-27) to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a restaurant located in Commercial General (CG) zoning. This request is being made on behalf of Jeb S. Smith, representing God's Way Baptist Church of Hastings. This item was heard at the Planning and Zoning Agency's regularly scheduled February 29, 2019, meeting. Motion to approve was made by Mr. Matovina was seconded by Mr. Olson, and passed with a vote of 4 to 3. Dissenting votes by Mrs. Spiegel, Dr. Hilsenbeck, and Mr. Labanowski.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to approve PLNAPPL 2026-06 Main Street Pizza of SUPMAJ 2025-27, overturning the decision of the Planning and Zoning Agency and **DENYING** the request for a Special Use Permit to allow for the on-site sales and consumption of Alcoholic Beverages within Commercial General (CG) zoning, pursuant to Land Development Code Section 2.03.02, specifically at 125 North Main Street, subject to the seven (7) Findings as provided in the Staff Report.

DENY: Motion to deny PLNAPPL 2026-07 Main Street Pizza of SUPMAJ 2025-27, upholding the decision of the Planning and Zoning Agency and **APPROVING** the request for a Special Use Permit to allow for the on-site sales and consumption of Alcoholic Beverages within Commercial General (CG) zoning pursuant to Land Development Code Section 2.03.02, specifically at 125 North Main Street, subject to the eight (8) Findings and eleven (11) Conditions as provided in the Staff Report.

For Administration Use Only:

Legal: Kealey West 5/6/2026

OMB: ARM 5/6/2026

Admin: Brad Bradley 5/7/2026



Growth Management Department
Planning Division Report
Application to Appeal PZA Approval of ZVAR 2025-32
PLAPPL 2026-07 Main Street Pizza

To: Board of County Commissioners

Through: Planning and Zoning Agency

From: Justin Kelly, MPA, Principal Planner
Marie Colee, Assistant Program Manager

Date: April 27, 2026

Subject: **PLAPPL 2026-07 Main Street Pizza;** an appeal of the Planning and Zoning Agency (PZA) approval of a Zoning Variance (ZVAR 2025-32) to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a restaurant located within 1,000 feet of an existing place of worship in Commercial General (CG) zoning, pursuant to Section 2.03.02.A.4 of the Land Development Code.

Appellant: Benjamin Rodda; First Baptist Church of Hastings

Hearing Date: Board of County Commissioners – May 19, 2026

Commissioner District: District 2

MAP SERIES

Location: The subject property is located on the southwest corner of North Main Street and West Stanton Street.



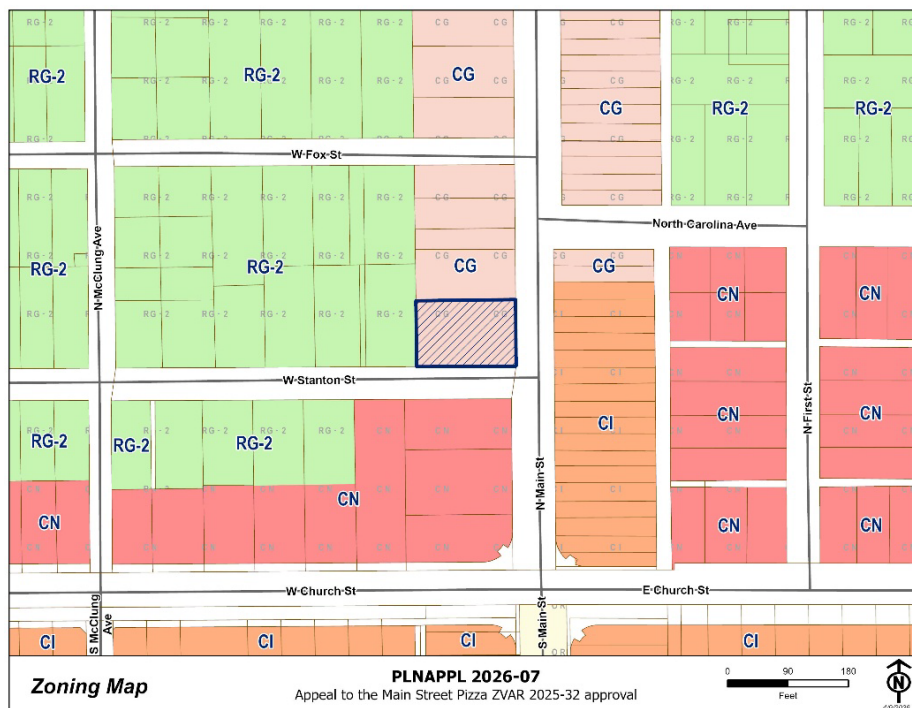
Aerial Imagery: The subject property is located within the Hastings Overlay District on approximately 0.34 acres of land. The subject parcel contains an existing restaurant. Adjacent properties are as follows: to the immediate north is vacant commercial, to the west is single-family residential, to the south, across W. Stanton St. is the First Baptist Church of Hastings, and to the east, across North Main Street, are existing commercial uses.



Future Land Use: The subject property is designated Community Commercial (CC). Surrounding properties include Residential-D to the west, Neighborhood Commercial (NC) across W. Stanton Street to the south, with Community Commercial (CC) and Intensive Commercial (IC) across North Main Street to the east.



Zoning District: The subject property is zoned Commercial General (CG), with property to the east across North Main Street zoned CG and Commercial Intensive (CI). Properties to the west are zoned Residential, General (RG-2), and to the south, across West Stanton Street, is zoned Commercial Neighborhood (CN).



APPLICABLE LAND DEVELOPMENT CODE REGULATIONS

Sec. 2.03.02 Alcoholic Beverages (provided in part)

Alcohol Beverage Establishments may be permitted as a Special Use within districts as defined in Section 2.03.01 and shall be subject to the following conditions and limitations:

A. Nearby Church - Nearby School

No vendor of alcoholic beverages that is located within the unincorporated area of St. Johns County shall maintain a place of business within one thousand (1,000) feet of an established school or within one thousand (1,000) feet of an established Church located in the unincorporated or incorporated area of St. Johns County. In the case of a Church, this distance shall be measured from property line to property line, without regard to the route of travel.

4. Variance from Distance Requirement: A license Applicant and holder who is engaged in conducting a bona fide restaurant establishment which has tables capable of seating no less than thirty (30) persons simultaneously for the purpose of serving meals, but who is otherwise prohibited from the sale of beer and wine due to the location of such business within a certain distance from a school or a church, may apply for a Variance to permit the sale of beer and/or wine. The consideration of such application for a Variance will be administered and considered in accordance with Part 9.03.00 of this Code. Any Variance granted a vendor to permit the sale of beer and/or wine to be consumed on the premises is subject to the following circumstances and conditions.

- a. The license Applicant and holder is engaged at the subject location in conducting a bona fide restaurant establishment which has tables capable of seating not less than thirty (30) persons simultaneously, for the purpose of serving meals.
- b. All sales of beer and wine are to be made to persons patronizing the establishment for the main purpose of ordering and consuming food.
- c. To qualify as a bona fide restaurant hereunder, the establishment must have permanent kitchen facilities located within the premises in which meals regularly are prepared for service to patrons of the establishment.
- d. No person shall attempt to circumvent the intent of this Section by an artifice or scheme, such as the serving of stock meals. Stock meals as herein above used are defined to include and refer to the service of cold plates, snacks, previously prepared sandwiches and any other type of meal which is capable of being served to more than one customer.

Sec. 9.07.01 Adversely Affected Person Defined

An “adversely affected person” as used herein shall be any person who is suffering or will suffer an adverse effect to an interest protected or furthered by the St. Johns County Comprehensive Plan, including but not limited to: interests related to health and safety; police and fire protection services; densities or intensities of development; transportation facilities; recreational facilities; educational facilities; health care facilities, equipment, or services; and environmental or natural resources. The alleged adverse effect may be shared in common with other members of the community at large but must exceed in degree the general interest in community good shared by all persons. A person within the area receiving a mailed notice for the hearing on the matter at issue shall be automatically deemed to be an adversely affected person.

Sec. 9.07.02 Appeals From Decisions Of The County Administrator In Enforcing This Code

An Applicant or any adversely affected person may appeal any final decision of the County Administrator in enforcing this Code to the Board of County Commissioners by filing a notice of appeal with the County Administrator within thirty (30) days of the decision. The appeal shall be scheduled on the next reasonably available meeting of the Board of County Commissioners. The decision of the Board of County Commissioners shall constitute final action for the County and may, thereafter, be appealed to the circuit court in accordance with Florida law.

LDC, Section 9.07.03 Appeals from Decisions of The Planning and Zoning Agency

The County Administrator, an Applicant, or an adversely affected party, as defined in Section 9.07.01, may appeal any final decision by the Planning and Zoning Agency to the Board of County Commissioners. Appeals are made to the Board of County Commissioners by filing a notice of appeal with the County Administrator within thirty (30) days of the date when the written Final Order is signed and dated. The appeal shall be scheduled on the next available meeting of the Board of County Commissioners. The decision of the Board of County Commissioners shall constitute final action for the County and may, thereafter, be appealed to the circuit court in accordance with Florida law.

Sec. 9.07.05 Notice of Appeal

A notice of appeal shall contain:

- A. A statement of the decision to be reviewed, and the date of the decision.
- B. A statement of the interest of the adversely affected person, as defined in Section 9.07.01, seeking review.
- C. The specific error alleged as the grounds of the appeal.

Sec. 9.07.06 Appellate Hearing

When a decision is appealed to the Planning and Zoning Agency or Board of County Commissioners, the hearing shall be a de novo hearing on the merits and shall be conducted as a quasi-judicial hearing as set forth in Part 9.06.00. Payment of fees for an Appeal shall be in accordance with the Fee Schedule adopted by Resolution by the Board of County Commissioners.

Sec. 9.07.07 Stay Of Proceedings

An appeal shall stay all administrative proceedings in furtherance of the action appealed until such time as a final determination has been made by the Planning and Zoning Agency or Board of County Commissioners on the appeal, provided that no action shall be taken by the Applicant or the administrative official during such time which should change the status of the matter being appealed.

LDC, Article XII, Definitions

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.

APPEAL SUMMARY

This is an appeal of the Planning and Zoning Agency (PZA) decision approving **ZVAR 2025-32 Main Street Pizza**, a Zoning Variance to Section 2.03.02.A.4 of the Land Development Code to allow for the sale of Alcoholic Beverages within 1,000 feet of an established church. PLANAPPL 2026-07 was filed on behalf of First Baptist Church of Hastings, represented by Benjamin Rodda, on March 20, 2026. This appeal was filed in compliance with Section 9.07.03 of the Land Development Code. Per the narrative statements provided by the appellant, they assert the following:

“This appeal is brought by First Baptist Church of Hastings as an adversely affected property of the final decision of the St. Johns County Planning and Zoning Agency issued on February 25, 2019.

This appeal asserts that the Finding of Fact of the Final Order stating that “the request is not contrary to the public interest and is not in conflict with surrounding development” is demonstrably incorrect. Allowing drinking within 50 feet of a Church that routinely engages in programs involving minors is contrary to the public interest, and the location of the Church in relation to the restaurant makes the serving of beer/wine in conflict with the surrounding development.

Distance limitations between establishments that sell alcohol and schools and Churches are well established in many states, including Florida. The Florida Supreme Court has acknowledged the importance, stating, “[t]he purpose of the enactment...was, of course, to make the Church and school free from the influence of establishments selling intoxicating liquor.” State Ex Rel. First Presbyterian Church of Miami v. Fuller, 136 Fla. 788, 187 So. 148(Fla. 1939).

The First District Court of Appeal in Florida upheld a 1500-foot restriction, noting that the restriction was “a valid exercise of the City’s police power for the protection of the health and morals of the general public. City of Jacksonville v. Nichol’s Alley of Jacksonville, Inc., 402 So. 2d 1319 (Fla App 1981). Empasis added.

Section 2.03.02.A of the Land Development Code for St. Johns County states, “no vendor of alcoholic beverages that is located within the unincorporated area of St. Johns County shall maintain a place of business within 1000 feet of an established Church located in the unincorporated or incorporated area of St. Johns County.”

Main Street Pizza is within 50 feet of the First Baptist Church. There simply can be no finding of fact that allowing an establishment that serves alcohol so close to a Church, particularly a Church that routinely engages in evening activities for youth, is not contrary to the public interest and is not in conflict with surrounding development. This Finding of Fact should be overturned, and as such, the Variance request should be denied.”

The full narrative is provided within **Attachment 1: Appeal Application and Supporting Documents**.

PLANNING AND ZONING AGENCY

The request for a Zoning Variance was heard by the PZA at their regularly scheduled public hearing on Thursday, February 19, 2026. A motion to approve that request was made by Agency Member Greg Matovina and seconded by Agency Member Bob Olson. That motion passed by a vote of 4-3. Agency Members Judy Spiegel, Richard Hilsenbeck, and Chuck Labanowski dissented. Agency Member Mr. Olson discussed ongoing efforts to revitalize the Hasting Main Street area and noted that the proposed use would provide an opportunity to help further those efforts, bringing more families to the area and possibly to the nearby Church. Agency Member Megan Perkins stated that the distance requirement for Alcohol Sales is too stringent in her opinion, especially for a small restaurant, and she would support the variance request. Agency Member Dr. Richard Hilsenbeck noted his support of the ongoing economic development in the Hastings Main Street area, but he did not feel that this specific use was appropriate in this location. Dr. Hilsenbeck stated that if the request for relief from the distance requirement were for a greater distance he could possibly support the variance. Finally, Agency Member Judy Spiegel noted her opposition, stating that the “code wins” regarding the required separation. She also noted that there are Churches on every corner in Hastings.

Eleven (11) public speakers spoke during public comment. Seven (7) speakers voiced their opposition and provided similar concerns submitted by dissenting Agency members regarding the distance to the nearby church. Four (4) public speakers spoke in support of the proposed variance. Those residents in support noted that the proposed use and variance would help further the goals of redevelopment within the Hasting Main Street area. A supporter remarked that this is the perfect small business for the redevelopment of Hastings Main Street and that Main Street Pizza is currently the only restaurant of this type in the area. This speaker also noted that feedback from the community regarding the proposed use and variance was positive and perhaps a compromise could be reached to limit the number of drinks, hours, etc.

In his response to Agency and Public comments, the representative for the request, Mr. Glass, noted that anyone familiar with the area would recognize that there are numerous churches in the vicinity of Hastings Main Street. He asserted that almost every commercial business in the area is located within 1,000 feet of a church, which makes it a hardship for restaurants and economic development to prosper in this area. Mr. Glass stated for the record that he and his client were willing to find a way to work together in order to be responsible neighbors, and they were willing to speak with the neighboring churches to consider limiting the sale of beer and wine during worship services.

DEPARTMENTAL REVIEW

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

Office of the County Attorney Review: Appeals to the Board of County Commissioners are de novo (without deference to a lower agency decision). Applicant needs to provide all evidence into the record again during the appellate hearing and treat the appeal as a rehearing of the original application. Appeals are quasi-judicial hearings for which the standard is whether competent, substantial evidence was presented to support the decision.

Competent substantial evidence is testimony that is specific, reliable, and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or

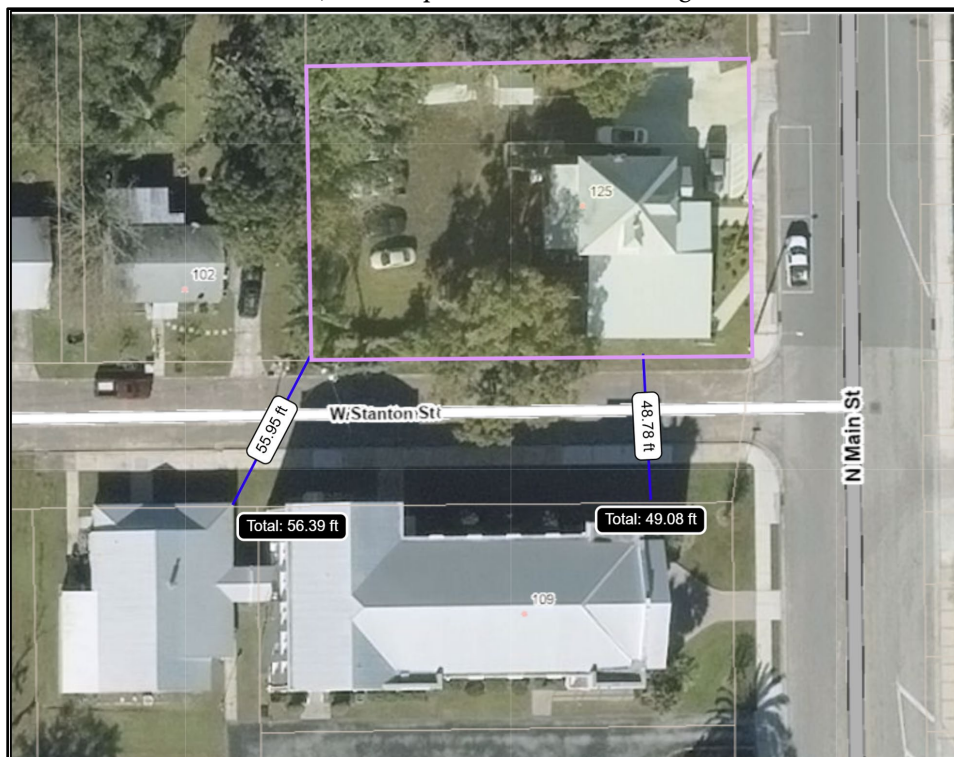
poll, do not by themselves constitute competent, substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application, staff report, photographs, plans, maps, and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s).

Planning and Zoning Division Review: Review by Planning staff found that the subject property comprises approximately 0.34 acres. In 2022, the subject property was converted from a residence to a takeout-only restaurant with a 1,500 SF outdoor seating patio area (NDRCSTPL 2022-66). The current use of a restaurant is an allowed by right within the CG zoning district and is compatible with the Community Commercial Future Land Use Map (FLUM) designation as well as the Hastings Overlay District regulations. Moreover, the subject property is located along a commercial corridor within the Hasting Overlay District.

The requested Zoning Variance seeks relief from the distance requirement to allow Alcohol Sales within 1,000 feet of an established Church. Research conducted by staff found that there are four (4) churches located within 1,000 feet of the subject property. It is noted that the previous PZA Staff Report only referenced the nearest church, First Baptist Church of Hastings; however, there are three (3) additional churches located within 1,000 feet of the subject property that were not addressed by Planning staff until the PZA public hearing. The location of all four (4) churches is provided in the Radius Map below.

Distance Map: The provided aerial map demonstrates the approximate distance from the subject property boundary to the nearest church location, First Baptist Church of Hastings.



Street View: The provided photo shows the nearby First Baptist Church of Hastings, located south.



Radius Map (Church Locations): The provided radius map labels the location of four (4) churches that are located within 1,000 feet of the subject property. Table 1 below provides the approximate distance to these churches.

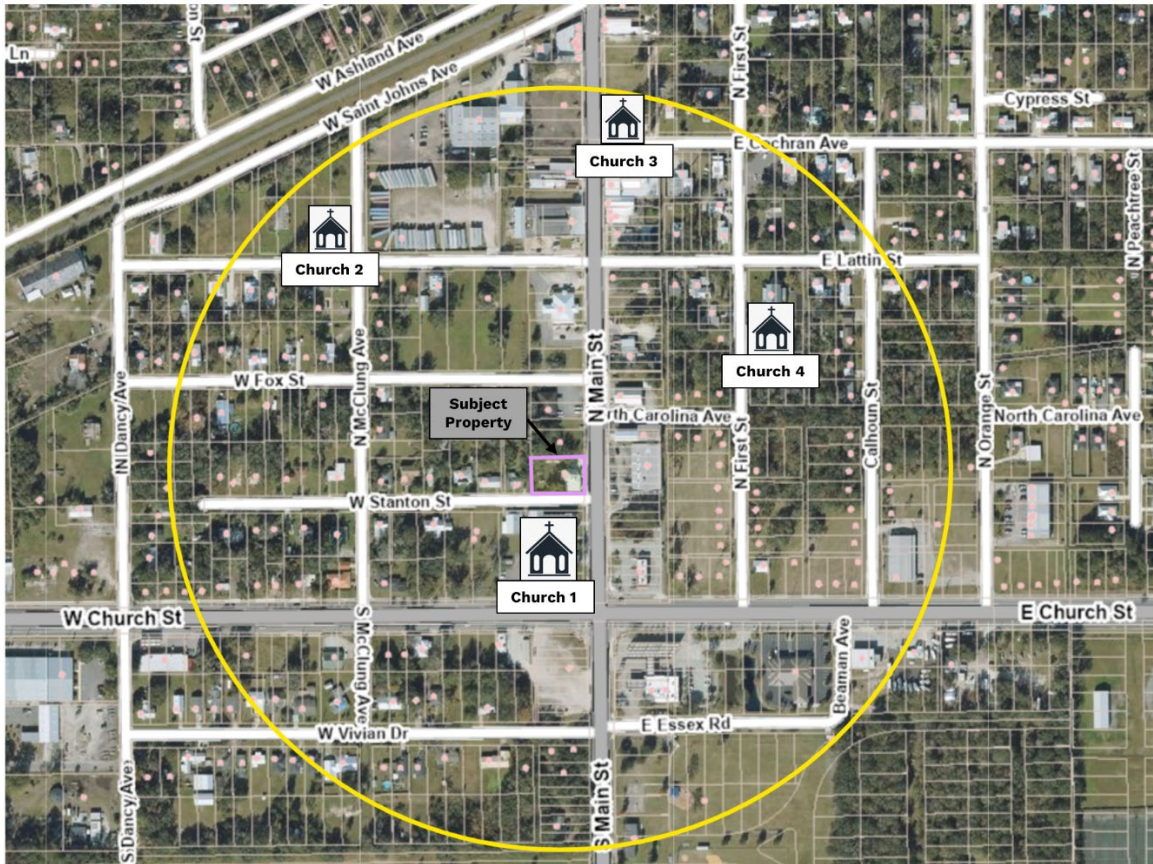


Table 1: Church Distances to Subject Property

Church	Distance from Subject Property	Address
(1) First Baptist Church of Hastings	~49'	109 N. Main Street
(2) God's Way Baptist Church	~753'	401 N. McClung Avenue
(3) Praise Congregational Holiness	~886'	101 E. Cochran Avenue
(4) Christ United Methodist Church	~482'	200 E. Lattin Street

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, County staff have not received any correspondence or phone calls regarding this application for Planning Appeal.

FINDINGS OF FACT/ACTION

Staff has offered five (5) Findings of Fact to support a motion to approve the requested appeal, overturning the Planning and Zoning Agency approval and denying the requested Zoning Variance, or six (6) Findings of Fact and six (6) conditions to deny the requested appeal, upholding the Planning and Zoning Agency's approval and granting the requested Zoning Variance. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Final Order Drafts
2. Appeal Application and Supporting Documents
3. ZVAR 2025-32 Compiled PZA Staff Package (2/19/26 PZA Hearing Date)
4. Public Correspondence

SUGGESTED MOTION / FINDINGS TO APPROVE REQUEST

Motion to approve **PLNAPPL 2026-07 Main Street Pizza** of **ZVAR 2025-32**, overturning the decision of the Planning and Zoning Agency and **DENYING** the request for a Zoning Variance to allow for the on-site sales and consumption of Alcoholic Beverages within 1,000 feet of an existing place of worship in Commercial General (CG) zoning, pursuant to Section 2.03.02.A.4 of the Land Development Code, and subject to the following findings:

SUGGESTED FINDINGS

1. The request for this Planning Appeal has been fully considered after a public hearing with legal notice duly published as required by law.
2. The request is not in compliance with Section 10.02.04 and Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has not 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 contrary to the public interest and is not in conflict with surrounding development.
4. The request does not meet the criteria established by Section 10.04.02 of the Land Development Code.
5. The request is in conflict with the Future Land Use Map designation of Community Commercial (CC).

SUGGESTED MOTION / FINDINGS/CONDITIONS TO DENY REQUEST

Motion to deny **PLNAPPL-07 Main Street Pizza** of **ZVAR 2025-32**, upholding the decision of the Planning and Zoning Agency and **APPROVING** the request for a Zoning Variance to allow for the on-site sales and consumption of Alcoholic Beverages within 1,000 feet of an existing place of worship in Commercial General (CG) zoning, pursuant to Section 2.03.02.A.4 of the Land Development Code, and subject to the following findings and conditions:

SUGGESTED FINDINGS

1. The request for this Zoning Variance has been fully considered after a public hearing with legal notice duly published as required by law.
2. The request complies 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 and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Community Commercial (CC).
6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

SUGGESTED CONDITIONS

1. The Zoning Variance is granted to **Main Street Pizza** doing business at 125 North Main Street and shall be non-transferable to any other location or entity.
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 Order.
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.

ATTACHMENT 1
FINAL ORDER DRAFTS



ORDER
ST. JOHNS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

RE: Benjamin Rodda
First Baptist Church of Hastings
109 N. Main Street
Hastings, FL 32145

FILE NUMBER: PLNAPPL 2026- 07 of ZVAR 2025-32

LEGAL: Exhibit A

PARCEL ID: 0045600-0000

DATE OF HEARING: May 19, 2026

ORDER APPROVING APPEAL,
OVERTURNING THE PLANNING AND ZONING AGENCY APPROVAL,
AND DENYING ZONING VARIANCE 2025-32

This was an Appeal of a Planning and Zoning Agency Final Order approving a Zoning Variance to allow for the on-site sales and consumption of Alcoholic Beverages within 1,000 feet of an existing place of worship, within Commercial General (CG) zoning. This Appeal of the Planning and Zoning Agency's decision was filed by Benjamin Rodda, representing First Baptist Church of Hastings, on March 20, 2026.

The matter was brought before the Board of County Commissioners on May 19, 2026, at a public hearing with legal notice duly published as required by law and conducted in accordance with Florida Law.

FINDINGS OF FACT

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

1. The request for this Planning Appeal has been fully considered after a public hearing with legal notice duly published as required by law.
2. The request is not in compliance with Section 10.02.04 and Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has not 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 contrary to the public interest and is not in conflict with surrounding development.
4. The request does not meet the criteria established by Section 10.04.02 of the Land Development Code.
5. The request is in conflict with the Future Land Use Map designation of Community Commercial (CC).

ACCORDINGLY, the Appeal is hereby **APPROVED** based on the above-stated Findings of Fact, and based upon said Findings, the Board of County Commissioners hereby denies the Zoning Variance, pursuant to Land Development Code Section 10.04.02 and Article XII.

Any Appeal of this decision may be made by filing a petition for writ of certiorari with the Clerk of the Circuit Court of St. Johns County in accordance with the St. Johns County Land Development Code and Florida Rules of Appellate Procedure.

DATED THIS ____ DAY OF _____, 2026.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY FLORIDA

Clay Murphy, Chair

**ATTEST: BRANDON J. PATTY,
Clerk of the Circuit Court & Comptroller**

BY: _____
Deputy Clerk

Effective Date: _____

Exhibit A: Legal Description

LOT 17, BLOCK 2, MCCLUNG'S ADDITION TO HASTINGS,
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED
MAP BOOK 1, PAGE 109, OF THE PUBLIC RECORDS OF ST.
JOHNS COUNTY, FLORIDA.



ORDER
ST. JOHNS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

RE: Benjamin Rodda
First Baptist Church of Hastings
109 N. Main Street
Hastings, FL 32145

FILE NUMBER: PLNAPPL 2026-07 of ZVAR 2025-32

LEGAL: Exhibit A

SITE PLAN: Exhibit B

PARCEL ID: 0045600-0000

DATE OF HEARING: May 19, 2026

ORDER DENYING APPEAL,
UPHOLDING THE PLANNING AND ZONING AGENCY APPROVAL,
AND APPROVING ZONING VARIANCE 2025-32

This was an appeal of a Planning and Zoning Agency Final Order denying a Zoning Variance to allow for the on-site sales and consumption of Alcoholic Beverages in conjunction with a restaurant located within 1,000 feet of an existing place of worship within Commercial General (CG) zoning, pursuant to Section 2.03.02.A.4 of the Land Development Code. This appeal of the Planning and Zoning Agency's decision was filed by Benjamin Rodda, representing First Baptist Church of Hastings on March 20, 2026.

The matter was brought before the Board of County Commissioners on May 19, 2026, at a public hearing with legal notice duly published as required by law and conducted in accordance with Florida Law.

FINDINGS OF FACT

Having considered this Appeal of the Planning and Zoning Agency's Final Order approving a Zoning Variance to allow for the on-site sales and consumption of Alcoholic Beverages in conjunction with a restaurant located within 1,000 feet of an existing place of worship in Commercial General (CG) zoning, pursuant to Section 2.03.02.A.4 of the Land Development Code; including all of the testimony and evidence presented by the appellants, the appellee, and the public at the public hearing for the Appeal, the Board of County Commissioners made the following findings of fact:

1. The request for this Zoning Variance has been fully considered after a public hearing with legal notice duly published as required by law.
2. The request complies 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 and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Community Commercial (CC).
6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

ACCORDINGLY, the Appeal is hereby DENIED based on the above-stated Findings of Fact, and based upon said Findings, the Board of County Commissioners hereby approves the Zoning Variance, pursuant to Land Development Code Section 10.04.02 and Article XII, subject to the following conditions:

1. The Zoning Variance is granted to **Main Street Pizza** doing business at 125 North Main Street and shall be non-transferable to any other location or entity.
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 Order.
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.

Any Appeal of this decision may be made by filing a petition for writ of certiorari with the Clerk of the Circuit Court of St. Johns County in accordance with the St. Johns County Land Development Code and Florida Rules of Appellate Procedure.

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.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

Clay Murphy, Chair

**ATTEST: BRANDON J. PATTY,
Clerk of the Circuit Court & Comptroller**

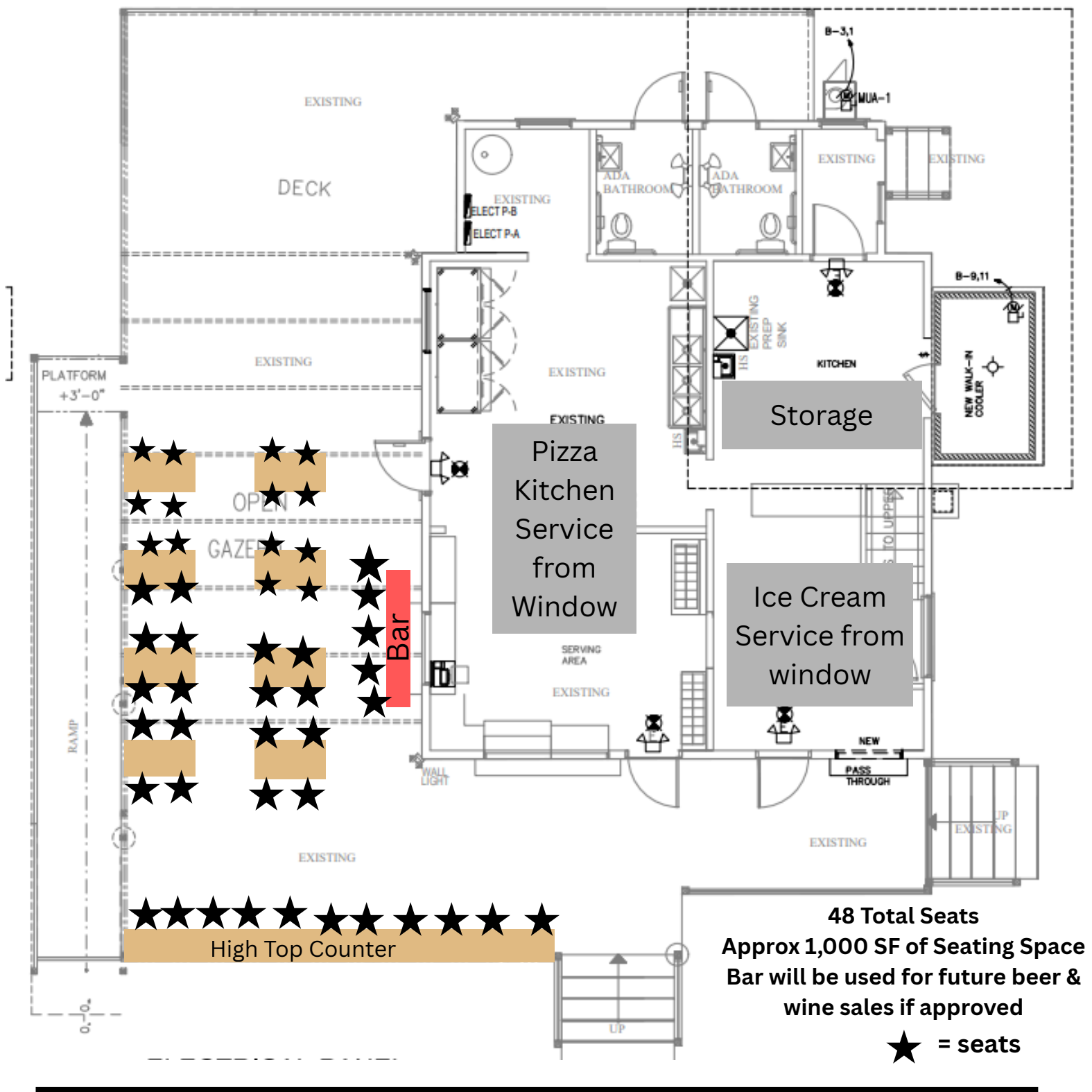
BY: _____
Deputy Clerk

Effective Date: _____

Exhibit A: Legal Description

LOT 17, BLOCK 2, MCCLUNG'S ADDITION TO HASTINGS,
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED
MAP BOOK 1, PAGE 109, OF THE PUBLIC RECORDS OF ST.
JOHNS COUNTY, FLORIDA.

There is no indoor seating- All seating is on the outdoor covered Deck



48 Total Seats
Approx 1,000 SF of Seating Space
Bar will be used for future beer & wine sales if approved

★ = seats

sidewalk

Main ST

ATTACHMENT 2

APPEAL APPLICATION AND SUPPORTING DOCUMENTS



St. Johns County Growth Management Department Application for Appeal

The Appeal must be submitted within thirty (30) days
of the date when the written final order/decision is signed and dated.

Date 3/19/26 Appeal of a: Variance and Special Use Permit granted

Project Name

Appellant's Information

Name: First Baptist Church of Hastings Phone Number 904-692-1563

Address: 109 N. Main Street email benrodde.br@gmail.com

City: Hastings State FL Zip Code 32145

Location of property that is the subject of his Appeal: 125 N. Main St. Hastings, FL 32145

Parcel ID Number 045600-0000

Administrative official whose decision is being appealed Planning and Zoning Agency
may attach narrative

Specific error alleged as the grounds for the Appeal see attached
may attach narrative

Describe what interest the person filing this Appeal has in the issue(s) being appealed. Church is within 1000 feet of Restaurant

I hereby certify that all information is correct and request an appearance before the Board of County Commissioners for Public Hearing on the above mentioned Appeal.

Benjamin Rodde
Signed

Benjamin Rodde
Print Name

Information of person to receive all correspondence regarding this application:

Name: Benjamin Rodde Phone Number 904-814-4390

Address: P.O. Box 1089 email benrodde.br@gmail.com

City: Hastings State FL Zip Code 32145

When a person decides to appeal a decision made by any St. Johns County Board or Committee, with respect to any matter considered at a public meeting, he may need a record of the proceedings, and for such purpose 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 to be based.

Narrative of Reasons for Appeal

(Pursuant to Section 26.03 (D) (I) of the St. Johns County Land Development Code

This appeal is brought by First Baptist Church of Hastings as an adversely affected property of the final decision of the St. Johns County Planning and Zoning Agency issued on February 25, 2026, File Number ZVAR 2025-32. This appeal is timely brought within 30 days of the signed written final order.

This appeal asserts that the Finding of Fact of the Final Order stating that “the request is not contrary to the public interest and is not in conflict with surrounding development” is demonstrably incorrect. Allowing drinking within 50 feet of a church that routinely engages in programs involving minors is contrary to the public interest and the location of the church in relation to the restaurant makes the serving of beer/wine in conflict with the surrounding development.

Distance limitations between establishments that sell alcohol and schools and churches are well-established in many states, including Florida. The Florida Supreme Court has acknowledged the importance, stating “[t]he purpose of the enactment... was, of course, to make the church and school free from the influence of establishments selling intoxicating liquor.” *State Ex Rel. First Presbyterian Church of Miami v. Fuller*, 136 Fla. 788, 187 So. 148 (Fla. 1939).

The First District Court of Appeal in Florida upheld a 1500-foot restriction, noting that the restriction was “a valid exercise of the City’s police power for the protection of the health and morals of the general public.” *City of Jacksonville v. Nichol's Alley of Jacksonville, Inc.*, 402 So.2d 1319 (Fla. App. 1981), emphasis added.

Section 2.03.02.A of the Land Development Code for St. Johns County states “no vendor of alcoholic beverages that is located within the unincorporated area of St. Johns County shall maintain a place of business within 1000 feet of an established Church located in the unincorporated or incorporated area of St. Johns County.”

Main Street Pizza is within 50 feet of First Baptist Church. There simply can be no finding of fact that allowing an establishment that serves alcohol so close to a church – particularly a church that routinely engages in evening activities for youth – is not contrary to the public interest and is not in conflict with surrounding development. This Finding of Fact should be overturned and as such the variance request denied.

ATTACHMENT 3

ZVAR 2025-32 COMPILED PZA STAFF PACKAGE 2-19-26 MEETING

3

**AGENDA ITEM
Planning & Zoning**

Meeting

2/19/2026

MEETING DATE

TO: Planning and Zoning Board Members

DATE: January 27, 2026

FROM: Marie Colee, Assistant Program Manager

PHONE: 904 209-0662

SUBJECT OR TITLE: ZVAR 2025-32 Main Street Pizza

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

PRESENTER: Matt Glass, owner

BACKGROUND INFORMATION:

Request for a Zoning Variance to Section 2.03.02.A of the Land Development Code to allow for the sale of alcoholic beverages in conjunction with an existing restaurant located within 1,000 feet of an existing place of worship and specifically located at 125 North Main Street. This request is a companion application to SUPMAJ 2025-27 Main Street Pizza.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to approve ZVAR 2025-32 Main Street Pizza based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

DENY: Motion to deny ZVAR 2025-32 Main Street Pizza based upon four (4) findings of fact as provided in the Staff Report.



Growth Management Department
Planning Division Report
Application for Zoning Variance
ZVAR 2025-32 Main Street Pizza

To: Planning and Zoning Agency

From: Marie Colee, Assistant Program Manager

Date: January 28, 2026

Subject: **ZVAR 2025-32 Main Street Pizza**, request for a Zoning Variance to Section 2.03.02.A of the Land Development Code to allow for the sale of alcoholic beverages in conjunction with an existing restaurant located within 1,000 feet of an existing place of worship, specifically located at 125 North Main Street. This request is a companion application to SUPMAJ 2025-27.

Applicant: Matt Glass

Owner: 125 N Main St LLC

Hearing Dates: Planning and Zoning Agency – February 19, 2026

Commissioner District: District 2

SUGGESTED MOTION/ACTION

APPROVE: Motion to approve **ZVAR 2025-32 Main Street Pizza** based upon six (6) findings of fact and six (6) conditions as provided in the Staff Report.

DENY: Motion to deny **ZVAR 2025-32 Main Street Pizza** based upon four (4) findings of fact as provided in the Staff Report.

MAP SERIES

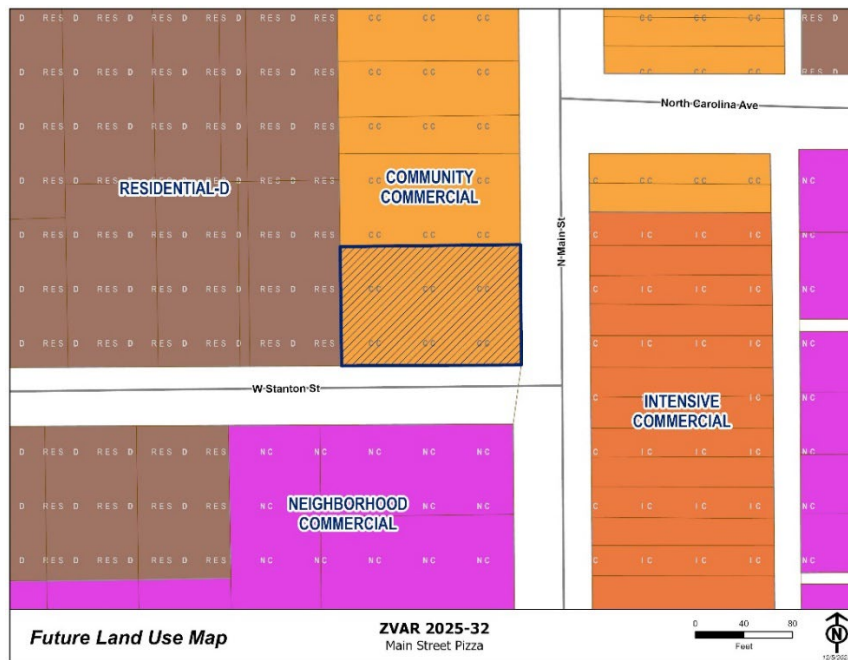
Location: The subject property is located on the southwest corner of North Main Street and West Stanton Street.



Aerial Imagery: The subject property is located within the Hastings Overlay District on approximately 0.34 acres of land. The subject parcel contains an existing restaurant. Adjacent properties are as follows: to the immediate north is vacant commercial, to the west is single-family residential, to the south, across W. Stanton Street, is the First Baptist Church of Hastings (approximately 49 feet), and to the east, across North Main Street, are existing commercial uses.



Future Land Use: The subject property has a Future Land Use Map (FLUM) designation of Community Commercial (CC). Surrounding properties include Residential-D to the west, Neighborhood Commercial (NC) across W. Stanton Street to the south, with Community Commercial (CC) and Intensive Commercial (IC) across North Main Street to the east.



Zoning District: The subject property is currently zoned Commercial, General (CG), with property to the east across North Main Street zoned CG and Commercial Intensive (CI). Properties to the west are zoned Residential, General (RG-2), and to the south, across West Stanton Street, is Commercial Neighborhood (CN).



REQUIRED CRITERIA FOR ACTION

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

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;

Applicant's response: The Variance will not be contrary to the public interest.

- 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,

Applicant's response: No topographical conditions, but it is within the 1,000 ft. separation requirement.

- 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

Applicant's response: This will not cause undue hardship to carry out the spirit and purpose of this code.

- 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: This Variance will not be contrary to the spirit and purpose of this code.

APPLICABLE REGULATIONS

Sec. 2.03.02 Alcoholic Beverages (provided in part)

Alcohol Beverage Establishments may be permitted as a Special Use within districts as defined in Section 2.03.01 and shall be subject to the following conditions and limitations:

- A. Nearby Church - Nearby School

No vendor of alcoholic beverages that is located within the unincorporated area of St. Johns County shall maintain a place of business within one thousand (1,000) feet of an established school or within one thousand (1,000) feet of an established Church located in the unincorporated or incorporated area of St. Johns County.

In the case of a Church, this distance shall be measured from property line to property line, without regard to the route of travel.

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.

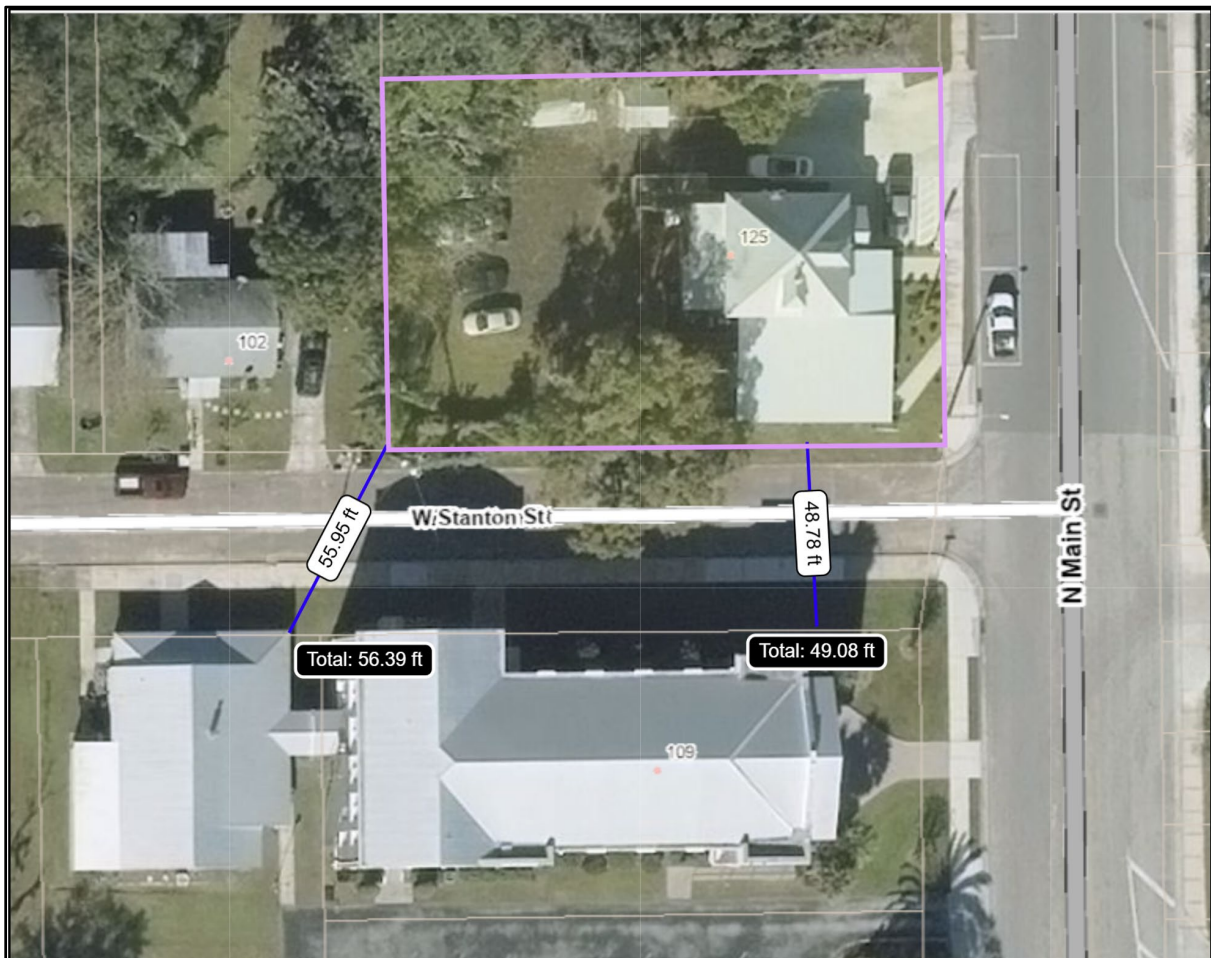
Please be advised that, pursuant to Section 10.04.02.A of the LDC, the Planning and Zoning Agency may grant a variance that is less than the full requested variance to the extent that a hardship no longer

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: Review by Planning staff found that the subject property comprises approximately 0.34 acres. In 2022, the subject property was converted from a residence to a takeout-only restaurant with a 1,500 SF outdoor seating patio area (NDR CSTPL 2022-66). The current use is an allowable use by right within the CG zoning district and is compatible with the Community Commercial FLUM designation as well as the Hastings Overlay District regulations. Moreover, the subject property is located along a commercial corridor within the Hasting Overlay District.

This request seeks relief from the distance requirement to allow for alcohol sales within 1,000 feet of an established Church, which is located directly south, across W. Stanton Street. As proposed, the distance to the nearby First Baptist Church of Hastings is approximately 48.78 feet. This request is a companion application to SUPMAJ 2025-27 Main Street Pizza, which seeks to allow for the on-site sale and consumption of alcoholic beverages. It is noted that several nearby retail businesses allow for the packaged sale of beer and wine, which is exempt from the distance requirements for alcohol sales per Section 2.03.02.C, if meeting State statutes.

Distance Map: The provided map shows the approximate distance from the restaurant property boundary to the nearby First Baptist Church of Hastings.



Street View: The provided photo shows the nearby Church, located to the south, across W. Stanton Street.



CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, Staff have not received any correspondence or phone calls.

FINDINGS/ACTION

Staff offer 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. Draft Final Orders
2. Supporting Documents

SUGGESTED MOTION/FINDINGS/CONDITIONS TO APPROVE REQUEST

Motion to approve **ZVAR 2025-32 Main Street Pizza**, request for a Zoning Variance to Section 2.03.02.A of the Land Development Code to allow for the sale of alcoholic beverages in conjunction with an existing restaurant located within 1,000 feet of an existing place of worship, specifically located at 125 North Main Street, subject to the following conditions:

1. The Variance is granted to **Main Street Pizza** and will not be transferable.
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 Order.
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 Findings:

1. The request for this Zoning Variance has been fully considered after a public hearing with legal notice duly published as required by law.
2. The request complies 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 Community Commercial (CC).
6. The applicant, at the public hearing, 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 2025-32 Main Street Pizza**, request for a Zoning Variance to Section 2.03.02.A of the Land Development Code to allow for the sale of alcoholic beverages in conjunction with an existing restaurant located within 1,000 feet of an existing place of worship, specifically located at 125 North Main Street.

1. The request is not in compliance with Article 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 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 Designation of Community Commercial (CC).

(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: Matt Glass
183 Pinewoods Street
Ponte Vedra, FL 32081

FILE NUMBER: ZVAR 2025-32

LEGAL: Exhibit A

SITE PLAN: Exhibit B

PARCEL IDS: 045600-0000

DATE OF HEARING: February 19, 2026

ORDER GRANTING ZONING VARIANCE REQUEST

The above-referenced application for a Zoning Variance to Section 2.03.02.A of the Land Development Code to allow for the sale of alcoholic beverages in conjunction with an existing restaurant located within 1,000 feet of an existing place of worship, specifically located at 125 North Main Street, which came before the Planning and Zoning Agency for a public hearing on February 19, 2026.

FINDINGS

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

1. The request for this Zoning Variance has been fully considered after a 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 Community Commercial (CC).
6. The applicant, at the public hearing, 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 Section 2.03.02.A of the Land Development Code to allow for the sale of alcoholic beverages in conjunction with an existing restaurant located within 1,000 feet of an existing place of worship, specifically located at 125 North Main Street, subject to the following conditions:

1. The Variance is granted to **Main Street Pizza** and will not be transferable.
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 Order.
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. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code.
5. 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.

DATED THIS _____ DAY OF _____, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

Chair/Vice-Chair

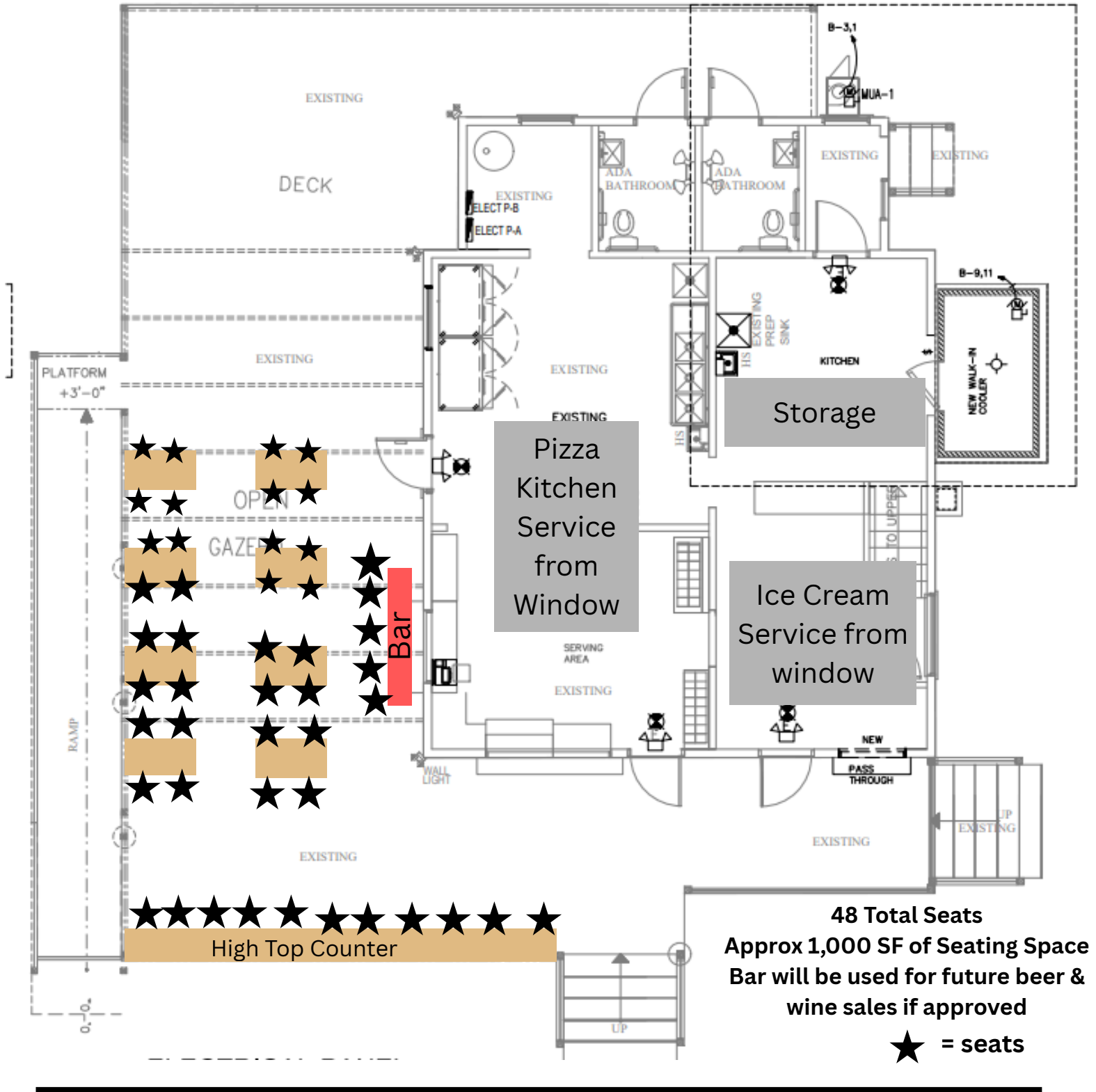
The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida, certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

Clerk, Growth Management Department

Exhibit A: Legal Description

LOT 17, BLOCK 2, MCCLUNG'S ADDITION TO HASTINGS,
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED
MAP BOOK 1, PAGE 109, OF THE PUBLIC RECORDS OF ST.
JOHNS COUNTY, FLORIDA.

There is no indoor seating- All seating is on the outdoor covered Deck



48 Total Seats
Approx 1,000 SF of Seating Space
Bar will be used for future beer & wine sales if approved

★ = seats

sidewalk

Main ST



ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE: Matt Glass
183 Pinewoods Street
Ponte Vedra, FL 32081

FILE NUMBER: ZVAR 2025-32

LEGAL: Exhibit A

PARCEL IDs: 045600-0000

DATE OF HEARING: February 19, 2026

ORDER DENYING ZONING VARIANCE REQUEST

The above-referenced application for a Zoning Variance to Section 2.03.02.A of the Land Development Code to allow for the sale of alcoholic beverages in conjunction with an existing restaurant located within 1,000 feet of an existing place of worship, specifically located at 125 North Main Street, which came before the Planning and Zoning Agency for a public hearing on February 19, 2026.

FINDINGS

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

1. The request is not in compliance with Article 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 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 Designation of Community Commercial (CC).

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby denies the request for a Zoning Variance to Section 2.03.02.A of the Land Development Code to allow for the sale of alcoholic beverages in conjunction with an existing restaurant located within 1,000 feet of an existing place of worship, specifically located at 125 North Main Street.

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

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MAP BOOK 1, PAGE 109, OF THE PUBLIC RECORDS OF ST.
JOHNS COUNTY, FLORIDA.

Attachment 2

Supporting Documents



St. Johns County Growth Management Department

Application for: Zoning Variance

Date 11/10/25 Property Tax ID No 045600-0000

Project Name Main St Pizzeria

Property Owner(s) 125 N Main St LLC Phone Number 917-595-9061

Address 183 Pinewood St Fax Number

City Ponte Vedra State FL Zip Code 32081 e-mail mglass07@gmail.com

Are there any owners not listed? No Yes If yes please provide information on separate sheet.

Applicant/Representative Matt Glass Phone Number 917-595-9061

Address 183 Pinewoods St Fax Number

City Ponte Vedra State FL Zip Code 32081 e-mail mglass07@gmail.com

Property Location 125 N Main St Hastings FL 32145

Major Access N/A Size of Property 0.34 Acres Cleared Acres (if applicable)

Zoning Class CG No. of lots (if applicable) 1 Overlay District (if applicable) Hastings

Water & Sewer Provider St Johns Utilities Future Land Use Designation CC

Present Use of Property Pizza Restaurant Proposed Bldg. S.F. 4188

Project Description (use separate sheet if necessary)

Request for a zoning variance to section 2.03.02A of the land development code to allow for the sale of alcoholic beverages in conjunction with an existing restaurant located within 1,000 feet of a place of worship. This request will have a companion Special use Application

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

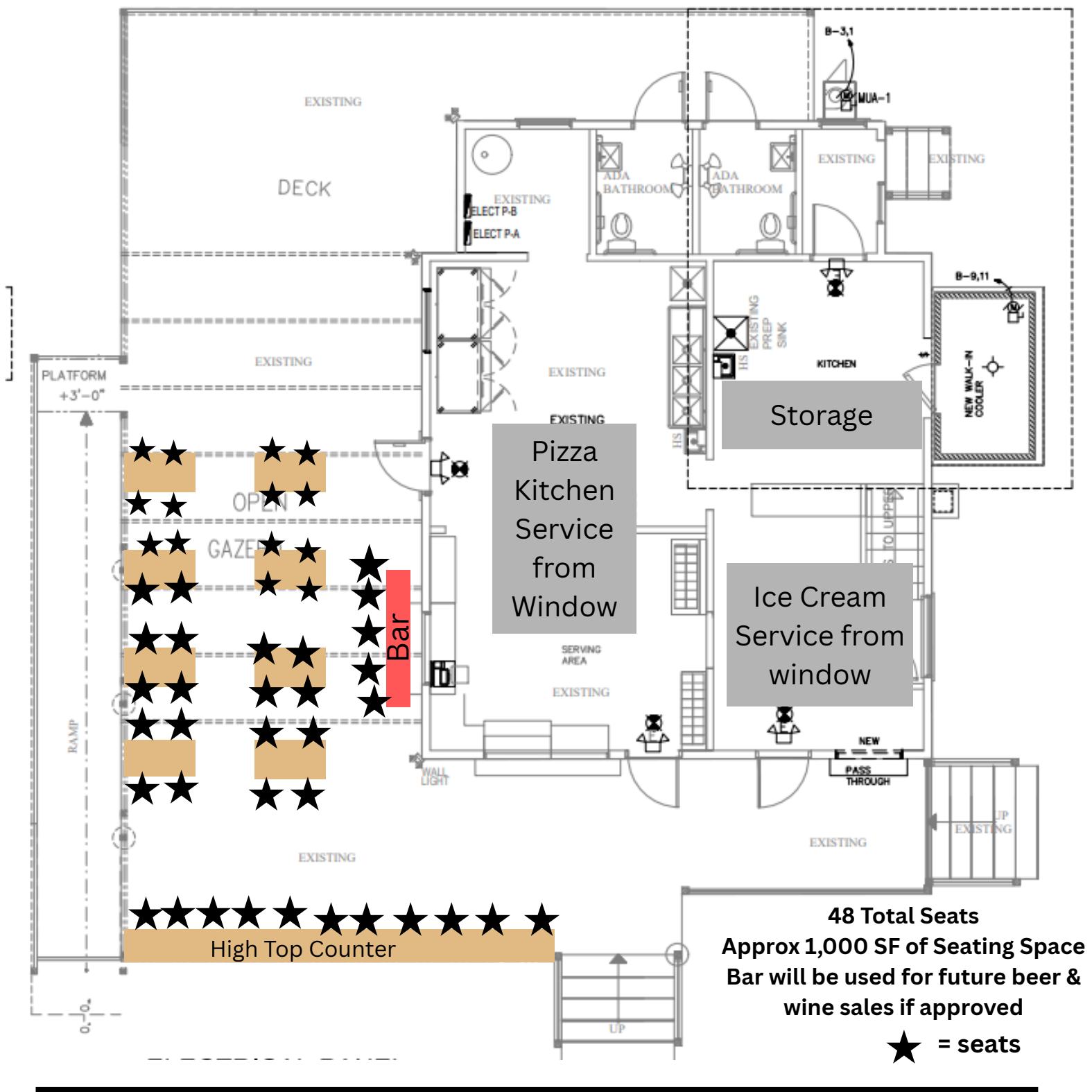
Signed By Matt Glass

Printed or typed name(s) Matt Glass

Exhibit D- Owners Narrative

Main St Pizza LLC believes in the vision for a revitalized and economically thriving downtown Hastings. We believe that we can continue to play an important role in the economic development in the area by being the premier food and entertainment establishment that can anchor a vibrant main st. We believe that by acquiring a beer and wine license we can draw more visitors to come more often and stay longer to enrich our entire community.

There is no indoor seating- All seating is on the outdoor covered Deck



sidewalk

Main ST

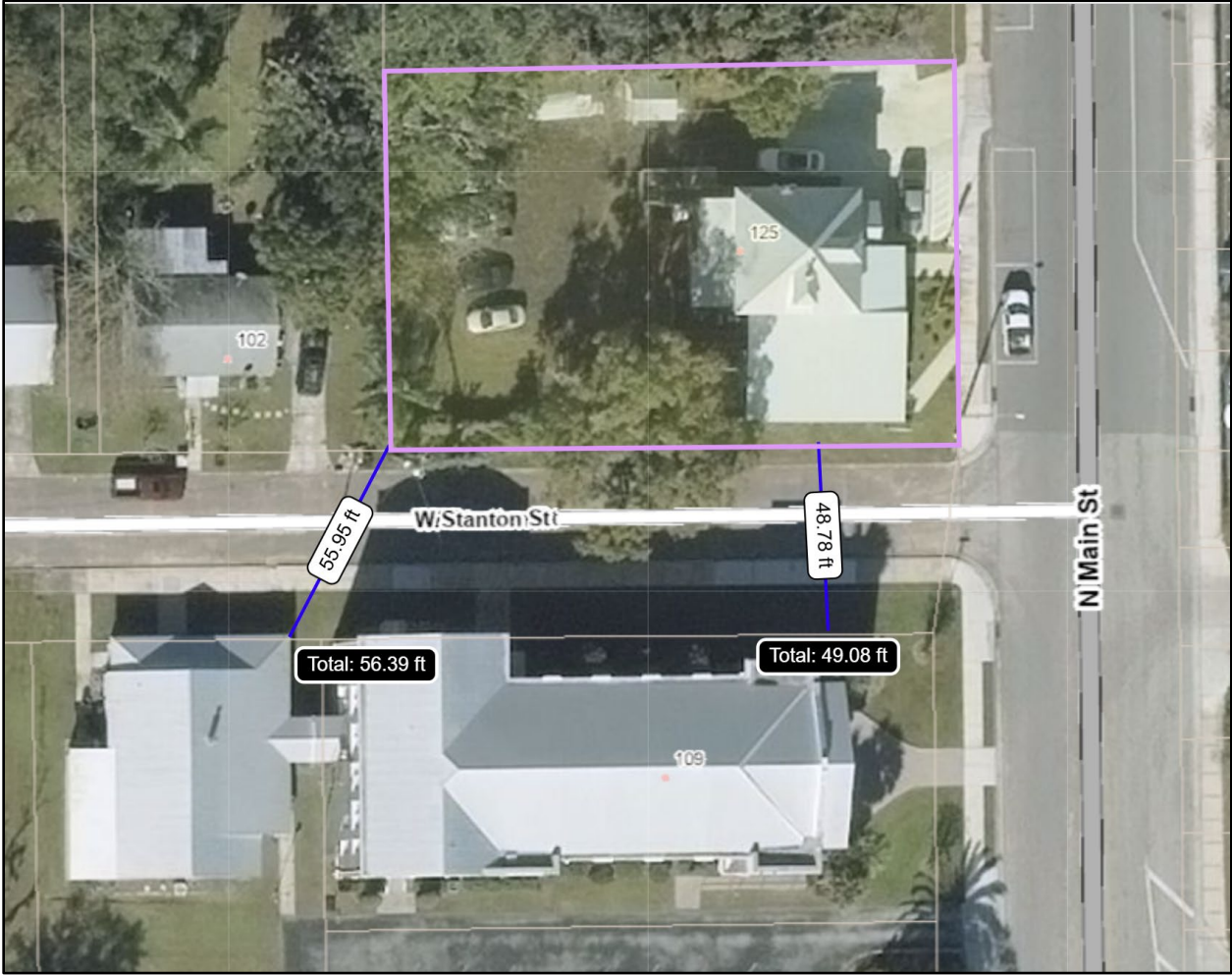


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ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE: Matt Glass
183 Pinewoods Street
Ponte Vedra, FL 32081

FILE NUMBER: ZVAR 2025-32

LEGAL: Exhibit A

SITE PLAN: Exhibit B

PARCEL IDs: 045600-0000

DATE OF HEARING: February 19, 2026

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FINDINGS

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

1. The request for this Zoning Variance has been fully considered after a 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 Community Commercial (CC).
6. The applicant, at the public hearing, 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 Section 2.03.02.A of the Land Development Code to allow for the sale of alcoholic beverages in conjunction with an existing restaurant located within 1,000 feet of an existing place of worship, specifically located at 125 North Main Street, subject to the following conditions:

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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 Order.
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. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code.
5. 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.

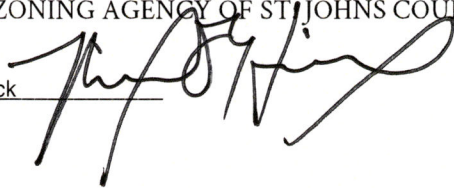
Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

DATED THIS 25 DAY OF February, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

Richard A. Hilsenbeck

Chair/Vice-Chair



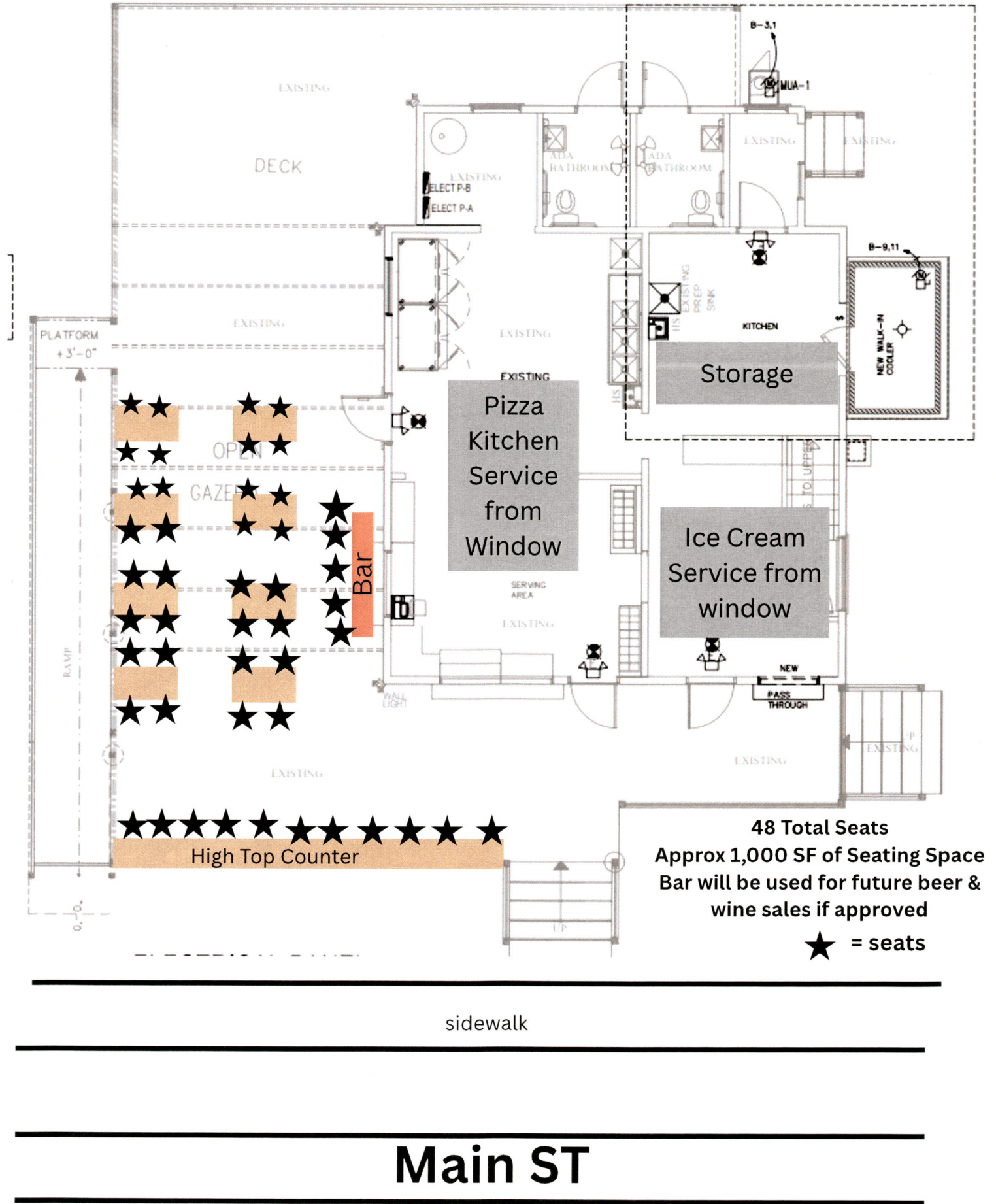
The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida, certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.


Clerk, Growth Management Department

Exhibit A: Legal Description

LOT 17, BLOCK 2, MCCLUNG'S ADDITION TO HASTINGS,
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED
MAP BOOK 1, PAGE 109, OF THE PUBLIC RECORDS OF ST.
JOHNS COUNTY, FLORIDA.

There is no indoor seating- All seating is on the outdoor covered Deck



ATTACHMENT 4
CORRESPONDENCE

From: [Tami Rich](#)
To: [Jennifer Gutt](#); [Marie Colee](#)
Subject: FW: Beer and wine
Date: Wednesday, April 22, 2026 7:37:06 AM

From: Alan Fraikin <bocafixit@gmail.com>
Sent: Wednesday, April 22, 2026 7:28 AM
To: FAXPLANDEPT <faxplandep@sjcfl.us>
Cc: mainstpizzahastings.com@gmail.com
Subject: Beer and wine

I'm writing this email in support of Main Street Pizza, they are a restaurant and not a bar, having a beer or wine with dinner, I see nothing wrong with that. Main Street Pizza is doing their part to keep Hastings alive.

From: [Andrew Moree](#)
To: [Jennifer Gutt](#)
Cc: [Marie Colee](#)
Subject: Fw: Main Street Pizza
Date: Monday, April 27, 2026 7:32:02 AM

From: alynicada88@gmail.com <alynicada88@gmail.com>
Sent: Sunday, April 26, 2026 1:29 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Main Street Pizza

I'm emailing to voice support for Main Street Pizza to be able to serve beer and wine. We were just at the Potato, Bacon and Cabbage Festival where my mother and I were able to get rum daquiris from a tent and walk around with them.

It seems quite odd that when we sat to have some pizza we were unable to have a beer or wine with our food.

I'm not sure what safety hazard is concerning so long as the establishment is careful not to over serve, which businesses are always mindful of and trained on.

Do you also regulate alcohol sold at the gas station a few doors down?

If we are to support local small business owners this is an excellent way to do so as alcohol sales bring in a good amount of revenue.

Please bring back their ability to sell beer and wine to our community.

Alyssa A.
St. Augustine
9045470935
Sent from my iPhone

From: [Andrew Moree](#)
To: [Jennifer Gutt](#)
Cc: [Marie Colee](#)
Subject: Fw: I support Main St Pizza
Date: Monday, April 27, 2026 7:35:03 AM

From: AJ Mouse <ajmouse13@gmail.com>
Sent: Friday, April 24, 2026 5:44 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: I support Main St Pizza

I own a building lot on Kathy St Hastings Florida my name is Andrew Nowik, 10 Ryapple Lane, Palm Coast, FL hope to relocate soon to Hastings 386-264-8941

From: [Adam Howington](#)
To: [Jennifer Gutt](#)
Cc: [Marie Colee](#)
Subject: FW: Main St. Pizza - Hastings
Date: Friday, April 24, 2026 1:49:51 PM

From: Andrew Ketterer <andrew@kettererlaw.com>
Sent: Friday, April 24, 2026 12:40 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Cc: mainstpizzahastings.com@gmail.com
Subject: Main St. Pizza - Hastings

Dear Commissioner,

I write as a patron of Main St. Pizza in Hastings since it opened. I am in favor of the continued zoning variance for service of beer and wine at their restaurant. Main Street has worked very hard to improve downtown Hastings and breathe much needed life back into it with an excellent family restaurant. My family and I go there several times per month. I have never seen disorderly behavior or conduct from any other patron or family.

It is my understanding that there may be a 'safety' concern with the continued zoning variance. However, to my knowledge there has been no alcohol related issues since issuance. Additionally, in order for there to *be* a safety risk as a result of alcohol Main Street would *first* have to serve a customer to the point of intoxication (a violation in and of itself) and *then* the customer would have to commit a second, independent crime of driving while over the legal limit. Without these independent violations/crimes first occurring, there is no safety risk to nearby neighbors or members of the public. This identical risk exists from the Dollar General or gas station across the street where someone could buy beer, then drink it (container violation) and drive while intoxicated. Yet no outrage exists as to those nationally owned companies.

Main Street is not a bar with the primary focus/income stemming from alcohol sales. It is a family restaurant offering adults the option to have a beer or glass of wine in the evening, along with a family dinner – something commonly offered at similar restaurants. Singling out Main Street from two other businesses, on the same corner, does not appear to be based in fact related to a safety concern.

Please do not stifle growth in our community. It needs all the help it can get. The variance should be upheld as issued in February.

Thanks,

Andrew P. Ketterer, Esq.

KETTERER & KETTERER
215 Federal Point Road
E. Palatka, FL 32131
(904) 242-6020

From: [Tami Rich](#)
To: [Marie Colee](#); [Jennifer Gutt](#)
Subject: FW: Bear and Wine
Date: Thursday, April 23, 2026 11:40:15 AM

-----Original Message-----

From: Carl Stevens <carl.stevens17@yahoo.com>
Sent: Thursday, April 23, 2026 11:31 AM
To: FAXPLANDEPT <plandept@sjcfl.us>
Cc: mainstpizzahastings.com@gmail.com
Subject: Bear and Wine

I think it's a great thing. It's like 1 stop shopping. It's no different than getting gas but go inside to get a drink or food. It's convenient. That's why you don't see just gas stations only anymore. So rarer you get gas or Pizza. It's the same and now you get to offer you community another benefit for them and the business owner who pays there taxes. Thank you for taking my email.

Sincerely,

Carl Stevens

Sent from my iPhone

From: [Tami Rich](#)
To: [Marie Colee](#); [Jennifer Gutt](#)
Subject: FW: Beer and wine permit
Date: Thursday, April 23, 2026 11:04:43 AM

From: christine humphries <carzh@yahoo.com>
Sent: Thursday, April 23, 2026 11:02 AM
To: FAXPLANDEPT <plandept@sjcfl.us>
Cc: mainstpizzahastings.com@gmail.com
Subject: Beer and wine permit

Dear SJC Commissioners:

As a resident of nearby Elkton who frequently visits the town of Hastings, I strongly urge you to honor the permit issued to Main Street Pizza back in February which allows this establishment to sell beer and wine to their patrons to be enjoyed with their meal.

This small family business is a haven for families and individuals who don't live in or near St. Augustine and who don't necessarily want to drive all the way into town and have to deal with crowds and parking issues to have a relaxing delicious meal. What a joy it is for your "country" constituents to have a place to go and enjoy excellent food and drink close by to home.

Main Street serves beer and wine responsibly so that patrons will be happy and satisfied with their dining experience. This establishment is NOT a bar, nor does management intend it to be. It is a family restaurant for all.

It would be nonsensical to deny this family restaurant its permitting while allowing the Dollar General across the street to sell beer and wine to its patrons.

Thank you for your consideration of my request and the request of many others. Please continue to support this local family owned business and its grateful neighbors, friends, and patrons by allowing them to continue offering beer and wine with their meals.

Sincerely,

Christine Humphries
Elkton, FL

[Sent from Yahoo Mail for iPhone](#)

From: [Andrew Moree](#)
To: [Jennifer Gutt](#)
Cc: [Marie Colee](#)
Subject: Fw: Zoning and Alcohol Service
Date: Monday, April 27, 2026 7:32:31 AM

From: Curtis Bush <curtisclaytonbush@yahoo.com>
Sent: Sunday, April 26, 2026 1:07 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Cc: mainstpizzahastings.com@gmail.com <mainstpizzahastings.com@gmail.com>
Subject: Zoning and Alcohol Service

I'm writing to voice my support for Main Street Pixza Hastings to be able to continue to serve beer and wine.

It seems strange that a pizza spot can't serve a beer with a meal.

While safety concerns are understandable there doesn't appear to be any consistency in the logic or enforcement of these rules.

If you can buy beer at the gas station why can't you buy it at lunch? By the logic presented the gas station is an exponentially larger community hazard.

Furthermore, in the land of the free includes the right to have a beer.

I'm writing this as a Saint Johns County citizen who doesn't even consume alcohol. This is strictly a matter of fairness and the freedom of individuals to run their businesses as they see fit.

If these restrictions aren't going to be enforced uniformly in the community, it stands to reason that the suspension of Main St Pizza's ability to serve beer and wine is unfair and should be lifted.

Thank you,

Clayton Bush
904-466-1367
Sent from my iPhone

From: [Andrew Moree](#)
To: [Jennifer Gutt](#)
Cc: [Marie Colee](#)
Subject: Fw: This is Florida not Cali
Date: Monday, April 27, 2026 7:34:15 AM

From: Courtney De Blasio <cdude200@gmail.com>
Sent: Friday, April 24, 2026 8:42 PM
To: FAXPLANDEPT <plandept@sjcfl.us>; mainstpizzahastings.com@gmail.com
<mainstpizzahastings.com@gmail.com>
Subject: This is Florida not Cali

People really need to mind their own business and realize that a lot of people drink responsibly a beer or two isn't going to impair your judgement on the drive home
Just remember in Italy they have wine with lunch everyday and go back to work
This is a great local businesses that makes excellent food and really giving that place across the street a run for thier money

Courtney Alex De Blasio
904-788-1310

From: [Tami Rich](#)
To: [Marie Colee](#); [Jennifer Gutt](#)
Subject: FW: Support for Main St Pizza – Zoning Variance & Special Use Permit
Date: Thursday, April 23, 2026 10:01:23 AM

From: Jessica Misora <jessicamaemisora@gmail.com>
Sent: Thursday, April 23, 2026 9:49 AM
To: FAXPLANDEPT <plandept@sjcfl.us>
Cc: mainstpizzahastings.com@gmail.com
Subject: Support for Main St Pizza – Zoning Variance & Special Use Permit

Dear St. Johns County Planning Department and Board of County Commissioners,

I am writing as a long-time resident and loyal customer to express my full support for Main St Pizza in Hastings and to urge the Board to uphold the previously granted zoning variance and special use permit for their 2COP beer and wine license.

Main St Pizza is a cornerstone of our local community. It is a family-oriented establishment where neighbors gather for quality food and a welcoming atmosphere. The addition of beer and wine service has not changed the character of the restaurant; rather, it has simply allowed patrons to enjoy a complete dining experience similar to any other sit-down eatery in the county.

Regarding the concerns raised by local organizations:

Main St Pizza is a restaurant, not a bar. Their focus remains on food service, and there is no evidence to suggest that offering beer or wine with a meal poses a safety risk to our community.

It is worth noting that alcohol is already available for purchase in the immediate vicinity, including the Dollar General directly across the street. Denying a local small business the same right to serve its customers, especially after they have already demonstrated responsible service since February, seems inconsistent and unfairly punitive.

The owners of Main St Pizza have proven themselves to be responsible, community-minded business owners. I strongly believe that upholding their permit is the right decision for the economic health and social fabric of Hastings.

I respectfully request that the Board of County Commissioners honor the Zoning Commission's original decision and allow Main St Pizza to continue serving our community in full capacity.

Sincerely,

Jessica Misora

From: [Tami Rich](#)
To: [Jennifer Gutt](#); [Marie Colee](#)
Subject: FW: Support for Main St Pizza on obtaining a 2cop beer and wine license
Date: Wednesday, April 22, 2026 7:36:53 AM

From: Jonathan Ouyang <jonathan.f.ouyang@gmail.com>
Sent: Tuesday, April 21, 2026 9:20 PM
To: FAXPLANDEPT <faxplandept@sjcfl.us>
Cc: mainstpizzahastings.com@gmail.com
Subject: Support for Main St Pizza on obtaining a 2cop beer and wine license

To Whom It may concern,

I would love to have a can of beer while eating pizza there. It is saving me from going outside the pizza shop and driving somewhere else for a drink.

Best,
Jonathan
Residence of St John's County

From: [Joy Sacco](#)
To: [FAXPLANDEPT](#)
Cc: mainstreetpizza.com@gmail.com
Subject: Beer and Wine
Date: Wednesday, April 22, 2026 8:54:06 PM

I would like to see Main Street Pizza be able to continue selling beer and wine. It is a nice addition to having dinner on the deck there

Joy E. Sacco

From: [Tami Rich](#)
To: [Marie Colee](#); [Jennifer Gutt](#)
Subject: FW:
Date: Thursday, April 23, 2026 12:24:02 PM

From: Karen Hazlip <karenhazlip@gmail.com>
Sent: Thursday, April 23, 2026 12:22 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject:

Beer and wine support for pizza joint in Hastings.. I think it would be great

From: [Tami Rich](#)
To: [Jennifer Gutt](#); [Marie Colee](#)
Subject: FW: Support of Beer & Wine Sales
Date: Wednesday, April 22, 2026 7:36:42 AM

From: Kelly McTaggart <kellymctaggart@gmail.com>
Sent: Tuesday, April 21, 2026 4:25 PM
To: FAXPLANDEPT <faxplandept@sjcfl.us>
Cc: mainstreetpizzahasting.com@gmail.com
Subject: Support of Beer & Wine Sales

I fully support the SJC PZA decision to grant a Variance and Special Use Permit for this dining establishment, Main Street Pizza and Ice Cream, to be allowed to sell beer and wine for on-site consumption even though the location coincides within 1000 feet of at least 3 churches. The main criteria for the PZA decision came down to compatibility. Hastings, Florida's N. Main St. is a quaint business corridor currently enjoying a renaissance of economic vitality. It is so important to the community that businesses can thrive. The pizza restaurant is a wholesome, quality food purveyor and the addition of beer and wine with the fine pizza and Italian entree dishes makes for a very satisfying meal. It is not a bar or hangout. Hastings is not that kind of community. This restaurant is the only one currently open in the evenings and has become well known and enjoyed for its warm, welcoming service, good food value and productive economic impact on the community. The ability to sell beer and wine should help this small establishment meet its financial needs and continue to serve the community.

As other food service businesses grow in Hastings, I hope they receive the same compatible Variance and Special Use designation that will better their bottom line to exist, thrive and serve what promises to be a growing community.

Kelly McTaggart
Hastings resident

From: [Tami Rich](#)
To: [Jennifer Gutt](#); [Marie Colee](#)
Subject: FW: Support of Beer & Wine Sales
Date: Wednesday, April 22, 2026 7:36:42 AM

From: Kelly McTaggart <kellymctaggart@gmail.com>
Sent: Tuesday, April 21, 2026 4:25 PM
To: FAXPLANDEPT <faxplandep@sjcfl.us>
Cc: mainstreetpizzahasting.com@gmail.com
Subject: Support of Beer & Wine Sales

I fully support the SJC PZA decision to grant a Variance and Special Use Permit for this dining establishment, Main Street Pizza and Ice Cream, to be allowed to sell beer and wine for on-site consumption even though the location coincides within 1000 feet of at least 3 churches. The main criteria for the PZA decision came down to compatibility. Hastings, Florida's N. Main St. is a quaint business corridor currently enjoying a renaissance of economic vitality. It is so important to the community that businesses can thrive. The pizza restaurant is a wholesome, quality food purveyor and the addition of beer and wine with the fine pizza and Italian entree dishes makes for a very satisfying meal. It is not a bar or hangout. Hastings is not that kind of community. This restaurant is the only one currently open in the evenings and has become well known and enjoyed for its warm, welcoming service, good food value and productive economic impact on the community. The ability to sell beer and wine should help this small establishment meet its financial needs and continue to serve the community.

As other food service businesses grow in Hastings, I hope they receive the same compatible Variance and Special Use designation that will better their bottom line to exist, thrive and serve what promises to be a growing community.

Kelly McTaggart
Hastings resident

From: [Lisa Holstein](#)
To: [FAXPLANDEPT; mainstpizzahastings.com@gmail.com](#)
Subject: Beer/ Wine License
Date: Wednesday, April 22, 2026 8:35:01 PM

Good evening. I would like to express my support for Main Street Pizza, in Hastings, to serve wine and beer.

Lisa Holstein Goode

From: [Tami Rich](#)
To: [Marie Colee](#); [Jennifer Gutt](#)
Subject: FW: Main Street Pizza
Date: Thursday, April 23, 2026 10:33:28 AM

From: Melissa Rock <knittykamper@gmail.com>
Sent: Thursday, April 23, 2026 10:20 AM
To: FAXPLANDEPT <plandept@sjcfl.us>
Cc: mainstpizzahastings.com@gmail.com
Subject: Main Street Pizza

Hello,

I wanted to take a moment to write to the board in support of Main Street Pizza. I feel they should be able to continue to sell beer and wine at their establishment. Most folks like to have a glass of wine or a beer with their pizza or calzone. I have never seen any safety issues at Main Street Pizza concerning beer or wine purchases. The folks I have seen order one or two with their meal and never get rowdy or too drunk to drive.

Please allow the community to continue to enjoy a brew with our slice!

Thank you,
Melissa Rock
Hastings FL

From: [Andrew Moree](#)
To: [Jennifer Gutt](#)
Cc: [Marie Colee](#)
Subject: Fw:
Date: Monday, April 27, 2026 7:33:20 AM

From: nakedtym Bryan <nakedtym@gmail.com>
Sent: Saturday, April 25, 2026 12:34 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject:

We support Main street pizza to serve alcohol.

From: [Adam Howington](#)
To: [Jennifer Gutt](#); [Marie Colee](#)
Subject: FW: Support Beer License for Main St Pizza!
Date: Friday, April 24, 2026 1:51:41 PM

From: Rhiannon Hosea <rhiannon.hosea@gmail.com>
Sent: Friday, April 24, 2026 1:36 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Cc: mainstpizzahastings.com@gmail.com
Subject: Support Beer License for Main St Pizza!

Hi, my name is Rhiannon and my family and I live down the street from Main St Pizza. I love seeing this little town rebuild and bring the community together. They have been such a welcomed addition to Hastings! We eat at Main Street often, love their food and fully support Main St Pizza and would like to see the zoning variance and special use permit upheld so Main St Pizza can serve Beer and Wine. Submitting two votes for the zoning variance from the Fierro Family!!

Sincerely, your neighbor,
Rhiannon and Josh Fierro

Sent from my iPhone

From: [Tami Rich](#)
To: [Marie Colee](#); [Jennifer Gutt](#)
Subject: FW: Mainstream Pizza in Hastings Fla.
Date: Thursday, April 23, 2026 3:07:59 PM

From: Richard Smyth <rsmyth129@gmail.com>
Sent: Thursday, April 23, 2026 2:08 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Mainstream Pizza in Hastings Fla.

Please allow this establishment to serve wine and beer. This is not a bar and I would like to enjoy an adult beverage with my meal.

From: [Roberta Ashton](#)
To: [FAXPLANDEPT](#)
Cc: mainstpizzahastings.com@gmail.com
Subject: Main Street Pizza & Ice Cream Beer and Wine permit
Date: Wednesday, April 22, 2026 8:58:55 PM

To whom it may concern,

This email is being sent in reference to the recent appeal of Main Street Pizza & Ice Cream's zoning variance for their beer and wine permit.

The argument the local organizations are mostly stating is one of safety. Main Street Pizza and Ice Cream respects all of the community establishments, organizations and customers, it is very clear that they never had any intentions of being a bar, where people would be rowdy or drink in excess. They simply want to offer our community a great place to enjoy a beverage with their meal.

They are trying to be a positive asset to our community and be responsible in everything they do. They do not believe the ability to serve beer and wine poses a safety issue to the community.

Furthermore, right across the street at the Dollar General on Main St, beer and wine are sold. There should be no good reason why the Zoning Variance and special Use Permit that they were granted by the St Johns County Zoning Commission should not be upheld.

Sincerely,

Roberta Ashton

St. Johns County resident

From: [Andrew Moree](#)
To: [Jennifer Gutt](#)
Cc: [Marie Colee](#)
Subject: Fw: Special use permit for Main St Pizza in Hastings
Date: Monday, April 27, 2026 7:32:58 AM

From: Saida Glass <glass.saida@gmail.com>
Sent: Sunday, April 26, 2026 7:07 AM
To: FAXPLANDEPT <plandept@sjcfl.us>
Cc: mainstpizzahastings.com@gmail.com <mainstpizzahastings.com@gmail.com>
Subject: Special use permit for Main St Pizza in Hastings

To whom it may refer,

I would like to see Main st Pizza restaurants located in Hastings uphold the zoning variance and special use permit awarded by St John's County Board for the purpose of beer and wine license. There are no current restaurant establishments in Hastings offering beer/wine during dining experience creating an inconvenience of having to drive to other towns for lunch/dinner service.

Best Regards,
Saida Glass.

From: [Adam Howington](#)
To: [Jennifer Gutt](#)
Cc: [Marie Colee](#)
Subject: FW: Grant beer and wine Main Street Pizza
Date: Friday, April 24, 2026 11:40:41 AM

I am assuming this is for the appeal (s).

From: Sandy Fulford <h2osandy@gmail.com>
Sent: Friday, April 24, 2026 11:33 AM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Grant beer and wine Main Street Pizza

Why wouldn't you? You want business to grow and that would be one way to get more people to want to eat there.

Sandy Fulford

10635 Erickson Ave

Hastings FL

*A CHILD FILLS A PLACE IN YOUR HEART YOU
DIDN'T EVEN KNOW WAS EMPTY.*

From: [Tami Rich](#)
To: [Marie Colee](#); [Jennifer Gutt](#)
Subject: FW: Main Street pizza
Date: Thursday, April 23, 2026 9:24:40 AM

From: tsassygirl32@aol.com <tsassygirl32@aol.com>
Sent: Thursday, April 23, 2026 9:22 AM
To: FAXPLANDEPT <plandept@sjcfl.us>
Cc: mainstpizzahastings@gmail.com
Subject: Main Street pizza

I feel that this would be a wonderful idea for friends and family to sit down and have dinner and enjoy some time together. Thank you, Teresa

[Sent from Yahoo Mail for iPhone](#)

From: [Andrew Moree](#)
To: [Jennifer Gutt](#)
Cc: [Marie Colee](#)
Subject: Fw: Main Street Pizza Beer & Wine Permit
Date: Monday, April 27, 2026 7:31:49 AM

From: Victoria Pepper <vbpepper2@gmail.com>
Sent: Sunday, April 26, 2026 3:19 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Main Street Pizza Beer & Wine Permit

As a citizen and SJC resident I have enjoyed the transformation occurring in Hastings thank to Hastings Main Street. I try to order a pizza at Main Street Pizza every time I am in Hastings-- it is great pizza! It is also great to have the option of a cold beer with my pizza.

I am sure the owners will work with nearby churches to minimize the impact on them.

Q

Please restore their permit--and our freedom of choice. Thank you,

Vicki Pepper
St. Augustine

From: [Andrew Moree](#)
To: [Jennifer Gutt](#)
Cc: [Marie Colee](#)
Subject: Fw: Support for Main St Pizza Zoning Variance and Special Use Permit
Date: Tuesday, April 21, 2026 7:49:54 AM

From: Vladimir Alekseenko <6720563@gmail.com>
Sent: Monday, April 20, 2026 6:20 PM
To: FAXPLANDEPT <plandep@sjcfl.us>
Cc: mainstpizzahastings.com@gmail.com <mainstpizzahastings.com@gmail.com>
Subject: Support for Main St Pizza Zoning Variance and Special Use Permit

To the St. Johns County Planning Department,

I am writing to express my strong support for Main St Pizza and to urge the Board of County Commissioners to uphold the zoning variance and special use permit for their 2cop beer and wine license.

As a resident of St. Johns County, I view Main St Pizza as a responsible local business and a valuable asset to our community. Offering beer and wine with meals is a standard practice for similar establishments and, in my view, does not create any safety issues. It is also worth noting that nearby businesses already hold similar licenses without negative impact on the area.

I hope you will consider the positive role Main St Pizza plays in our community and uphold the original decision.

Regards,
Vladimir Alekseenko

From: [Ashley Kay](#)
To: mainstpizzahastings.com@gmail.com; FAXPLANDEPT
Subject: Support for Special Use Permit for Beer and Wine Sales
Date: Thursday, April 23, 2026 2:54:16 AM

Dear County Commissioners,

I am writing to express my support for the approval of the special use permit allowing Main Street Pizza in Hastings to sell beer and wine.

This restaurant is a valued part of our small community and offers a welcoming place for locals and visitors to gather, dine, and connect. Allowing the sale of beer and wine would enhance the overall dining experience—many customers enjoy having a beer with pizza, wings, or other menu items, and it adds to the atmosphere without changing the character of the establishment.

I am also an employee of Main Street Pizza and see firsthand how much customers enjoy and responsibly appreciate the option of beer and wine with their meals.

It's also important to note that there are already nearby businesses selling beer and wine. A Dollar General located directly across the street from the restaurant—well within 1,000 feet of the church—sells alcohol. Additionally, a Circle K gas station nearby also offers beer and wine. This demonstrates that access to alcohol already exists in the immediate area.

Approving this permit would not introduce something new to the community, but rather allow a locally owned restaurant to operate on a level playing field with surrounding businesses. It would also make this the only restaurant in Hastings where patrons can responsibly enjoy a beer or glass of wine with their meal, which many community members have expressed interest in.

I respectfully ask that you consider the fairness, economic benefit, and community value this permit would provide, and vote in favor of allowing the restaurant to sell beer and wine.

Thank you for your time and consideration.

Sincerely,
Ashley Hand
Employee & Hastings Resident

From: [Cheryl Chambers](#)
To: [FAXPLANDEPT](#)
Subject: main street pizza
Date: Wednesday, April 22, 2026 11:12:02 PM

We support this, as do many!

I think that we have an amazing little town, there is room for all.

I am pretty sure that if you went to ST. Aug. on any given day , they all work together for the better of the community.

I love this little gem.

Warm Regards,

Cheryl Chambers

From: [Tami Rich](#)
To: [Jennifer Gutt](#); [Marie Colee](#)
Subject: FW: MAIN STREET PIZZA HASTINGS BEER/WINE LICENSE
Date: Wednesday, April 29, 2026 4:31:39 PM

From: Filomena Rodrigues <phoebe310@gmail.com>
Sent: Wednesday, April 29, 2026 4:29 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Cc: mainstreetpizza.com@gmail.com
Subject: MAIN STREET PIZZA HASTINGS BEER/WINE LICENSE

I am writing this letter to ask that you please allow Main Street Pizza to continue to serve beer and wine at their establishment. It's nice to have the option to drink a beer or glass of wine with my meal if I so choose to do so. The establishment is a much welcomed addition to this community and the only place in Hastings with authentic Italian food and a good authentic fresh pizza. I feel they the other establishments may be envious of this fact and are trying to give them a hard time. Also, separation of church and State is another rule that needs to be followed. I heard the church next door doesn't "like alcohol being served." Main Street Pizza is not a bar and choosing to have a beer or glass of wine with a meal is a personal adult choice. I'm very certain that they wouldn't serve anyone to the point that they were inebriated. I ask respectfully that you please allow them to continue to serve beer and wine to adult customers who choose to have these with their meals.

Thank you,

Filomena Rodrigues

From: [Tami Rich](#)
To: [Marie Colee](#); [Jennifer Gutt](#)
Subject: FW: Main Street pizza request for beer and wine
Date: Thursday, April 30, 2026 4:08:49 PM

-----Original Message-----

From: Pat Lee <patleeretired@gmail.com>
Sent: Thursday, April 30, 2026 4:03 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Main Street pizza request for beer and wine

I am supporting the Main Street pizza business for their request for beer and wine. There is a business who could succeed in a small town with a small bit of assistance from the county. This business doesn't profess to be a bar just a business who wants to give the public beer or wine with their meal. Please support the growth of Hastings in a positive way Sent from my iPhone

From: [Tami Rich](#)
To: [Marie Colee](#); [Jennifer Gutt](#)
Subject: FW: Main Street Pizza beer and wine license.
Date: Monday, May 4, 2026 7:28:28 AM

From: adam moyer <armoyer1@hotmail.com>
Sent: Friday, May 1, 2026 5:20 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Main Street Pizza beer and wine license.

Hello my name is Adam Moyer I own ancient city pools a local business that supports St Johns county for over a decade. My family and I are regulars at main Street Pizza and would like to purchase beer and wine with our dinner. It would be an asset the community to offer more drink options and just soda and water. The majority of pizza places in the country are allowed to sell beer and wine with their dinners main Street Pizza works very hard and deserves that opportunity as well. Please feel free to reach out to me with any questions I support local businesses and like to see them prosper. 904-229-5003.

Sincerely, Adam Moyer

From: [Tami Rich](#)
To: [Marie Colee](#); [Jennifer Gutt](#)
Subject: FW:
Date: Monday, May 4, 2026 8:30:05 AM

From: Rick Ryan <donkeytcs@gmail.com>
Sent: Saturday, May 2, 2026 2:38 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject:

We support Main Street Pizza and their efforts to better serve the community. We love the idea of a beer and pizza. Original zoning decision should be upheld.

From: [Andrew Moree](#)
To: [Marie Colee](#)
Cc: [Jennifer Gutt](#)
Subject: Fw: Hastings Main Street Pizza In regards to
Date: Tuesday, May 5, 2026 7:36:22 AM

From: Daveed <jdnuevacasa@gmail.com>
Sent: Monday, May 4, 2026 5:41 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Cc: mainstpizzahastings.com@gmail.com <mainstpizzahastings.com@gmail.com>
Subject: Hastings Main Street Pizza In regards to

IN regards to the Hastings Main Street Pizza. It appears as though the owners had done thier due diligence in the initial approval process which was approved. As they have outlined the intent of use it appears to be a very legitimate and sound application of the permit. Please apply the license as originally arranged. This restaurant is not set up in tbe manner of becoming a bar type setting

Dave Newhouse a concerned patron.

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Wendy Smith
Wendy Smith
Wendy Smith
9345 Hastings BLVD
Hastings FL 32145-5539

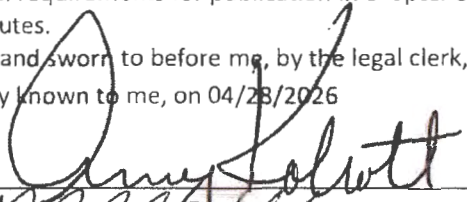
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

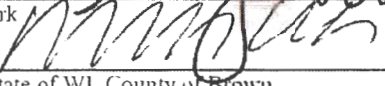
SAG St Augustine Record 04/28/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/28/2026



Legal Clerk



Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$328.40
Tax Amount: \$0.00
Payment Cost: \$328.40
Order No: 12273679 # of Copies: 1
Customer No: 1596187
PO #:

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance

MARIAH VERHAGEN
Notary Public
State of Wisconsin

**NOTICE OF A PUBLIC HEARING TO CONSIDER AN APPEAL
PURSUANT TO PART
9.07.00 OF THE LAND DEVELOPMENT CODE**

NOTICE IS HEREBY GIVEN that a public hearing will be held on **5/19/2026 at 9:00 am** before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request to appeal the Planning and Zoning Agency (PZA) approval of a Special Use Permit (SUPMAJ 2025-27) to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a restaurant located in Commercial General (CG) zoning. This request is being made on behalf of Jeb S. Smith, representing God's Way Baptist Church of Hastings.

The subject property is located at 125 N. Main Street See attached map (Exhibit A). This file is maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or 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 to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.



BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CLAY MURPHY, CHAIR
FILE NUMBER: **PLNAPP1_2026000006, Main Street Pizza**
(SUPMAJ 2025-27 Approval
Order #: 12273679)
Publish date: 4/28/2026