

# ST. JOHNS COUNTY Planning & Zoning

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## REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Michael Roberson, Director of Growth Management

Lex Taylor III, Assistant County Attorney

Thursday, November 7, 2024 1:30:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, November 7, 2024 1:30:00 PM in the County Auditorium at the St. Johns County Administrative Complex located at 500 San Sebastian View, St. Augustine, Florida. **Applicants are hereby advised that failure to appear may result in the delay or denial of their application.**

This Agenda may contain both regular business items and specially advertised Public Hearing items. Business items are those that require approval or recommendation for approval or denial by the Planning and Zoning Agency but may not require in a newspaper, notification of adjacent property owners, or posting a sign on the property. Public Hearings are items that require advertising in a newspaper, notification of adjacent property owners, and posting of a sign on the subject property. **This agenda is subject to change at the discretion of the Planning and Zoning Agency and further subject to proper notice requirements as may be required for individual agenda items.**

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

## AGENCY ITEMS

**Presenter - Anthony S. Robbins, AICP**

**Staff - Cynthia A. May, ASLA, Principal Planner**

### **District 5**

1. **NZVAR 2024-13 BJ's Wholesale Club #398 (Beachwalk) Signage.** NZVAR 2024-13 BJ's Wholesale Club #398 (Beachwalk) a request for a Non-Zoning Variance to Section G.4.2(c) of the New Twin Creeks PUD (Ord. No. 2015-52, as amended) to allow the maximum cumulative Building Signage for a Single-Tenant Business to exceed 200 SF, and an individual sign to exceed 150 SF, pursuant to Section 7.02.04.B.6 of the Land Development Code, specifically located at 87 Beachwalk Boulevard, northwest of County Road 210 W.

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

**Staff - Brandon Tirado, Planner**

### **District 2**

2. **SUPMAJ 2024-05 Coastal Aggregates Borrow Pit.** Request to modify the previously approved Special Use Permit (SUPMAJ 2022-09) for a Borrow Pit located in Open Rural (OR) zoning to provide for a new haul route, on property located off of Barrel Factory Road.

**Presenter - Stephen Glidden | Picolata Forest Group, LLC**

**Staff - Justin Kelly, Senior Planner**

**District 2**

3. **CPA (SS) 2024-03 Colee Cove Hamlet.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 45.8 acres of land, located at 7926 Colee Cove Road, from Rural/Silviculture (R/S) to Residential-A (Res-A), with a site-specific Text Amendment limiting the number of residential uses allowed on the subject property to a maximum eleven (11) residential dwelling units.

**Presenter - James G. Whitehouse, Esq, St. Johns Law Group**

**Staff - Saleena Randolph, Senior Planner**

**District 2**

4. **CPA(SS) 2024-06 Hardee Family.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 30 acres of land from Rural/Silviculture to Residential-A (RES-A) with a text amendment limiting the property to a maximum of five (5) single family dwelling units; located at an unaddressed parcel on the corner of Oscar Ashton Road and County Road 13A North. This request is a companion application to REZ 2024-15.

**Presenter - James G. Whitehouse, Esq, St. Johns Law Group**

**Staff - Saleena Randolph, Senior Planner**

**District 2**

5. **REZ 2024-15 Hardee Family.** Request to rezone approximately 30 acres of land from Planned Rural Development (PRD) to Open Rural (OR), located at an unaddressed parcel on the corner of Oscar Ashton Road and County Road 13A North. This request has a companion application CPA(SS) 2024-06.

- Staff Reports
- Agency Reports
- Meeting Adjourned

If a person decides to appeal any decision made by the Planning and Zoning Agency with respect to any matter considered at the meeting or hearing, he or she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the American with Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209- 0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086, not later than 5 days prior to the date of this meeting.

If the use of visual aids as part of any presentation to the Planning and Zoning Agency or the Board of County Commissioners is needed, such arrangements must be made at least twenty- four (24) hours in advance of the meeting by contacting the St. Johns County Government Channel at (904) 209-0555 or the Planning and Zoning Section at (904) 209-0675. The St. Johns County Planning and Zoning Agency meetings are held the first and third Thursdays of each month commencing at 1:30 PM in the County Auditorium located at 500 San Sebastian View, St. Augustine, FL. Applications are scheduled for the next available Planning and Zoning Meeting upon a determination of completeness. The following tentative agendas are provided to enhance notification and provide advance notice for interested parties. Note: Items are subject to change. The Agency reserves the right to cancel the meeting schedule as needed.