

# ST. JOHNS COUNTY Planning & Zoning

## BOARD

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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, January 23, 2025 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, January 23, 2025 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
- PZA Meeting Minutes for Agency Approval: 12/19/2024
- Public Comments

## AGENCY ITEMS

**Presenter - Melvin O. Lugo-Viera, Owner**

**Staff - Evan Walsnovich, Planner**

### **District 2**

1. **ZVAR 2024-29 3554 Pacetti Road.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Minimum Lot Width of 105 feet in lieu of the 120 foot requirement in Residential, Single Family (RS-1) zoning to accommodate construction of a single family home, specifically located at 3554 Pacetti Road.

**Presenter - Matthew Moss**

**Staff - Trevor Steven, Planner**

### **District 5**

2. **ZVAR 2024-15 Auto Pros Consulting.** Request for a Zoning Variance to Section 6.06.04 of the Land Development Code to allow for a proposed building and associated parking area to encroach within the required 20/B incompatibility buffer, and to Table 6.17 to allow for relief of the onsite parking requirement in relation to the size of the building, specifically located on the west side of First Avenue and east of US 1 N.

**Presenter - Mark Shelton, Kimley-Horn and Associates, Inc.**

**Staff - Jackie Williams, Overlay Planner**

**District 4**

3. **SUPMAJ 2024-12 Shores Fine Wine & Spirits.** SUPMAJ 2024-12 Shores Fine Wine & Spirits, request for a Special Use Permit per Section 2.03.01 and 2.03.02 of the Land Development Code to allow for the package sale for off-site consumption, specifically located at 3795 Palm Valley Road.

**Presenter - Shawn Maxwell**

**Staff - Marie Colee, Assistant Program Manager**

**District 3**

4. **MINMOD 2024-23 Church of Eleven 22.** Request for a Minor Modification to the Lewis Point Plaza PSD (ORD. 1987-79, as amended) to allow for the development of a 29,000 square foot worship facility located within 1,000 feet of a retailer of alcoholic beverages as outlined in Land Development Code Section 2.03.02.A, specifically located at 2469 US 1 South.

**Presenter - Kelly Varn, Taylor Sign & Design, LLC**

**Staff - Marie Colee, Assistant Program Manager**

**District 3**

5. **NZVAR 2024-15 Church of Eleven 22 Signage.** Request for a Non-Zoning Variance to the Lewis Point Planned Special Development (ORD. 1987-79, as amended) to allow for proposed wall signs to exceed the maximum Advertising Display Area (ADA) prescribed pursuant to Section 7.02.04.B.6 of the Land Development Code, specifically located at 2469 US 1 South.

**Presenter - Bruce Humphrey, Esq., Birchfield & Humphrey**

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

**District 3**

6. **PUD 2023-25 3229 State Road 207 PUD.** Request to rezone approximately 2.07 acres of land from Residential, Single-Family (RS-2) to Planned Unit Development (PUD) to allow for Neighborhood Commercial uses, specifically located at 3229 State Road 207.

**Presenter - Karen M. Taylor, Land Planner**

**Staff - Trevor Steven, Planner**

**District 2**

7. **WH 2024-07 Cypress Village.** Request to rezone 3.94 acres of land from Residential, Single-Family (RS-2) to Workforce Housing (WH), specifically located on property situated at the intersection of King Street Extension and N. Clay Street.

- 8. WH 2024-05 Laurel Hill Workforce Housing.** Request to rezone approximately 16.74 acres of land from Open Rural (OR) to Workforce Housing (WH); specifically located at 5025 US Highway 1 S, 111 Watson Road, and 121 Watson Road. This item was initially scheduled for hearing at the 12/19/24 PZA meeting. At that time the Applicant's representative requested a continuance to a date certain of 1/23/25 to allow for additional stormwater modeling, creation of suggested ordinance conditions, and time to hold a community meeting. The Agency voted 5-0 to approve the deferral. Three members of the public spoke in opposition to the project citing such concerns as tree and wildlife habitat, traffic, and compatibility with the established adjacent residential neighborhood.

- 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.