

ST. JOHNS COUNTY

Planning & Zoning

BOARD

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

Charles Labanowski
Robert Olson



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management
Kealey West, Deputy County Attorney

Thursday, June 26, 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 26, 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: 05/15/25 & 06/05/25
- Public Comments

AGENCY ITEMS

Presenter - Brad Wester, Driver McAfee Hawthorne & Diebenow

Staff - Marie Colee, Assistant Program Manager

District 5

1. **SUPMAJ 2025-06 SJC Pickleball.** Request for a Special Use Permit to allow for Indoor Commercial Recreation in Industrial, Warehousing (IW) zoning per Section 2.03.43 of the Land Development Code; specifically located at 6480 US 1 North.

Presenter - Jason C. Hill, Lippes Mathias, LLP

Staff - Marie Colee, Assistant Program Manager

District 1

2. **MINMOD 2025-06 Veterans Plaza.** Request for a Minor Modification to the ICI Middlebourne PUD (Ordinance 2018-29, as amended) to allow for the sale for off-site consumption of Alcoholic Beverages as an allowed use together with a request for relief from the required 1,000-foot separation between Churches/Schools. Specifically located on the northeast corner of the Veterans Parkway and Longleaf Pine Parkway.

Presenter - Jennifer Woods, Owner

Staff - Evan Walsnovich, Planner

District 1

3. **MINMOD 2025-04 Woods Pavillion.** Request for a Minor Modification to The Preserve at St. Johns PUD (Ord. 1987-48, as amended) to allow a Rear Yard setback of three (3) feet in lieu of the required ten (10) feet and an Impervious Surface Ratio (ISR) of 53% in lieu of the maximum 50% ISR to allow for a covered pavilion, specifically located at 169 Coppinger Place.

Presenter - Alex Harden; Douglas Law Firm

Staff - Justin Kelly, MPA, Senior Planner

District 5

4. **REZ 2025-05 940 State Road 16.** Request to rezone approximately 0.24 acres of land from Commercial Neighborhood (CN) with conditions to Commercial General (CG) with conditions.

Presenter - Autumn Martinage, Senior Planner, Matthews | DCCM

Staff - Saleena Randolph, Senior Planner

District 2

5. **REZ 2024-18 Enclave at World Golf (Workforce Housing).** Request to rezone approximately 18.5 acres of land from Planned Unit Development (PUD) to Workforce Housing (WH), located at 3740 Pacetti Road.

Presenter - Matthew Lahti, P.E. | Gulfstream Design Group, LLC

Staff - Trevor Steven, Planner

District 2

6. **CPA(SS) 2024-13 Deer Park Boat & RV Storage.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 10.61 acres of land from Rural/Silviculture to Residential-C, specifically located at 3845 and 3855 County Road 210 W. This request is a companion application to PUD 2024-12. This application was originally heard at the 3/20/2025 PZA meeting, and was voted to be continued to a date uncertain. The application was subsequently readvertised to the 6/26/2025 PZA meeting.

Presenter - Matthew Lahti, P.E. | Gulfstream Design Group, LLC

Staff - Trevor Steven, Planner

District 2

7. **PUD 2024-12 Deer Park Boat & RV Storage.** Request to rezone approximately 10.61 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 106,200 square feet of commercial uses, specifically located at 3845 and 3855 County Road 210 W. This request is a companion application to CPA(SS) 2024-13. This application was originally heard at the 3/20/2025 PZA meeting, and was voted to be continued to a date uncertain. The application was subsequently readvertised to the 6/26/2025 PZA meeting.

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

Staff - Jackie Williams, Overlay Planner

District 5

8. **ZVAR 2024-27 233 Hidden Dune Court.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for an encroachment of three feet, five inches into the required twenty-five (25) foot Front Yard setback to allow for a constructed second-story balcony.

Presenter - Jacob Smith, AICP, Planning Division Manager

Staff - Jacob Smith, Planning Division Manager

9. **2050 Comprehensive Plan - Transmittal Hearing.** The County's Comprehensive Plan requires an update pursuant to Florida Statutes 163.3184 and 163.3191. The St. Johns County 2050 Comprehensive Plan, prepared by the County's consultant, Inspire Placemaking Collective, is scheduled for transmittal at the Board of County Commissioners meeting on July 22, 2025. The Planning and Zoning agency may propose changes and make a recommendation on the transmittal of the 2050 Comp Plan to the Board of County Commissioners. The 2050 Comprehensive Plan has previously been heard at two public hearings before the Board of County Commissioners, on May 20, 2025, and June 3, 2025. Both the Board of County Commissioners' recommendations and public input from these meetings have been incorporated into this Transmittal item.

- 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.