

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
Lex Taylor III Deputy County Attorney

Thursday, July 17, 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, July 17, 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 05/15/2025 & 06/05/2025
- Public Comments

AGENCY ITEMS

Presenter - Harold Timmons, TEP Group

Staff - Evan Walsnovich, Planner

District 3

1. **TOWER 2025-01 Wildwood Treaty Wireless Facility.** Request for a Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 150-foot wireless communication tower and support facilities in Open Rural (OR) zoning, specifically located at 1152 Fort Peyton Drive.

Presenter - Evan Asoudegan, Mox Group

Staff - Marie Colee, Assistant Program Manager

District 4

2. **SUPMAJ 2025-03 Koi Sushi Thai & Bar.** Request for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a State of Florida Type 4COP/SFS beverage license in connection with a proposed restaurant located in Commercial Intensive (CI) zoning and specifically located at 10870 US 1 North, Units 101-103.

Presenter - Mason McNally

Staff - Justin Kelly, MPA, Senior Planner

District 2

3. **MINMOD 2025-09 393 Canopy Forest Drive Pool.** Request for a Minor Modification to the Silverleaf PUD (Ord. 2006-117, as amended) to allow for a Rear Yard setback of five (5) feet in lieu of the required ten (10) feet to accommodate placement of a swimming pool, and to allow an Accessory Structure setback of three (3) feet in lieu of the required five (5) feet for a screen enclosure, specifically located at 393 Canopy Forest Drive.

Presenter - Douglas Burnett | St. Johns Law Group

Staff - Evan Walsnovich, Planner

District 5

4. **CPA (SS) 2024-14 Kellie Pacetti Family.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 11.4 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A); located at an unaddressed property south of Saint Marks Pond Blvd.

Presenter - Reginald & Laura Stratton

Staff - Trevor Steven, Planner

District 4

5. **CPA(SS) 2025-04 1235 Pine Island Road.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 1.2 acres of land from Rural Commercial (RC) to Residential-A (RES-A) to allow for one (1) residential dwelling unit. This is a companion application to REZ 2025-07 1235 Pine Island Road

Presenter - Reginald & Laura Stratton

Staff - Trevor Steven, Planner

District 4

6. **REZ 2025-07 1235 Pine Island Road.** Request to rezone approximately 1.2 acres of land from Commercial Highway and Tourist (CHT) to Open Rural (OR) to allow for one (1) residential dwelling unit. This is a companion application to CPA(SS) 2025-04 1235 Pine Island Road.

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

Staff - Saleena Randolph, Senior Planner

District 3

7. **COMPAMD 2024-03 Schneider Family Campground (Adoption).** Request for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture (R/S) to Rural Commercial (RC) for approximately 120 acres of land, specifically located at 8000 US Hwy 1 South.

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

Staff - Saleena Randolph, Senior Planner

District 3

8. **REZ 2024-11 Schneider Family Campground.** Request to rezone approximately 77 acres of land from Open Rural (OR) to Commercial Rural (CR) with conditions, located at 8000 US Hwy 1 South. This request has a companion application COMPAMD 2024-03.

Presenter - Autumn Martinage, Senior Planner, Matthews | DCCM

Staff - Keisha Fink, AICP, Principal Planner

District 5

9. **CPA(SS) 2025-03 St. Marks Pond Industrial Park South.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 13.2 acres of land from Rural/Silviculture (R/S) to Industrial (I); located at an unaddressed parcel fronting Saint Marks Pond Blvd. This request is a companion application to PUD 2025-02.

Presenter - Autumn Martinage, Senior Planner, Matthews | DCCM

Staff - Keisha Fink, AICP, Principal Planner

District 5

10. **PUD 2025-02 St Marks Pond Industrial Park South.** Request to rezone approximately 13.2 acres of land from Open Rural (OR) to Planned Unit Development (PUD) located 0 St Marks Pond Blvd, to allow for a maximum 136,500 square feet of industrial uses. This request is a companion application to CPA(SS) 2025-03.

Presenter - Michael Lagasse, Environmental Manager

Staff - Michael Lagasse, Environmental Manager

11. **LDCA 2025-04 -Tree Ordinance Update.** Presentation on proposed Land Development Code amendments requested by the Board of County Commissioners to update the method of measuring and designating Specimen trees (LDC Article IV), increase the per-inch Tree Deficiency Charge from \$25.00 to \$100.00 (LDC Article IV) and increase of the minimum preservation of upland natural vegetation required for certain Planned Unit Developments from 5% to 10% preserved (LDC Article V). Also, an update to the definition of Specimen Tree is proposed in Article XII for consistency with the relevant provisions in Article IV.

- 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.