

2

**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 2026-07 Main Street Pizza (ZVAR 2025-32 & 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 ZVAR 2025-32 and 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 within 1,000 feet of an existing Church. This request is being made on behalf of Benjamin Rodda, representing First 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, 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 2026-07 Main Street Pizza (ZVAR 2025-35 and 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 listed in the Staff Report.
DENY: Motion to deny PLNAPPL 2026-07 Main Street Pizza (ZVAR 2025-35 and 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 eight (8) Findings and eleven (11) Conditions as listed 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 SUPMAJ 2025-27
PLAPPL 2026-06 & 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 2026-06 & PLAPPL 2026-07**; an appeal of 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.

Appellants: Jeb S. Smith; God's Way Baptist Church
Benjamin Rodda; First Baptist Church of Hastings

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

Commissioner District: District 2

MAP SERIES

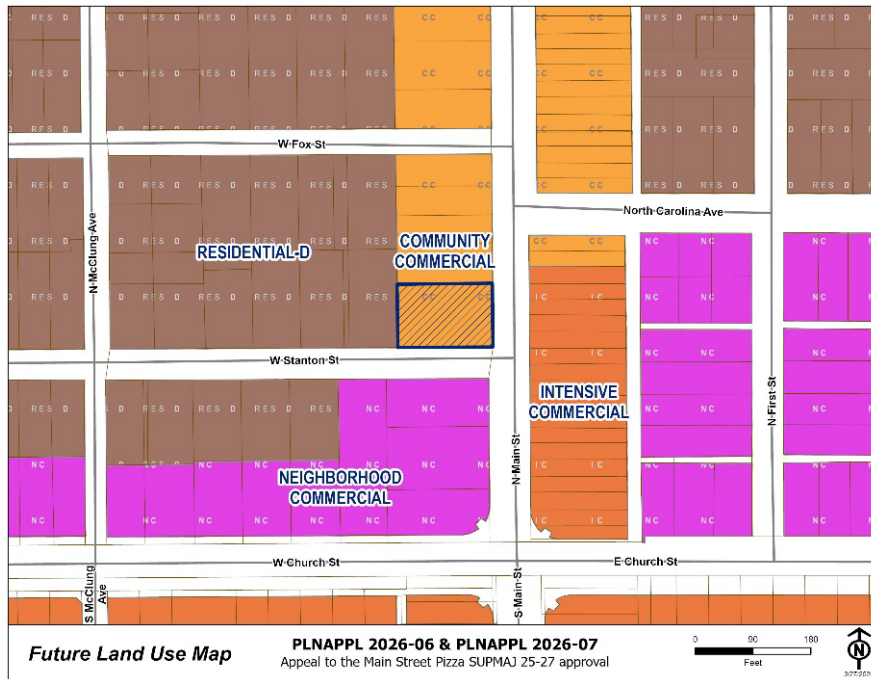
Location: The subject property is located on the southwest corner of North Main Street and West Stanton Street.



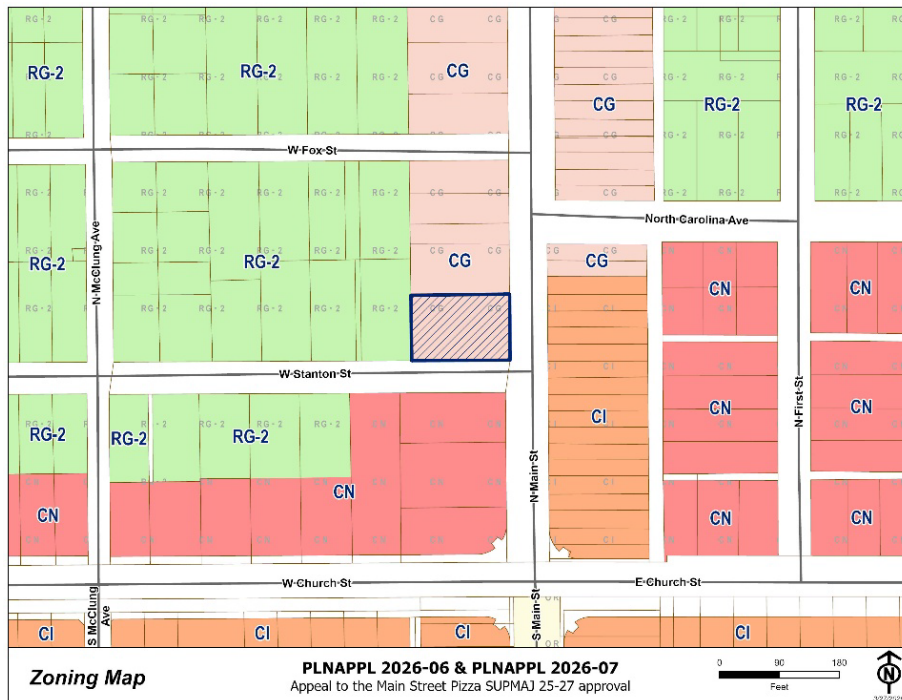
Aerial Imagery: The subject property is located within the Hastings Overlay District on approximately 0.34 acres of land. The subject parcel contains an existing restaurant. Adjacent properties are as follows: to the immediate north is vacant commercial, to the west is single-family residential, to the 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

LDC, Part 2.03.00 - Allowable and Special Uses (provided in part)

The Special Uses contained in this Part shall be considered and approved, approved with conditions, or denied in accordance with the requirements of this Code Part 9.01.00 for the issuance of Development Permits. The following Special Uses, if allowed in a zoning district according to Section 2.02.02 and identified in Section 2.03.01 or allowed in this Part by reference to a zoning district, may only be permitted upon demonstration of compliance with all of the requirements of this Part.

It is not possible to list each specific Use allowed by right or through Special Use review. The intent is to provide a sufficient number of illustrative or representative Special Uses and to allow other Special Uses to be assigned to a category as they are proposed in a zoning district. If a Use is proposed that is not specifically listed or described as allowable by right or by Special Use, and is not specifically prohibited, such use may be reviewed and approved by Special Use Permit to ensure that any adverse impacts can be and are mitigated. Some uses may be allowed by right if very similar to a use listed by right in the corresponding zoning district. However, if such Use is not closely matched to an existing Use, then it must meet at a minimum Section 2.03.01.A in addition to the criteria of the most similar Special Use. This determination will be rendered by the County Administrator and/or designee.

LDC, Sec. 2.03.01 - General Provisions on Special Uses (provided in part)

- A. A Special Use shall be approved by the Planning and Zoning Agency only upon determination that the application and evidence presented establish that:
1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or this Code;
 2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent Uses or on community facilities or services; and
 3. If access is provided by a street maintained by the Florida Department of Transportation (FDOT) a copy of the results of a pre-application meeting with FDOT is required unless otherwise deemed not necessary by the County Administrator; and
 4. The Use, which is an Unlisted Special Use in the district in which it is proposed to be located, complies with all required regulations and standards of this Article II, unless greater or more stringent regulations are contained or provided in the Comprehensive Plan or elsewhere in this Code for the Special Use.
- B. It shall be the responsibility of the Applicant to present evidence in the form of testimony, exhibits, documents, models, plans, and the like to support the application for approval of a Special Use. The burden of demonstrating compliance with the requirements of this Article shall rest with the Applicant.
- C. A detailed site plan and detailed statement of all Uses proposed shall be submitted with each application for a Special Use approval. The plan and statement, if approved, shall become a condition upon which the Use and Structures shown thereon are permitted; and any change or addition shall constitute a violation of the Special Use approval unless such change is submitted to and approved by the Planning and Zoning Agency. The detailed site plan, drawn to scale, no larger than eleven (11) inches x seventeen (17) inches, shall show the location and dimensions of all existing and proposed Structures and other improvements and setbacks of same, signs, and provisions for off-street parking.

- D. The Special Use must be compatible with the adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (“Growth Management Act”), include, but are not limited to, permitted Uses, Structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses, or conditions, can co-exist in relative proximity to each other in a stable fashion over time, such that no Use or condition is unduly negatively impacted directly or indirectly by another Use or condition. The compatibility of land uses is dependent on numerous characteristics that may impact adjacent or surrounding Uses. These include: type of Use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, risk of fire, air quality, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water and other necessary public services, and nuisances.
- E. In addition to the foregoing criteria for measuring compatibility, the following requirements shall be adhered to by the Planning and Zoning Agency in determining whether to grant or deny the requested Special Use:
1. A Special Use shall not be approved where the Special Use or a related Use or activity will be incompatible with adjoining or surrounding land uses.
 2. A Special Use shall not be approved if the Special Use or a related Use or activity will have a substantial detrimental impact on adjacent or surrounding land uses in respect to odors, noise, smoke, vibration, pollution, traffic generation, or the other listed compatibility characteristics.
 3. Traffic generated and its access and flow to the proposed Use shall not adversely impact ingress and egress to adjoining properties, adversely affect the projected wear and tear of any public road designed to carry lighter traffic than projected for the proposed Special Use, or pose a potential danger to the safety of traffic, pedestrians, or bicyclists.
 4. A Special Use shall be approved only in an area where adequate public facilities and services already exist, will be provided prior to occupancy, or are scheduled to be available within an approved time frame.
 5. A Special Use shall not be approved if the Special Use or a related Use or activity will cause a nuisance.
 6. Without limitation of the foregoing, the following factors shall be considered in determining compatibility:
 - a. permitted Uses, Structures, and activities allowed with the land use category;
 - b. building location, dimension, height, and floor area ratio;
 - c. location and extent of parking, access drives, and service areas;
 - d. traffic generation, hours of operation, noise levels, and outdoor lighting;
 - e. alteration of light and air;
 - f. setbacks and buffers – fences, walls, landscaping, open space treatment, and other buffers designed to harmonize and make the Special Use and any related Uses compatible with the surrounding land uses; and
 - g. whether the Special Use will comply with the concurrency requirements under Article XI of this Code. To the extent any provision of this Article II conflicts with Article XI, the provisions of Article XI shall prevail to the extent of such conflict.

- F. The Planning and Zoning Agency may prescribe appropriate conditions to ensure proper compliance with the general spirit, purpose, and intent of this Code and the Comprehensive Plan, in addition to any conditions or restrictions specifically authorized to be imposed under this Article. Without limitation of the foregoing, conditions may be imposed by the Planning and Zoning Agency to ensure compatibility of the Special Use and related Uses with adjacent or surrounding land uses, and to avoid potentially negative effects on adjacent and surrounding land uses, provided that such conditions are reasonable and appropriate in the particular circumstances of the case, including screening or buffering, landscaping, control of manner or hours of operation, alteration of proposed design or construction of buildings, relocation of proposed open space or alteration or use of such space, or such other measures as are reasonably necessary to assure that such potential adverse or negative effects will be avoided so as to render the Special Use compatible and harmonious with other Uses and development in the area. Any such conditions shall be stated in the final order of the Planning and Zoning Agency granting the Special Use.
- G. Unless otherwise provided by the Planning and Zoning Agency, Special Uses shall only be granted to the Applicant or the Applicant's authorized designee and shall be non-transferable. All Special Uses, unless otherwise provided by the Planning and Zoning Agency, shall commence within one (1) year from the effective date of the final order of the Planning and Zoning Agency granting the Special Use.
- H. Failure to exercise the Special Use by commencement of the Use or action approved thereby within one (1) year or such longer time as approved by the Planning and Zoning Agency shall render the Special Use approval invalid, and all rights granted thereunder shall terminate. Transfer of the property by the Applicant, unless the Special Use runs with the land, shall terminate the Special Use approval.
- I. The Planning and Zoning Agency may provide that a Special Use will be granted transferable and run with the land when the Special Use authorizes permanent construction or land development, or when the Applicant has proven that transferability is reasonably necessary based on the facts stated in the Special Use application.
- J. The Planning and Zoning Agency may approve a Special Use with an extended time period in which to commence when the Applicant has proven that additional time is reasonably necessary based on the facts stated in the Special Use application.
- K. The violation of any conditions or time periods when made a part of the terms under which a Special Use is granted shall be deemed a violation of this Code. A violation of any adopted conditions or time periods shall render the Special Use invalid, unless the violation is corrected within a reasonable time period after receipt of written notice of violation from the County Administrator requiring the correction of the violation by a specified date.
- L. Whenever the Planning and Zoning Agency has granted or denied a Special Use, it shall not consider any future application for the same property for a period of one (1) year from the effective date of the final order of the Planning and Zoning Agency acting upon the Special Use, unless otherwise provided by the Planning and Zoning Agency. The Planning and Zoning Agency may grant that a property may be reconsidered prior to one (1) year with good cause, as established by the Planning and Zoning Agency. Such action shall be stated in the final order of the Planning and Zoning Agency.

LDC, 2.03.02.A.5 Alcohol Sales Zoning Special Use Required in Certain Districts

Where the sale of alcoholic beverages for on-site and off-site consumption is a Special Use within the various zoning districts contained in this Code, a request for such Special Use shall be submitted, reviewed, and acted upon in accordance with Part 9.03.00 of this Code regarding administration of Special Uses.

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.

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. 9.07.02 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.

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

Special Use: Means a Use that would not be appropriate, generally or without restriction, throughout a zoning division or district, but which if controlled as to number, area, location, or in relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare. Such Uses may be permissible in a zoning classification or district upon the granting of a Special Use and meeting the requirements of this Code.

APPEAL SUMMARY

This is an appeal of the Planning and Zoning Agency (PZA) decision approving **SUPMAJ 2025-27 Main Street Pizza**, a Special Use Permit to allow on-site sale and consumption of Alcoholic Beverages in conjunction with a restaurant in Commercial General (CG) zoning. Two separate appeals were filed against the approval of SUPMAJ 2025-27. PLNAPPL 2026-06 was filed on behalf of God's Way Baptist Church, represented by Jeb S. Smith, on March 18, 2026. PLANAPPL 2026-07 was filed on behalf of First Baptist Church of Hastings, represented by Benjamin Rodda, on March 20, 2026. Both appeals were filed in compliance with Section 9.07.03 of the Land Development Code. Per the narrative statements provided by the appellants, they assert the following:

PLNAPPL 2026-06 (Jeb S. Smith)

This Appeal is brought by God's Way Baptist Church of Hastings, Inc. as an adversely affected party of the final decision of the St. Johns County Planning and Zoning Agency issued on February 19, 2026.

This Appeal asserts that the Finding of Fact of the Final Order stating that the requested Use "promotes the public health, safety, welfare, morals, order..of the residents of the area" is demonstrably false. Allowing outside drinking within 50 feet of any Church that routinely engages in programs involving minors does not promote public health, welfare, or morals, and this stance is supported by Florida law.

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.

The majority of alcohol restrictions at a minimum require an establishment that serves alcohol to be at least 500 feet away from a school or Church – both entities frequented by children. Courts have upheld distance restrictions up to 1500 feet away. Main Street Pizza is less than 1000 feet of God's Way Baptist Church of Hastings, Inc., and within only 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, would constitute a “promotion” of the public health, safety, welfare, morals, and order of the residents of the area. This Finding of Fact should be overturned, and as such, the variance request should be denied.

PLNAPPL 2026-07 (Benjamin Rodda)

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.

PLANNING AND ZONING AGENCY (PZA)

The request for a Special Use Permit 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 Greg 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 this 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 noted that this is a small restaurant, and she would support the Special Use request. Agency member, Dr. 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. Finally, Agency Member Judy Spiegel noted her opposition, stating that she was concerned to think that the way for Hasting Main Street to thrive would be through the sale of Alcoholic Beverages.

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 appropriateness of this type of use near First Baptist Church. Four (4) public speakers spoke in support of the proposed use. Those residents in support noted that the proposed use would help further the goals of redevelopment within the Hasting Main Street area. One speaker noted that it was a modest request with no impacts to public safety and was compatible with the historic nature of Hastings and types of uses valued in the area. Another supporter mentioned 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 Hastings. This speaker mentioned the possibility of limiting the number of drinks as a form of compromise.

In his response to Agency and Public comment, the representative for the request, Mr. Glass, noted that he was willing to speak with the neighboring churches in the area to consider limiting the sale of beer and wine during worship services. 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.

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: 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: Research conducted by Planning staff found that the subject property is approximately 0.34 acres in size. The structure on the site was converted from a residence to a takeout-only restaurant with a 1,500 SF outdoor seating patio area in 2022 (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.

The request to allow for on-site sales and consumption of Alcoholic Beverages appears to be consistent with the development pattern of the surrounding area. The subject property is located along a commercial corridor within the Hastings Overlay District. Pursuant to Table 3.12.04 of the Hastings Overlay District regulations, Restaurants with on-site alcohol consumption are permitted in CG zoning if approved via a Special Use Permit application.

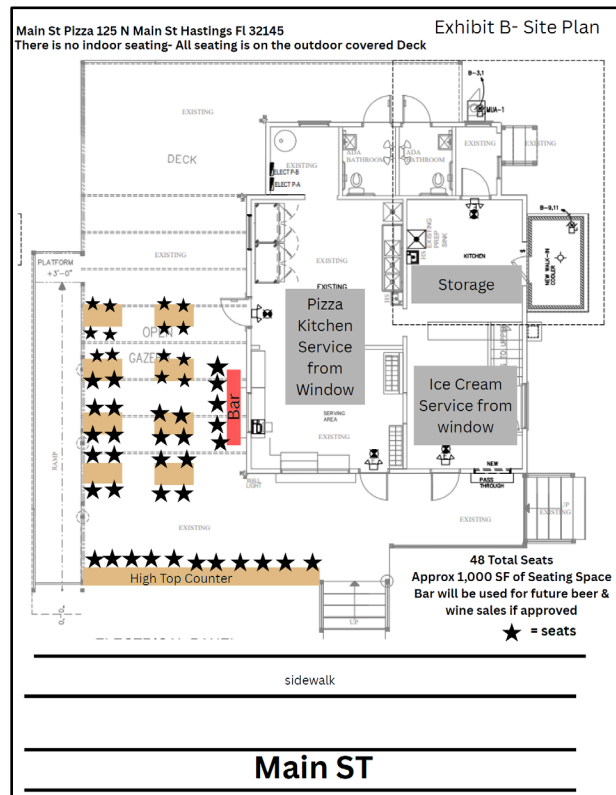
Table 3.12.04: Hasting Overlay District Permitted Uses

USES	ZONING DISTRICT						
	RG-2	CN	CI	CG	PS	OR	IW
Guest Cottage (Ref. LDC Sec. 2.02.04.B.2.)	A					A	
Residences Above Businesses (Ref. LDC Sec. 2.02.04.C)		A	A	A			A
Offices							
Professional Offices	S	A	A	A	S		A
Business Offices	S	A	A	A	S		A
Bank		A*	A	A			
Medical Office	S	A	A	A	A		
Hospital			A		A		
Retail/Sales/Service							
Personal Services	S	A	A	A			
Day Care Center	S	A	A	A	A		S
Beauty/Barber	S	A	A	A			
Drug Store/ Apothecary		A*	A	A	S		
Repair Shops			A	A			A
Restaurants (Ref. LDC Sec. 6.08.16)		A*	A	A			S
Funeral Home	S	A	A	A	S		
Service Station (Ref. LDC Sec. 6.08.19)			A	A			A
Specialty Shops	S	A	A	A			
Retail Sales (No outdoor storage)		A	A	A			A
Retail Sales (Outdoor storage)			A	S			A
Theaters (3 or less screens) (Ref 2.02.01.E.2)			A	A			
Convenience Stores		A**	A	A			S
Drv Cleaners, Laundromat		A*	A	A			
Restaurants (with on-site alcohol consumption)		S*	S	S			
Nightclub/Bar/Saloon (with on-site alcohol consumption)			S	S			
Nursing Homes and/or Special Care Housing Level III		A	A	A		S***	
Equipment Rental (some outside storage)			A	S			A
Personal Storage (Mini warehouse)		S	A	S			A
Veterinarian (Ref. LDC Sec. 2.03.41)		A	A	A			A

A review of the surrounding area shows nearby businesses that are permitted to sell alcoholic beverages, including a nearby Dollar General, located to the east across Main Street, and a nearby convenience store, located at the intersection of State Road 207 and Main Street. Additionally, a property located approximately 596 feet to the north received a Certificate of Occupancy (CO) on February 27, 2026, to allow for an Event Venue space. With that approval, the Event Venue will be allowed to serve alcoholic beverages via a licensed catering business by right.

Pursuant to Table 2.03.01 of the LDC, allowance of Alcoholic Beverages within CG zoning requires approval of a Special Use Permit. LDC Part 9.03.00 pertains to Special Use procedures. The applicant has provided an application with supporting documentation, and the project was placed on the agenda for a PZA public hearing. The item was properly noticed as required for public hearings.

Proposed Sale/Consumption Area: The provided site plan depicts the location and layout of the area intended for the sale and on-site consumption of alcoholic beverages. As noted on the provided site plan, there is no indoor seating for the restaurant. There are 48 total seats located on the outside covered deck. The applicant states their hours of operation are 11:00 AM to 9:00 PM daily. The applicant was made aware during review of the Special Use Permit application that they must comply with Ordinance 1990-48, as amended, regarding the Regulation, Sale, Service, and/or Consumption of Alcoholic Beverages.



CORRESPONDENCE/PHONE CALLS

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

FINDINGS OF FACT/ACTION

Staff has offered (7) Findings of Fact to support a motion to approve the requested appeal, overturning the Planning and Zoning Agency approval and denying the requested Special Use Permit, or eight (8) Findings of Fact and eleven (11) conditions to deny the requested appeal, upholding the Planning and Zoning Agency's approval and granting the requested Special Use Permit. 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. SUPMAJ 2025-27 Compiled PZA Staff Package (2/19/26 PZA Hearing Date)
4. Correspondence

ATTACHMENT 1
FINAL ORDER DRAFTS



ORDER
ST. JOHNS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

RE: Jeb S. Smith Benjamin Rodda
 God's Way Baptist Church First Baptist Church of Hastings
 401 N. McClung Avenue 109 N. Main Street
 Hastings, FL 32145 Hastings, FL 32145

FILE NUMBER: PLNAPPL 2026-06 and 2026-07 of SUPMAJ 2025-15

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 SPECIAL USE PERMIT SUPMAJ 2025-15

This was an appeal of a Planning and Zoning Agency Final Order denying 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, and specifically located at 125 N. Main Street. This appeal of the Planning and Zoning Agency's decision was filed by Jeb S. Smith representing God's Way Baptist Church on March 18, 2026, and 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 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, and specifically located at 125 N. Main Street; 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 Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Commercial General (CG) zoning district complies with all required regulations and standards of Article II of the Land Development Code.
4. The request is in compliance with Section 2.03.01.A, Section 2.03.02, 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 requested Use, although not generally appropriate or without restriction throughout the zoning district, when controlled as to the number, location and relationship to the neighborhood, promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is not in conflict with the development patterns of the area.
8. 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 Special Use Permit, pursuant to Land Development Code Section 2.03.01.A, subject to the following conditions:

1. The Special Use Permit 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 is for the Use as regulated by the State of Florida beverage license, specifically for on-site sale/consumption of alcoholic beverages (beer, wine, and spirits) in connection with an existing restaurant.
3. Sales area shall be limited to the area designated for such on the Site Plan labeled as **Exhibit B** submitted by the applicant and made a part of this application.
4. Special Use Permit shall be governed by the St. Johns County Alcohol Beverage Ordinance (Ord. 1990-48) as may be amended.
5. Special Use Permit shall be governed by the St. Johns County Sale or Service to persons under Twenty-One Ordinance (Ord. 2011-46) as may be amended.
6. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at the time the Special Use is being exercised.
7. This approval of the Special Use Permit may be revoked by the County Administrator or designee, at his/her sole discretion, upon a determination of violation of the conditions set forth herein or

a violation of any Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.

8. The Special Use Permit shall be commenced within one (1) year of the signing of the Final Order; otherwise, all rights granted herein shall become null and void. Commencement shall be defined as the issuance, from the appropriate authority, of an alcoholic beverage license that is in accordance with the type of alcoholic beverage service stipulated in the Special Use Permit request.
9. The Special Use Permit is granted under the condition of continual use. A Special Use Permit that, once commenced, remains idle, discontinued, or unused for a continuous period of one (1) calendar year shall no longer be valid, and all rights granted herein shall become null and void.
10. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, Florida Building Code, and any other Agency having jurisdiction.
11. 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**

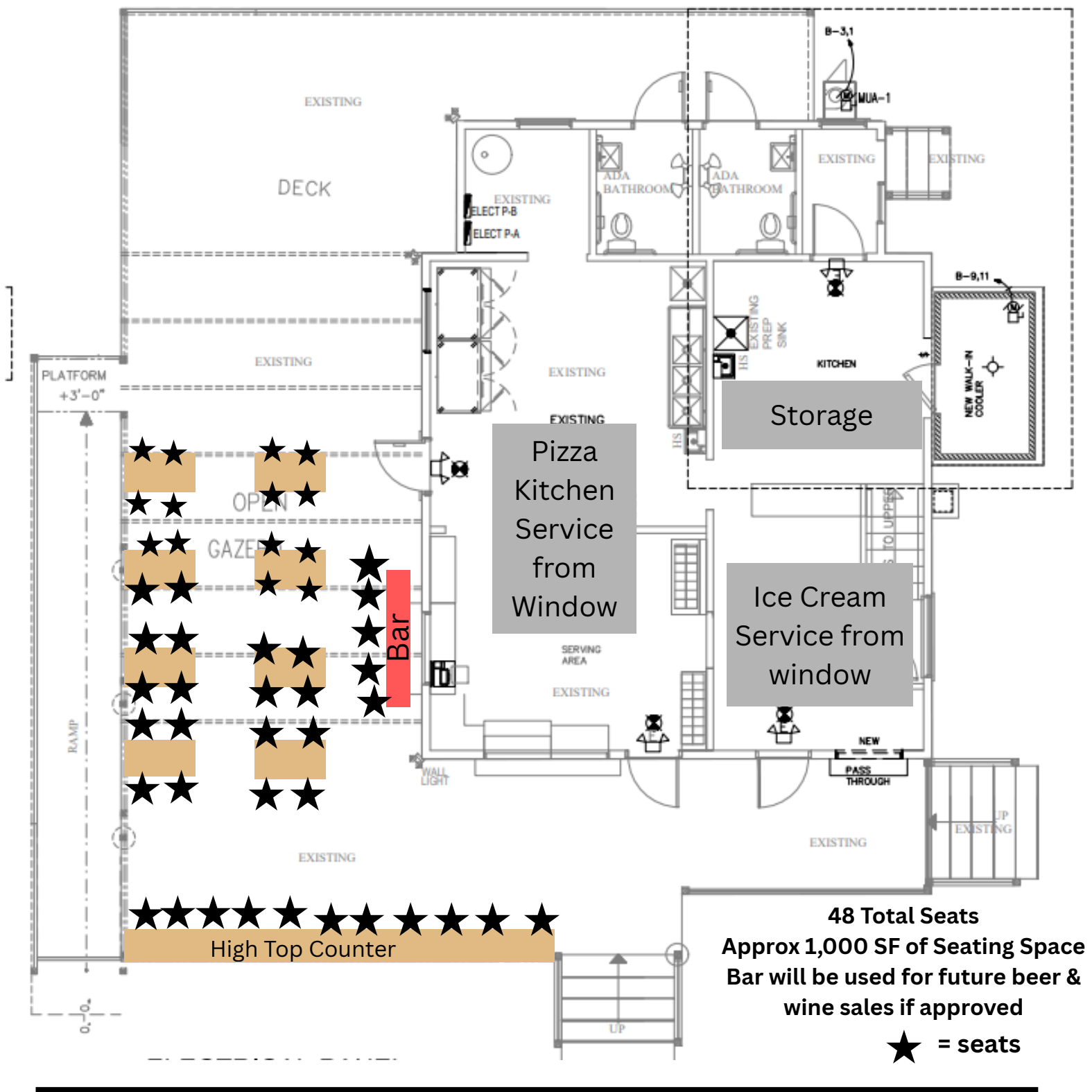
BY: _____
Deputy Clerk

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

2. The Use is not compatible with the contiguous and surrounding area and will impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The Use, which is listed as an Unlisted Use in the Commercial General (CG) zoning district, does not comply with all required regulations and standards of Article II of the Land Development Code.
4. The request is not in compliance with Section 2.03.01.A and Article XII of the Land Development Code.
5. The request is in conflict with the Future Land Use Map designation of Community Commercial (CC).
6. The requested Use does not promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is in conflict with the development patterns of the area.

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 Special Use Permit, pursuant to Land Development Code Section 2.03.01.A

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.

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 3-17-26

Appeal of a: Order granting special use

Project Name SUPMAS 2025-2027 Main Street Pizza

Appellant's Information

Name God's Way Baptist Church of Hastings, Inc.

Phone Number 904-392-7958

Address 401 N McClung Ave

email pastor.GodsWayBaptist@gmail.com

City Hastings State FL Zip Code 32145

Location of property that is the subject of his Appeal. 125 N Main Street, 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. Gods Way Baptist Church of Hastings, Inc is within 1000 feet of subject property and is an adversely affected party. SUPMAS 2025-2027 compromises the intent of the St Johns County Land Development Code Section 2.03.02.A

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.

Signed [Signature]

Wendy S. Smith Print Name

Information of person to receive all correspondence regarding this application:

Name Wendy Smith

Phone Number 904-392-7958

Address 9345 Hastings Blvd

email jebandwendy@yahoo.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)(1) of the St. Johns County Land Development Code)

This appeal is brought by God's Way Baptist Church of Hastings, Inc. as an adversely affected party of the final decision of the St. Johns County Planning and Zoning Agency issued on February 19, 2026, File Number SUPMAJ 2025-27, Concerning Parcel ID 045600-0000. This appeal is timely brought within thirty (30) days of the signed written final order.

This appeal asserts that the Finding of Fact of the Final Order stating that the requested Use "promotes the public health, safety, welfare, morals, order...of the residents of the area" is demonstrably false. Allowing for outside drinking within 50 feet of any church that routinely engages in programs involving minors does not promote public health, welfare, or morals, and this stance is supported by Florida law.

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.

The majority of alcohol restrictions at minimum require an establishment that serves alcohol to be at least 500 feet away from a school or church – both entities frequented by children. Courts have upheld distance restrictions up to 1500 feet away. Main Street Pizza is less than 1000 feet of God's Way Baptist Church of Hastings, inc. and within only 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 – would constitute a "promotion" of the public health, safety, welfare, morals, and order of the residents of the area. This Finding of Fact should be overturned and as such the variance request denied.



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

SUPMAJ 2025-27 Compiled PZA Staff Package (2/19/26 PZA Hearing Date)

4

**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: SUPMAJ 2025-27 Main Street Pizza

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

PRESENTER: Matt Glass, owner

BACKGROUND INFORMATION:

Request for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a restaurant located in Commercial General (CG) zoning and specifically located at 125 North Main Street. This request is a companion application to ZVAR 2025-32.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to approve SUPMAJ 2025-27 Main Street Pizza, based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.

DENY: Motion to deny SUPMAJ 2025-27 Main Street Pizza, based upon seven (7) findings of fact as provided in the Staff Report.



Growth Management Department
Planning Division Report
Application for Special Use Permit
SUPMAJ 2025-27 Main Street Pizza

To: Planning and Zoning Agency

From: Marie Colee, Assistant Program Manager

Date: January 28, 2026

Subject: **SUPMAJ 2025-27 Main Street Pizza**, a request for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages under the State of Florida Type 2COP beverage license in connection with a restaurant, located within Commercial General (CG) zoning and specifically located at 125 North Main Street. This request is a companion application to ZVAR 2025-32.

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 **SUPMAJ 2025-27 Main Street Pizza**, based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.

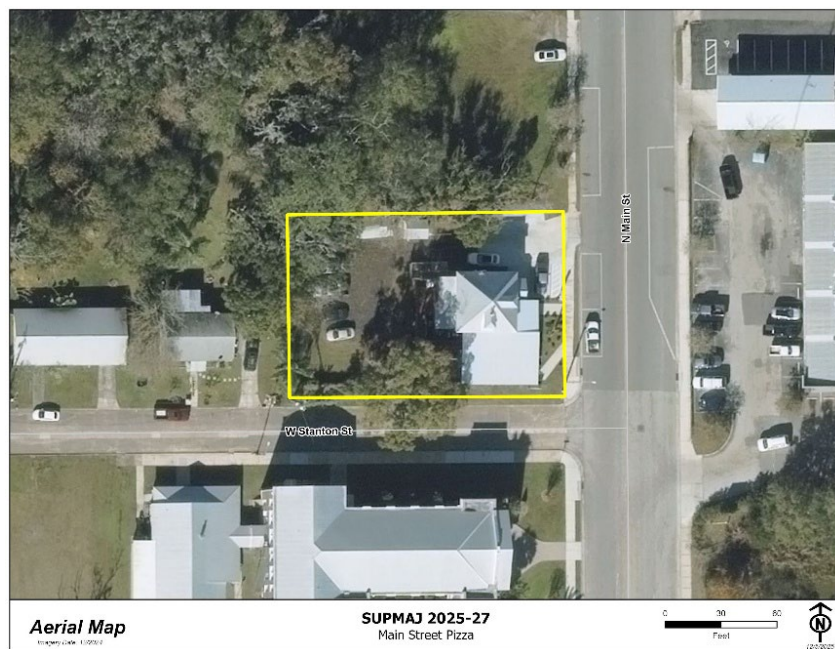
DENY: Motion to deny **SUPMAJ 2025-27 Main Street Pizza**, based upon seven (7) findings of fact as provided in the Staff Report.

MAP SERIES

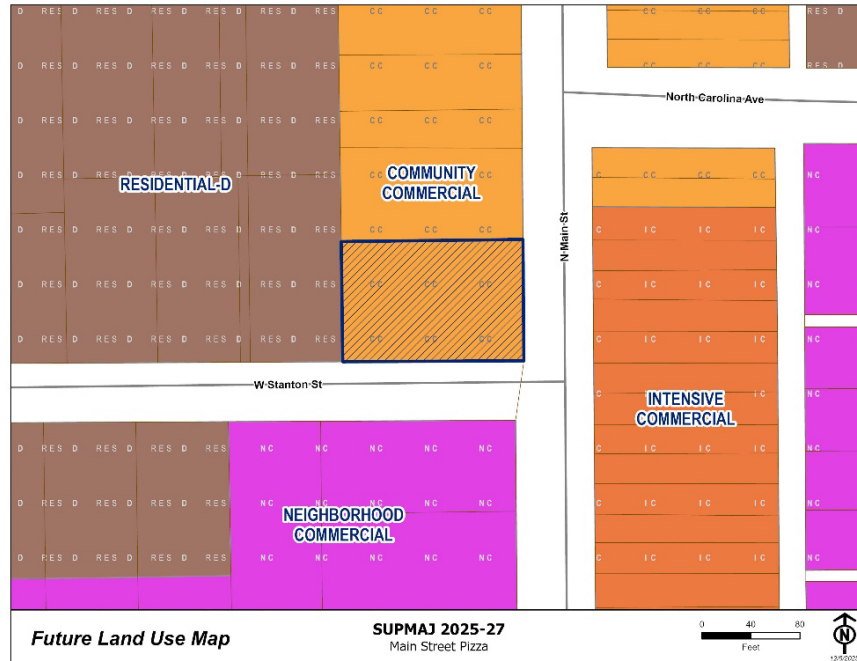
Location: The subject property is located on the southwest corner of North Main Street and West Stanton Street.



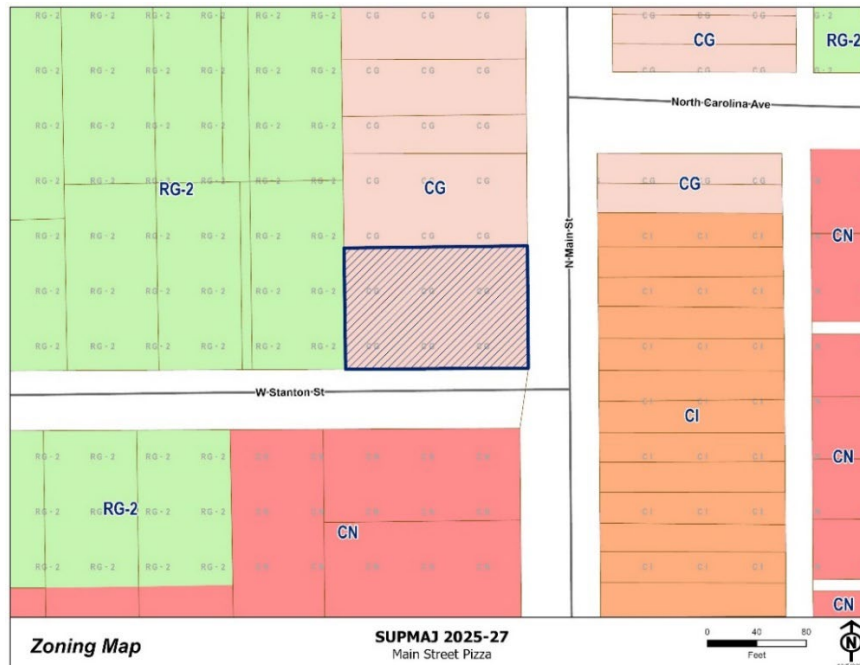
Aerial Imagery: The subject property is located within the Hastings Overlay District on approximately 0.34 acres of land. The subject parcel contains an existing restaurant. Adjacent properties are as follows: to the immediate north is vacant commercial, to the west is single-family residential, to the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



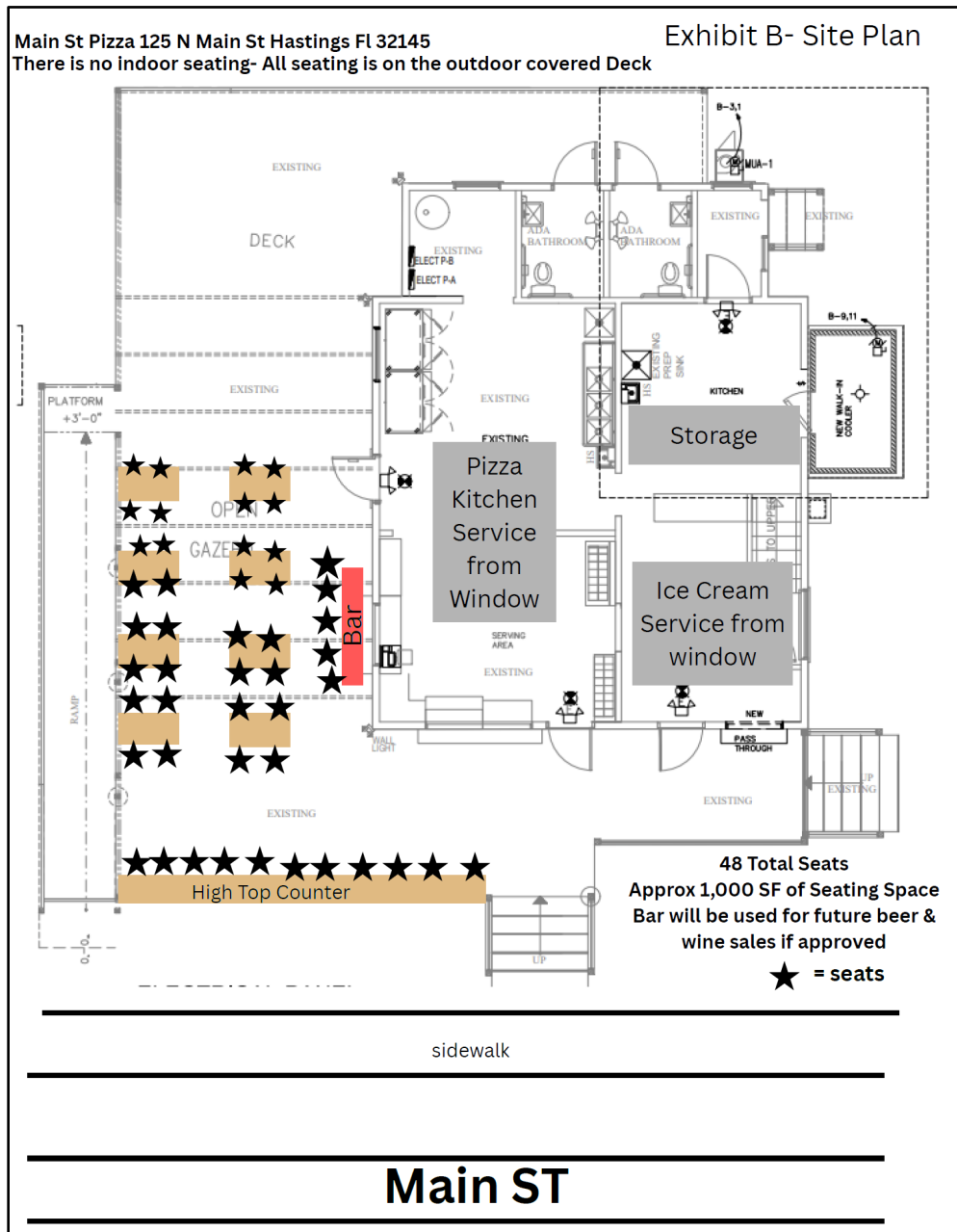
Zoning District: The subject property is currently zoned Commercial, General (CG), with property to the east across North Main Street zoned CG and Commercial Intensive (CI). Properties to the west are zoned Residential, General (RG-2), and to the south, across West Stanton Street, is Commercial Neighborhood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



APPLICATION SUMMARY

The applicant is requesting a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in connection with an existing restaurant, located within Commercial General (CG) zoning, specifically located at 125 North Main Street. Per the provided application materials, the applicant is seeking to allow for the sale of beer and wine via Type 2COP beverage license.

Proposed Sale/Consumption Area: The provided site plan depicts the location and layout of the area intended for the sale and on-site consumption of alcoholic beverages. The applicant states their hours of operation are 11:00 AM to 9:00 PM daily. The applicant is aware that they must comply with Ordinance 1990-48, Regulation, Sale, Service, and/or Consumption of Alcoholic Beverages, as may be amended, governed by the County.



REQUIRED CRITERIA FOR ACTION

LDC, Sec. 2.03.01.A - General Provisions on Special Uses

The following responses to the Criteria for Special Uses were provided by the applicant:

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or this Code;

Applicant response: This will not be a detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or this Code. This special use will help the economic development of Hastings and its stated redevelopment goals of the main street business district.

2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent Uses or community facilities or services; and

Applicant response: This use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services. This special use will bring more people to the downtown main street business district, enhance the economic development, and help to accelerate the redevelopment and enhancement of the downtown business district.

3. If access is provided by a street maintained by the Florida Department of Transportation (FDOT), a copy of the results of a pre-application meeting with FDOT is required unless otherwise deemed not necessary by the County Administrator; and

Applicant response: N/A

4. The Use, which is listed as a Special Use in the district in which it is proposed to be located, complies with all required regulations and standards of this Article II, unless greater or more stringent regulations are contained or provided in the Comprehensive Plan or elsewhere in this Code for the Special Use.

Applicant response: Application provided will meet all standards in Article 2 and the Comprehensive Plan.

APPLICABLE REGULATIONS

Article XII, Definitions

Special Use: Means a Use that would not be appropriate, generally or without restriction, throughout a zoning division or district but which, if controlled as to number, area, location, or in relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare. Such Uses may be permissible in a zoning classification or district upon the granting of a Special Use and meeting the requirements of this Code.

LDC, Part 2.03.00 - Allowable and Special Uses (provided in part)

The Special Uses contained in this Part shall be considered and approved, approved with conditions, or denied in accordance with the requirements of this Code Part 9.01.00 for the issuance of Development Permits. The following Special Uses, if allowed in a zoning district according to Section 2.02.02 and identified in Section

2.03.01 or allowed in this Part by reference to a zoning district, may only be permitted upon demonstration of compliance with all of the requirements of this Part.

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:

5. Zoning Special Use Required in Certain Districts

Where the sale of alcoholic beverages for on-site and off-site consumption is a Special Use within the various zoning districts contained in this Code, a request for such Special Use shall be submitted, reviewed, and acted upon in accordance with the provisions of Part 9.03.00 of this Code.

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: Applicant bears the burden of demonstrating by competent, substantial evidence that the request meets the general standards of LDC section 2.03.01, as well as any specific standards required by that special use. The Agency may consider competent substantial evidence that the general or specific standards are not met and are, in fact, adverse to the public interest. Special Uses are uses that, if the specific conditions are met, that would be allowable unless there is a determination that the use would adversely affect the public interest. Pursuant to LDC section 2.03.01.F, the Agency may prescribe appropriate conditions to mitigate any evidenced incompatibility and to assure that potential adverse and negative effects are avoided.

Per LDC 2.03.01.C: A detailed site plan, drawn to scale, shall show the location and dimensions of all existing and proposed structures and other improvements and setbacks of the same, signs, and provisions for off-street parking are required. The plan shall become a condition upon which the permits are permitted, and any change or addition shall constitute a violation of the special use approval unless such change is submitted to and approved by the Planning and Zoning Agency.

As required by Section 2.03.01.D., the Special Use must be compatible with the adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes ("Growth Management Act"), include, but are not limited to, permitted Uses, Structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time, such that no Use or condition is unduly negatively impacted directly or indirectly by another Use or condition. The compatibility of land uses is dependent on numerous characteristics which may impact adjacent or surrounding Uses. These include: type of Use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, risk of fire, air quality, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water and other necessary public services, and nuisances.

Special Use Permit shall be governed by the St. Johns County Alcohol Beverage Ordinance (Ord. 90-48), as may be amended. Applicants should note that they are responsible for understanding all current and future amendments to Ord. 90-48 but should make special notice of Ord. 2010-24 which amended the hours which

alcohol can be sold. Limitations on when alcohol can be sold does not necessarily limit hours of operation for the Applicant. Special Use Permit shall be governed by the St. Johns County Sale or Service to persons under Twenty-One Ordinance (Ord. 2011-46), as may be amended.

Planning and Zoning Division Review: Research conducted by Planning staff found that the subject property is approximately 0.34 acres in size. The structure on the site was converted from a residence to a takeout-only restaurant with a 1,500 SF outdoor seating patio area in 2022 (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.

The request to allow for on-site sales and consumption of alcoholic beverages appears to be consistent with the development pattern of the surrounding area. The subject property is located along a commercial corridor within the Hastings Overlay District. Pursuant to Table 3.12.04 of the Hastings Overlay District regulations, Restaurants with on-site alcohol consumption are permitted in CG zoning if approved via a Special Use Permit application. A review of the surrounding area shows nearby businesses that are permitted to sale alcoholic beverages including a nearby Dollar General, located to the east across Main Street, and a nearby convenience store, located at the intersection of State road 207 and Main Street.

Table 3.12.04: Hasting Overlay District Permitted Uses

PERMITTED USES BY ZONING DISTRICT							
USES	ZONING DISTRICT						
	RG-2	CN	CI	CG	PS	OR	IW
Guest Cottage (Ref. LDC Sec. 2.02.04.B.2.)	A					A	
Residences Above Businesses (Ref. LDC Sec. 2.02.04.C)		A	A	A			A
Offices							
Professional Offices	S	A	A	A	S		A
Business Offices	S	A	A	A	S		A
Bank		A*	A	A			
Medical Office	S	A	A	A	A		
Hospital			A		A		
Retail/Sales/Service							
Personal Services	S	A	A	A			
Day Care Center	S	A	A	A	A		S
Beauty/Barber	S	A	A	A			
Drug Store/ Apothecary		A*	A	A	S		
Repair Shops			A	A			A
Restaurants (Ref. LDC Sec. 6.08.16)		A*	A	A			S
Funeral Home	S	A	A	A	S		
Service Station (Ref. LDC Sec. 6.08.19)			A	A			A
Specialty Shops	S	A	A	A			
Retail Sales (No outdoor storage)		A	A	A			A
Retail Sales (Outdoor storage)			A	S			A
Theaters (3 or less screens) (Ref 2.02.01.E.2)			A	A			
Convenience Stores		A**	A	A			S
Dry Cleaners, Laundromat		A*	A	A			
Restaurants (with on-site alcohol consumption)		S*	S	S			
Nightclub/Bar/Saloon (with on-site alcohol consumption)			S	S			
Nursing Homes and/or Special Care Housing Level III		A	A	A		S***	
Equipment Rental (some outside storage)			A	S			A
Personal Storage (Mini warehouse)		S	A	S			A
Veterinarian (Ref. LDC Sec. 2.03.41)		A	A	A			A

Pursuant to Table 2.03.01 of the LDC, allowance of alcoholic beverages within CG zoning requires approval of a Special Use Permit. LDC Part 9.03.00 pertains to Special Use procedures. The applicant has provided an application with supporting documentation, and the project was placed on the agenda for a PZA public hearing. The item was properly noticed as required for public hearings.

Staff notes that this request has a companion application (ZVAR 2025-32), which requests relief from the required 1,000 feet of separation from a Church to allow for the sale of alcoholic beverages. The Church is located across West Stanton Street to the north, approximately 48 feet directly across from the subject property and approximately 56 feet to the back portion of the Church property.

CORRESPONDENCE/PHONE CALLS

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

FINDINGS/ACTION

Staff offers eight (8) findings of fact and eleven (11) conditions to support a motion to approve, or seven (7) 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 **SUPMAJ 2025-27 Main Street Pizza**, request for a Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a restaurant located in Commercial General (CG) zoning and specifically located at 125 North Main Street, subject to the following conditions:

SUGGESTED FINDINGS

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Commercial General (CG) zoning district, complies with all required regulations and standards of Article II of the Land Development Code.
4. The request is in compliance with Section 2.03.02 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 requested Use, although not generally appropriate or without restriction throughout the zoning district, when controlled as to the number, location, and relationship to the neighborhood, promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is not in conflict with the development patterns of the area.
8. The applicant, at the public hearing, has stated no objections to the proposed conditions.

SUGGESTED CONDITIONS

1. The Special Use Permit 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 is for the Use as regulated by the State of Florida beverage license, specifically for on-site sale/consumption of alcoholic beverages (beer, wine, and spirits) in connection with an existing restaurant.
3. Sales area shall be limited to the area designated for such on the Site Plan labeled as **Exhibit B** submitted by the applicant and made a part of this application.
4. Special Use Permit shall be governed by the St. Johns County Alcohol Beverage Ordinance (Ord. 1990-48) as may be amended.
5. Special Use Permit shall be governed by the St. Johns County Sale or Service to persons under Twenty-One Ordinance (Ord. 2011-46) as may be amended.
6. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at the time the Special Use is being exercised.
7. This approval of the Special Use Permit may be revoked by the County Administrator or designee, at his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.

8. The Special Use Permit shall be commenced within one (1) year of the signing of the Final Order; otherwise, all rights granted herein shall become null and void. Commencement shall be defined as the issuance, from the appropriate authority, of an alcoholic beverage license that is in accordance with the type of alcoholic beverage service stipulated in the Special Use Permit request.
9. The Special Use Permit is granted under the condition of continual use. A Special Use Permit that, once commenced, remains idle, discontinued, or unused for a continuous period of one (1) calendar year shall no longer be valid, and all rights granted herein shall become null and void.
10. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, Florida Building Code, and any other Agency having jurisdiction.
11. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

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

SUGGESTED MOTION / FINDINGS TO DENY REQUEST

Motion to **SUPMAJ 2025-27 Main Street Pizza**, request for a Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a restaurant located in Commercial General (CG) zoning and specifically located at 125 North Main Street, subject to the following findings:

SUGGESTED FINDINGS

1. The Special Use cannot be granted without substantial detriment to the public good and will substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The Use is not compatible with the contiguous and surrounding area and will impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Commercial General (CG) zoning district, does not comply with all required regulations and standards of Article II of the Land Development Code.
4. The request is not in compliance with Section 2.03.02 and Article XII of the Land Development Code.
5. The request is in conflict with the Future Land Use Map designation of Community Commercial (CC).
6. The allowance for on-site sale/consumption of alcoholic beverages under the regulation of the State of Florida beverage license pursuant to Section 2.03.02 of the Land Development Code does not promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is in conflict with the development patterns of the area.

(The Board 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: SUPMAJ 2025-27

LEGAL: Exhibit A

SITE PLAN: Exhibit B

PARCEL ID: 045600-0000

DATE OF HEARING: February 19, 2026

ORDER GRANTING SPECIAL USE APPROVAL

The above-referenced application for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a restaurant located in Commercial General (CG) zoning and specifically located at 125 North Main Street, came before the Planning & Zoning Agency for public hearing on February 19, 2026.

FINDINGS OF FACT

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

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Commercial General (CG) zoning district, complies with all required regulations and standards of Article II of the Land Development Code.

4. The request is in compliance with Section 2.03.02 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 requested Use, although not generally appropriate or without restriction throughout the zoning district, when controlled as to the number, location, and relationship to the neighborhood, promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is not in conflict with the development patterns of the area.
8. The applicant, at the public hearing, has stated no objections to the proposed conditions.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby grants the Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a restaurant located in Commercial General (CG) zoning and specifically located at 125 North Main Street, subject to the following conditions:

1. The Special Use Permit 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 is for the Use as regulated by the State of Florida beverage license, specifically for on-site sale/consumption of alcoholic beverages in connection with an existing restaurant.
3. Sales area shall be limited to the area designated for such on the Site Plan labeled as **Exhibit B** submitted by the applicant and made a part of this application.
4. Special Use Permit shall be governed by the St. Johns County Alcohol Beverage Ordinance (Ord. 1990-48) as may be amended.
5. Special Use Permit shall be governed by the St. Johns County Sale or Service to persons under Twenty-One Ordinance (Ord. 2011-46) as may be amended.
6. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at the time the Special Use is being exercised.
7. This approval of the Special Use Permit may be revoked by the County Administrator or designee, at his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.
8. The Special Use Permit shall be commenced within one (1) year of the signing of the Final Order; otherwise, all rights granted herein shall become null and void. Commencement shall be defined as the issuance, from the appropriate authority, of an alcoholic beverage license that is in accordance with the type of alcoholic beverage service stipulated in the Special Use Permit request.

9. The Special Use Permit is granted under the condition of continual use. A Special Use Permit that, once commenced, remains idle, discontinued, or unused for a continuous period of one (1) calendar year shall no longer be valid, and all rights granted herein shall become null and void.
10. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, Florida Building Code, and any other Agency having jurisdiction.
11. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

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

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

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

DATED THIS _____ DAY OF _____, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

Chair/Vice-Chair

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

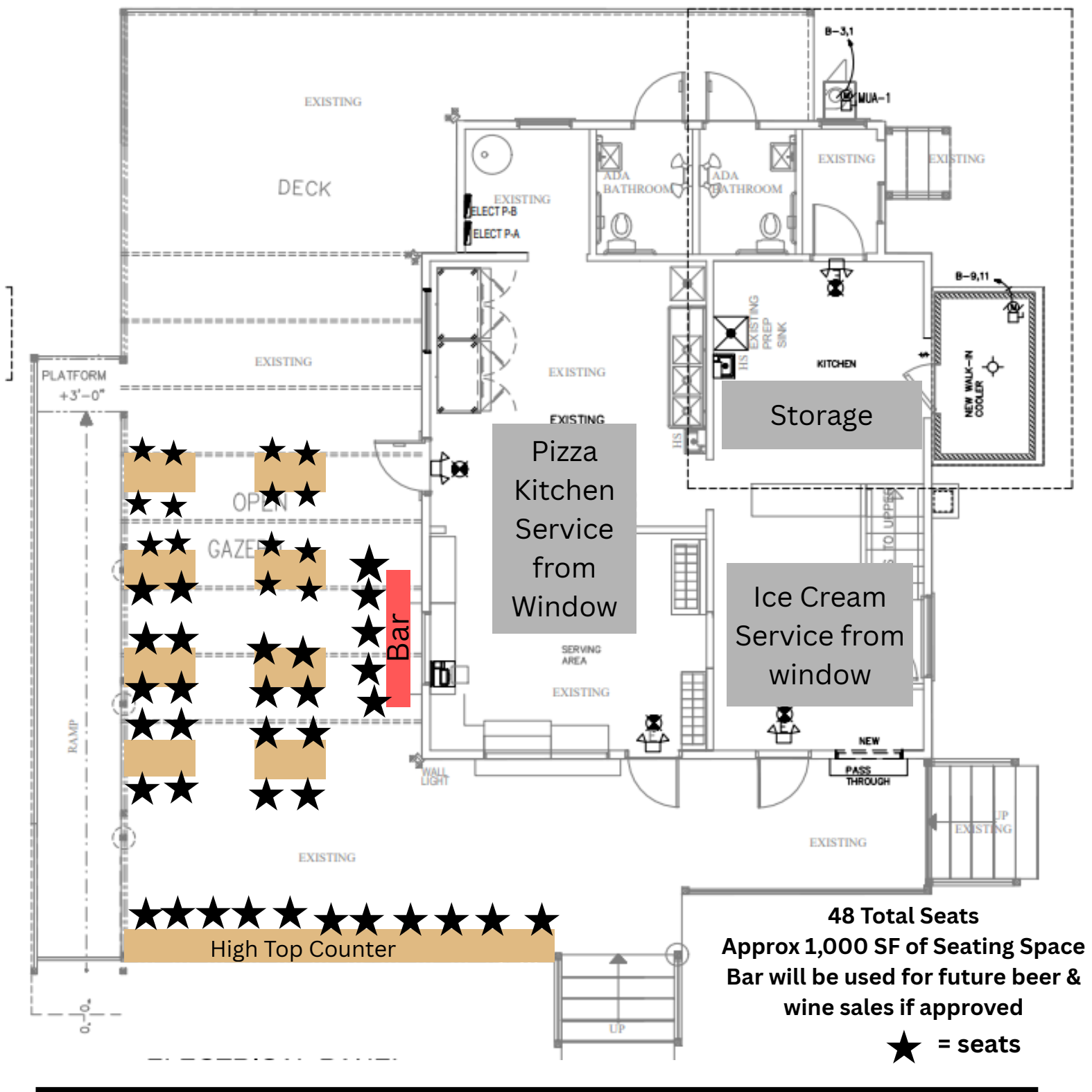
Clerk Growth Management Department

Date Filed

Exhibit A: Legal Description

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: SUPMAJ 2025-27

LEGAL: Exhibit A

PARCEL ID: 045600-0000

DATE OF HEARING: February 19, 2026

ORDER DENYING SPECIAL USE APPROVAL

The above-referenced application for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a restaurant located in Commercial General (CG) zoning and specifically located at 125 North Main Street, came before the Planning & Zoning Agency for public hearing on February 19, 2026.

FINDINGS OF FACT

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

1. The Special Use cannot be granted without substantial detriment to the public good and will substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The Use is not compatible with the contiguous and surrounding area and will impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Commercial General (CG) zoning district, does not comply with all required regulations and standards of Article II of the Land Development Code.
4. The request is not in compliance with Section 2.03.02 and Article XII of the Land Development Code.

5. The request is in conflict with the Future Land Use Map designation of Community Commercial (CC).
6. The allowance for on-site sales and consumption of alcoholic beverages under the regulation of a State of Florida beverage license pursuant to Section 2.03.02 of the Land Development Code, in connection with a restaurant, does not promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is in conflict with the development patterns of the area.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby denies the Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a restaurant located in Commercial General (CG) zoning and 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

Date Filed

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.

Attachment 2

Supporting Documents



St. Johns County Growth Management Department

Application for: Special Use

Date 11/10/2025 Property Tax ID No 045600-0000

Project Name Main St Pizza

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

Address 183 Pinewoods 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 Pine woods 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 Acre 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 Restaurant - Pizzeria's Proposed Bldg. S.F. 4118

Project Description (use separate sheet if necessary)

Request for a special use permit, pursuant to section 2.03.02 of the land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a pizzeria located in Commercial General (CG) zoning. This request will have a companion Zoning Variance

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 [Signature]

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.

Exhibit C: Menu w/ Hours of Operation

DINNERS

Chicken Parmigiana ... \$14.99
Served with Spaghetti and 2 Garlic Knots

Spaghetti with Meatballs ... \$13.99
Served with 2 Garlic Knots

HOT FRESH BAKED 10" SUBS

Meatball Parmigiana ... \$12.99
A hearty fan favorite, featuring juicy, tender meatballs smothered in rich marinara and melted mozzarella, baked to bubbly perfection.

Philly Cheese Steak ... \$13.99
Shaved ribeye, green peppers, onions, mushrooms, American cheese, and mayo

Chicken Parmigiana ... \$13.99
Lightly breaded chicken, topped with marinara and mozzarella cheese

Classic Italian Hero (Served Hot) ... \$13.99
Ham, Salami, Char Pepperoni, mozzarella, lettuce, tomatoes, onions, and house vinaigrette

Italian (Served Cold) ... \$12.99
Salami, ham, mozzarella cheese, lettuce, tomatoes, banana peppers, olives, and house vinaigrette

DESSERTS

Cannoli ... \$4.99
A crisp, flaky cannoli shell filled with creamy, sweet ricotta cream

New York Cheesecake ... \$4.99
A velvety New York cheesecake, with a rich, creamy filling atop a buttery graham cracker crust, finished with a delicate hint of vanilla - add Strawberry, Chocolate, or Caramel Syrup topping \$.99 -

Chocolate Mousse Cake ... \$4.99
A decadent chocolate mousse cake, featuring layers of airy, velvety chocolate mousse atop a moist, fudgy cake base, crowned with a glossy ganache.

MAIN ST ICE CREAM

Ice Cream Toppings + \$.50 each

Hard Scoop Flavors ... \$3.99 - \$6.75
Vanilla | Chocolate | Strawberry | Birthday Cake | Butter Pecan | Mint Chocolate Chip | Chocolate Chip Cookie Dough | Cookies and Cream | Cappuccino Crunch | Chocolate Moose Tracks | Strawberry Cheesecake Superman - Non-Dairy - Chocolate & Vanilla (Oatmilk) - No Sugar Added - Turtle Sundae & Chocolate -

Milkshakes ... \$7.99 Specialty Milkshake \$8.99

Ice Cream Floats ... \$7.99

Sundaes ... \$7.99

Traditional Banana Split ... \$8.99

Affogato ... \$7.99
An Italian Legend! 1 Scoop of Vanilla (The Original) or your choice of Ice Cream drowned in a shot of espresso



NEW YORK STYLE

Online Ordering Available
PizzaHastings.com



Open Daily 11am - 9pm
(904) 809-9858

125 N Main St Hastings FL 32145

APPETIZERS

Garlic Knots (6) ... \$5.99 with Cheese
\$6.99

Buffalo Wings (10) ... \$13.99
Lightly Breaded Baked Jumbo sized Wings
(Blue Cheese on Request)

Meatballs (2) and Marinara ... \$5.99
w/ Mozzarella Cheese ... \$7.49

SALADS

Dressings - Caesar, Ranch, House
Vinaigrette, Blue Cheese
Add Chicken to any salad + \$3.99

Garden Salad ... Small \$5.99 Large
\$7.99

Fresh greens, tomatoes, onions, green
peppers, and cucumbers

Caesar Salad ... Small \$6.99 Large
\$8.99

Fresh romaine lettuce tossed with Caesar
dressing, croutons, and parmesan cheese

Antipasto Salad ... Sm \$8.99 Large
\$10.99

Fresh greens, ham, salami, mozzarella cheese,
tomatoes, cucumbers, green peppers, onions,
and black olives

Greek Salad ... Small \$7.99 Large \$9.99

Fesh Greens, feta cheese, Kalamata olives,
cucumbers, pepperoncini peppers, tomatoes,
green peppers, and onions

NEW YORK STYLE PIZZA BUILD YOUR

OWN PIE

Small 12" \$12.99 Large 16" \$16.99

Toppings (Each) Sm \$1.49 Lg \$2.49

Char Pepperoni | Bacon | Sliced Meatballs |
Sausage | Ham | Grilled Chicken | Hot Honey |
Extra Cheese | Ricotta | Mushrooms | Black
Olives | Green Peppers | Onions | Sliced
Tomatoes | Pineapple | Banana Peppers |
Jalapeno | Basil | Garlic

Gluten Free Crust (Any Pie) + \$3.99

CALZONES & STROMBOLI

* Please allow 20 Minutes * extra toppings
\$1.49 each

Cheese Calzone ... \$11.99

Our famous fresh dough cooked to golden
perfection, stuffed with melty cheese, sauce,
bursting with Italian flavor in every bite. Made
with Ricotta cheese.

Cheese Stromboli ... \$10.99

Rolled with layers of gooey cheese, and tangy
marinara, baked to golden perfection. (Made
without Ricotta cheese)

Meat Lovers Calzone or Stromboli ...
\$14.99

Pepperoni, ham, bacon, sausage, and
meatballs

Supreme Calzone or Stromboli ...
\$14.99

Sausage, pepperoni, meatballs, mushrooms,
onions, and green peppers

Veggie Lover Calzone or Stromboli ...
\$14.99

Onions, green peppers, black olives, tomatoes,
and mushrooms

HOUSE SPECIALTY PIES

Extravaganza ... Sm \$15.99 Lg \$22.99
Char pepperoni, sausage, sliced meatballs,
green peppers, onions, mushrooms, and extra
cheese

Meat Lovers ... Sm \$15.99 Lg \$22.99
Char Pepperoni, sausage, bacon, meatballs,
and ham

Mike's Hot Honey ... Sm \$16.99 Lg
\$21.99

Char Pepperoni, fresh basil and Hot Honey

Bianca ... Sm \$13.99 Lg \$20.99
Mozzarella and ricotta cheese with fresh garlic
and olive oil

Margherita ... Sm \$13.99 Lg \$20.99
Mozzarella, sliced tomatoes, fresh basil and
garlic

Bruschetta ... Sm \$16.99 Lg \$23.99
Mozzarella, diced tomatoes, fresh basil, garlic,
and drizzled w/ balsamic glaze and parmesan

Veggie Lovers ... Sm \$15.99 Lg
\$22.99

Green Peppers, onions, diced tomatoes, black
olives, and mushrooms

Datil Pepper ... Sm \$17.99 Lg \$25.99

Chicken, onion, datil pepper sauce

Hawaiian ... Sm \$13.99 Lg \$20.99

Pineapple and Ham

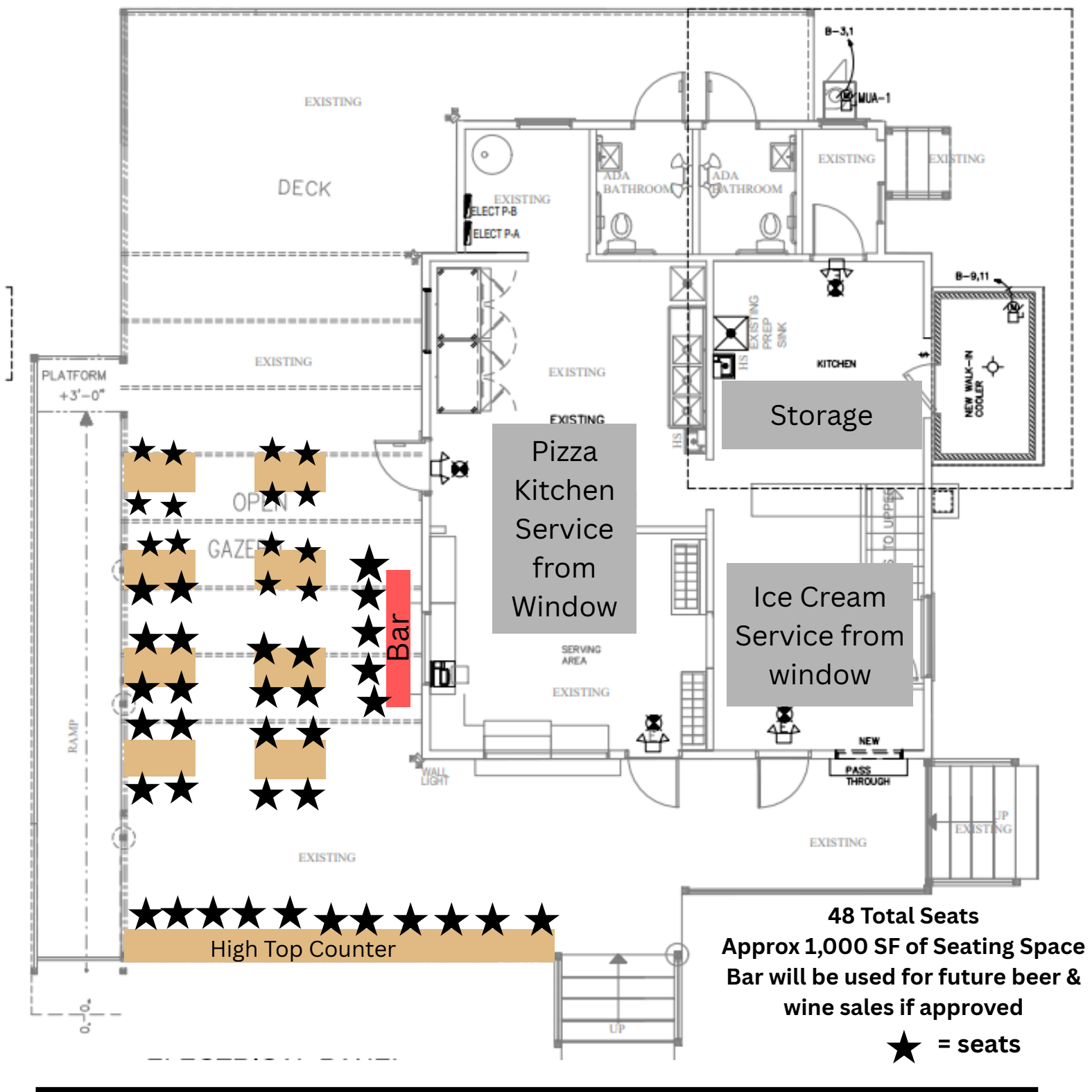
BBQ Pizza ... Sm \$15.99 Lg \$22.99

Chicken, bacon, onion, and Sweet Baby Rays
BBQ sauce

Buffalo Chicken ... Sm \$15.99 Lg
\$22.99

Chicken w/ Buffalo sauce and drizzled with
Blue Cheese

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



sidewalk

Main ST

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
PLANNING AND ZONING AGENCY

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

FILE NUMBER: SUPMAJ 2025-27

LEGAL: Exhibit A

SITE PLAN: Exhibit B

PARCEL ID: 045600-0000

DATE OF HEARING: February 19, 2026

ORDER GRANTING SPECIAL USE APPROVAL

The above-referenced application for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a restaurant located in Commercial General (CG) zoning and specifically located at 125 North Main Street, came before the Planning & Zoning Agency for public hearing on February 19, 2026.

FINDINGS OF FACT

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

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Commercial General (CG) zoning district, complies with all required regulations and standards of Article II of the Land Development Code.

4. The request is in compliance with Section 2.03.02 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 requested Use, although not generally appropriate or without restriction throughout the zoning district, when controlled as to the number, location, and relationship to the neighborhood, promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is not in conflict with the development patterns of the area.
8. The applicant, at the public hearing, has stated no objections to the proposed conditions.

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby grants the Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a restaurant located in Commercial General (CG) zoning and specifically located at 125 North Main Street, subject to the following conditions:

1. The Special Use Permit 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 is for the Use as regulated by the State of Florida beverage license, specifically for on-site sale/consumption of alcoholic beverages in connection with an existing restaurant.
3. Sales area shall be limited to the area designated for such on the Site Plan labeled as **Exhibit B** submitted by the applicant and made a part of this application.
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5. Special Use Permit shall be governed by the St. Johns County Sale or Service to persons under Twenty-One Ordinance (Ord. 2011-46) as may be amended.
6. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at the time the Special Use is being exercised.
7. This approval of the Special Use Permit may be revoked by the County Administrator or designee, at his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.
8. The Special Use Permit shall be commenced within one (1) year of the signing of the Final Order; otherwise, all rights granted herein shall become null and void. Commencement shall be defined as the issuance, from the appropriate authority, of an alcoholic beverage license that is in accordance with the type of alcoholic beverage service stipulated in the Special Use Permit request.

9. The Special Use Permit is granted under the condition of continual use. A Special Use Permit that, once commenced, remains idle, discontinued, or unused for a continuous period of one (1) calendar year shall no longer be valid, and all rights granted herein shall become null and void.
10. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, Florida Building Code, and any other Agency having jurisdiction.
11. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

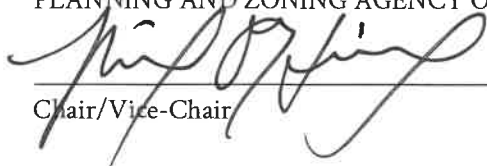
This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

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

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

DATED THIS 19th DAY OF FEBRUARY, 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
2/20/2026

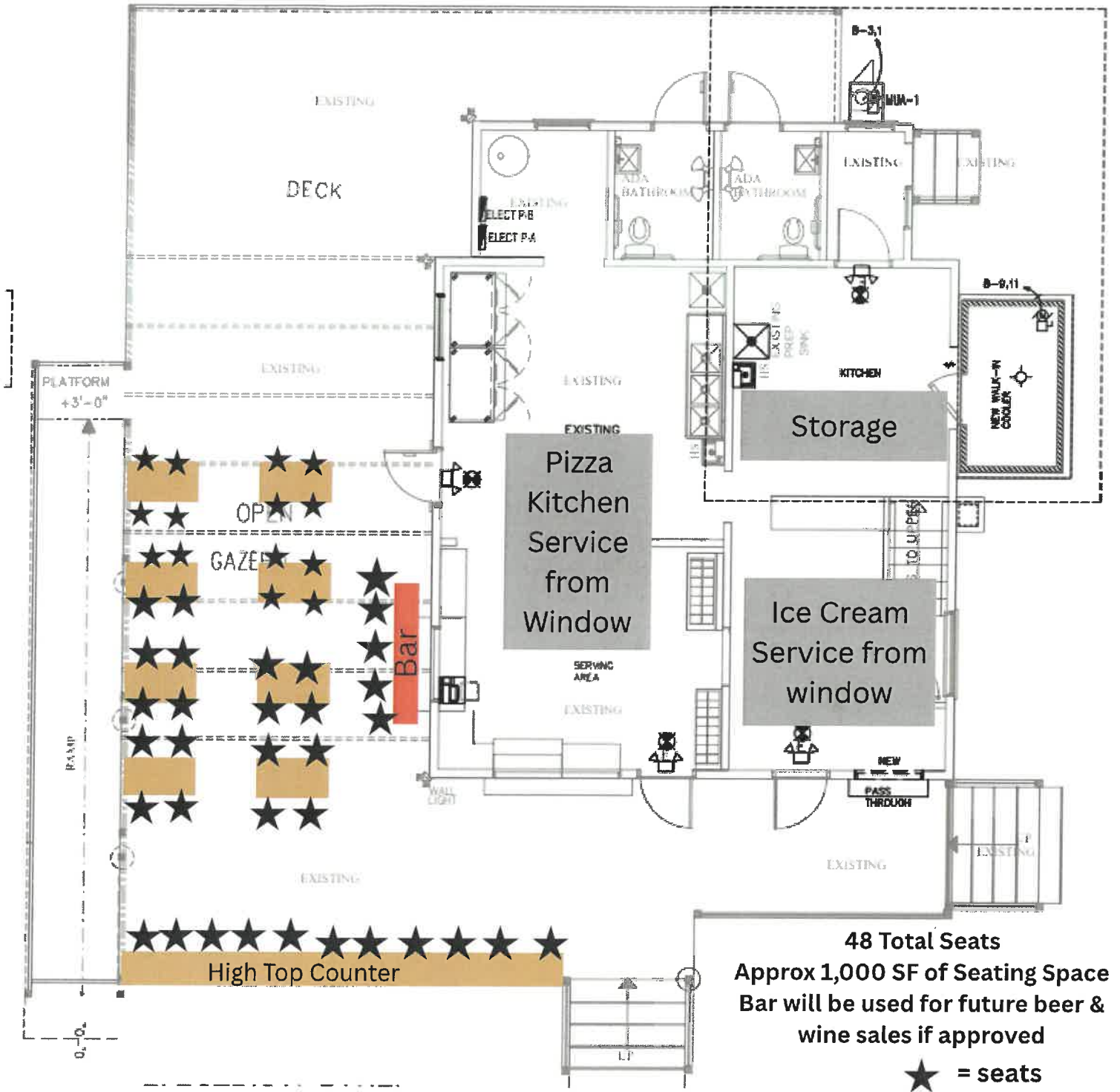
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JOHNS COUNTY, FLORIDA.

Main St Pizza 125 N Main St Hastings FL 32145
There is no indoor seating- All seating is on the outdoor covered Deck

Exhibit B- Site Plan



sidewalk

Main ST

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: [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

(207) 634-2801 fax

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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: [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: [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: [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: [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

SUGGESTED MOTION / FINDINGS TO APPROVE REQUEST

Motion to approve **PLNAPPL 2026-06 and PLNAPPL 2026-07 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 following findings:

SUGGESTED FINDINGS

1. The Special Use cannot be granted without substantial detriment to the public good and will substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The use is not compatible with the contiguous and surrounding area and will impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Commercial General (CG) Zoning District, does not comply with all required regulations and standards of Article II of the Land Development Code.
4. The request is not in compliance with Section 2.03.01.A, Section 2.03.02, and Article XII of the Land Development Code.
5. The request is in conflict with the Future Land Use Map designation of Community Commercial (CC).
6. The requested Use does not promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is in conflict with the development patterns of the area.

SUGGESTED MOTION / FINDINGS/CONDITIONS TO DENY REQUEST

Motion to deny **PLNAPPL 2026-006 and 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, and subject to the following findings and conditions:

SUGGESTED FINDINGS

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.

2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Commercial General (CG) zoning district, complies with all required regulations and standards of Article II of the Land Development Code.
4. The request is in compliance with Section 2.03.02 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 requested Use, although not generally appropriate or without restriction throughout the zoning district, when controlled as to the number, location, and relationship to the neighborhood, promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is not in conflict with the development patterns of the area.
8. The applicant, at the public hearing, has stated no objections to the proposed conditions.

SUGGESTED CONDITIONS

1. The Special Use Permit 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 is for the Use as regulated by the State of Florida beverage license, specifically for on-site sale/consumption of alcoholic beverages (beer, wine, and spirits) in connection with an existing restaurant.
3. Sales area shall be limited to the area designated for such on the Site Plan labeled as **Exhibit B** submitted by the applicant and made a part of this application.
4. Special Use Permit shall be governed by the St. Johns County Alcohol Beverage Ordinance (Ord. 1990-48) as may be amended.
5. Special Use Permit shall be governed by the St. Johns County Sale or Service to persons under Twenty-One Ordinance (Ord. 2011-46) as may be amended.
6. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at the time the Special Use is being exercised.
7. This approval of the Special Use Permit may be revoked by the County Administrator or designee, at his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.
8. The Special Use Permit shall be commenced within one (1) year of the signing of the Final Order; otherwise, all rights granted herein shall become null and void. Commencement shall be defined

as the issuance, from the appropriate authority, of an alcoholic beverage license that is in accordance with the type of alcoholic beverage service stipulated in the Special Use Permit request.

9. The Special Use Permit is granted under the condition of continual use. A Special Use Permit that, once commenced, remains idle, discontinued, or unused for a continuous period of one (1) calendar year shall no longer be valid, and all rights granted herein shall become null and void.
10. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, Florida Building Code, and any other Agency having jurisdiction.
11. 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)

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

Benjamin Rodda
Benjamin Rodda
Benjamin Rodda
9760 McMahon Ave
Hastings FL 32145

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

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