

ST. JOHNS COUNTY Planning & Zoning

BOARD

Meagan Perkins

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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, March 6, 2025 1:30:00 PM

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, March 6, 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: 02/20/25
- Public Comments

AGENCY ITEMS

Presenter - Paul and Diana Shillito

Staff - Trevor Steven, Planner

District 3

1. **ZVAR 2024-34 2253 Whippoorwill Drive.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for Side Yard setback of two (2) feet in lieu of the required eight (8) feet to accommodate placement of a carport in Residential, Manufactured/Mobile Home or Single Family [RMH (S)] zoning.

Presenter - Autumn Martinage; Matthews | DCCM

Staff - Justin Kelly, MPA, Senior Planner

District 2

2. **PUD 2024-03 Foxhive Commercial.** Request to rezone approximately 4.77 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 35,000 square feet of Neighborhood Commercial uses, consistent with the Residential-B Future Land Use Map (FLUM) designation, specifically located at 3710 Pacetti Road.

Presenter - Sonya Jensen

Staff - Evan Walsnovich, Planner

District 2

3. **REZ 2024-22 1675 State Road 16.** Request to rezone approximately 6.09 acres of land from Open Rural (OR) to Commercial Warehouse (CW).

Presenter - Kevin Ledbetter, Staff Engineer

Staff - Amy Ring, Special Projects Manager

4. **COMPAMD 2024-06 2023 North Florida Regional Water Supply Plan Amendments - Transmittal.** Pursuant to Section 163.3177(6)(c)4 of the Florida Statutes, the County is required to incorporate alternative water supply projects identified in the 2023 North Florida Regional Water Supply Plan into its Comprehensive Plan. The Ordinance approves the 2025-2035 St. Johns County Water Supply Facilities Work Plan, which includes select alternative water supply projects the County intends to undertake. The ordinance also amends the 2025 Comprehensive Plan to incorporate the Work Plan and revises inconsistent language to ensure clarity and consistency in referencing and utilizing water supply plans.

- 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.