

ST. JOHNS COUNTY

Planning & Zoning

BOARD

Meagan Perkins
Dr. Richard Hilsenbeck
Greg Matovina
Henry F. Green
Judy Spiegel

Chuck Labanowski



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management
Lex Taylor III, Assistant County Attorney

Thursday, June 5, 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, June 5, 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 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 - Randy Taylor | Taylor Sign & Design, LLC

Staff - Evan Walsnovich, Planner

District 1

1. **NZVAR 2024-20 Church of Eleven 22 Signage.** Request for a Non-Zoning Variance to the Greenbriar Downs Planned Unit Development (ORD. 2019-15, 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 2101 Longleaf Pine Parkway. This item was continued from the May 1st PZA Hearing.

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

Staff - Marie Colee, Assistant Program Manager

District 3

2. **ZVAR-2024-25 Schuler Family Fence 136795-1340.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a fence height of ten (10) feet in lieu of the six (6) foot requirement, specifically located at 1129 S. Winterhawk Drive.

Presenter - Chris Myers, Coastal Luxury Outdoors

Staff - Marie Colee, Assistant Program Manager

District 4

3. **MINMOD 2025-01 7300 Oakmont Court Pool.** Request for a Minor Modification to the Marsh Landing PUD (Ordinance 1975-15, as amended) to allow for a Rear Yard setback of fifteen (15) feet in lieu of the required twenty-five (25) feet to allow for replacement of pool and screen enclosure.

Presenter - Sina Venus | Property Theater, LLC.

Staff - Evan Walsnovich, Planner

District 4

4. **PUD 2024-15 Powers Center.** Request to rezone approximately 1.88 acres of land from Industrial Warehousing (IW) to Planned Unit Development (PUD) to allow for a maximum 57,000 square feet of non-residential uses, specifically located at 9990 US-1 North.

Presenter - Douglas N. Burnett, Esq, St. Johns Law Group

Staff - Saleena Randolph, Senior Planner

District 2

5. **WH 2024-03 Andre Land Holdings Workforce Housing.** Request to rezone approximately 11.37 acres of land from Open Rural (OR) to Workforce Housing (WH), located at 3165 County Road 208, Unit F.

Presenter - James G. Whitehouse, Esq.

Staff - Keisha Fink, AICP, Principal Planner

District 2

6. **NZVAR 2025-09 Bass Pro Shops Interstate Identification Sign.** Request for a Non-Zoning Variance to Section G.6 Signage of the World Commerce Center PUD to allow for a combined Advertising Display Area (ADA) to exceed the maximum 300 square feet for an Interstate Identification Sign, pursuant to Section 7.02.05.B.1 of the Land Development Code, specifically located at 355 World Commerce Center Parkway.

- 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.