

# 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, May 15, 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, May 15, 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
- PZA Meeting Minutes for Agency Approval: 04/17/2025 & 05/01/2025
- Public Comments

## AGENCY ITEMS

**Presenter - Jeff Mason, Prosser | Prime, Inc.**

**Staff - Trevor Steven, Planner**

### District 4

1. **MINMOD 2025-07 Vicars Landing at Sawgrass Parking Garage.** Request for a Minor Modification to the Player's Club PUD (ORD 1975-15, as amended) to allow for the construction of a new multi-story parking garage that will include maintenance facilities to serve the Vicar's Landing community, located specifically at 1008 Vicars Woods Road.

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

**Staff - Saleena Randolph, Senior Planner**

### District 5

2. **REZ 2025-01 Arapaho Avenue Townhomes.** A request to rezone approximately 2 acres of land from Open Rural (OR) to Residential General (RG-2), located at 1540 Arapaho Avenue.

**Presenter - James Ashe**

**Staff - Evan Walsnovich, Planner**

### District 5

3. **CPA(SS) 2025-01 Apex UCC.** Rrequest for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 1.8 acres of land from Rural/Silviculture to Intensive Commercial (IC), located at 140 Stratton Road. This request is a companion application to REZ 2025-03.

Presenter - James Ashe

Staff - Evan Walsnovich, Planner

**District 5**

4. **REZ 2025-03 Apex UCC.** Request to rezone approximately 1.8 acres of land from Open Rural (OR) to Commercial Intensive (CI) with use-limiting conditions, located at 140 Stratton Road. This request is a companion application to CPA(SS) 2025-01.

Presenter - Kevin Ledbetter, Senior Engineer, Utilities

Staff - Amy Ring, Special Projects Manager

5. **COMPAMD 2024-06 2023 North Florida Regional Water Supply Plan - Adoption.** A Comprehensive Plan text amendment incorporating updates to s. 163.3177(6)(c)4, F.S., issued under the 2023 North Florida Regional Water Supply Plan (NFRWSP). The NFRWSP requires the County to adopt an updated Water Supply Facilities Work Plan (WSFWP), covering at least a 10-year planning horizon, and incorporate selected alternative water supply projects from the NFRWSP into the Plan. This text amendment incorporates the revised plan by reference and updates references to other County water supply plans used to develop the Plan.

Presenter - Amy Ring, Special Projects Manager

6. **LDCA 2024-03 Land Development Code Updates.** Updates to Land Development Code (LDC) Articles II, III, V, VI, IX, and XII, and the Table of Contents, to maintain consistency with Florida Statutes and to better organize existing parts of the code.

Presenter - Jacob Smith, Planning Division Manager

7. **Recommendation to the Board of County Commissioners for Planning and Zoning Agency Member Appointment.** There is currently one Agency vacancy due to the resignation of Mr. Elvis Pierre, whose term was scheduled to expire on July 20, 2025. This position was most recently advertised for the required thirty (30) days. The attached applications meet the minimum criteria for consideration; the Planning and Zoning Agency shall recommend a new Agency Member to the Board of County Commissioners.

- 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.