

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, August 21, 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, August 21, 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: 06/26/25, 07/17/25, and 08/07/25
- Public Comments

AGENCY ITEMS

Presenter - Tracy Smith

Staff - Marie Colee, Assistant Program Manager

District 3

1. **SUPMIN 2025-01 Smith Mobile Home.** Request for a Special Use Permit pursuant to Section 2.03.08 of the Land Development Code to allow for the placement of a Manufactured/Mobile Home in Residential, Single-Family (RS-3) zoning, specifically located at 1088 W. 15th Street.

Presenter - Jerrica Wrench

Staff - Marie Colee, Assistant Program Manager

District 3

2. **SUPMAJ 2025-08 Cheerworks.** Request for a Special Use Permit, pursuant to Section 2.03.43 of the Land Development Code, to allow for Commercial Recreation in Industrial Warehousing (IW) zoning, specifically located at 501 Marshall Circle Units 505 & 506.

Presenter - Malinda Peeples

Staff - Marie Colee, Assistant Program Manager

District 2

3. **SUPMAJ 2025-10 SEA Community Help Resource Center Expansion.** Request to revise a previously approved Special Use Permit (SUPMAJ 2022-11), allowing a Resource Center in Residential, Single Family (RS-3) zoning, to add four (4) new lots and a storage building to the proposed project boundary, specifically located at 6284 Armstrong Road.

Presenter - Zak Adams; Entire Inc.

Staff - Patrick Heekin, Planner

District 3

4. **ZVAR 2025-12 6951 Charles Street (Detached Garage).** Request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a reduced second Front Yard setback of three (3) feet in lieu of the required fifteen (15) feet for a Corner Lot located in Residential, Single Family (RS-2) zoning to accommodate construction of a detached garage.

Presenter - Alexander Kimmel III

Staff - Marie Colee, Assistant Program Manager

District 5

5. **ZVAR 2025-10 341 Lures Lane.** Request for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to allow for the eave height of an accessory metal building structure (18') to be greater than the eave height of the Main Use structure (11') along with a request to allow the square footage of 4,000 to exceed the main use of 2,064 square feet.

Presenter - Courtney Gaver; Rogers Towers, P.A.

Staff - Justin Kelly, MPA, Senior Planner

District 3

6. **REZ 2025-06 RaceTrac at Dixie Highway.** Request to rezone approximately eight (8) acres of land from Open Rural (OR) and Commercial Intensive (CI) with conditions to Commercial Highway and Tourist (CHT) with conditions, located at the southwestern corner of County Road 204 and Highway US 1 South intersection.

Presenter - Christina Evans, Matthews | DCCM

Staff - Evan Walsnovich, Planner

District 4

7. **CPA (SS) 2025-06 Elam Family Legacy.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.74 acres of land from Rural/Silviculture (R/S) to Residential-A (Res-A), with a site-specific Text Amendment limiting the number of residential uses allowed on the subject property to a maximum four (4) single-family residential dwelling units, located on Pine Island Road.

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

Staff - Saleena Randolph, Senior Planner

District 3

8. **MAJMOD 2025-04 Hyde Park PUD.** Request for a Major Modification to the Hyde Park PUD (Ord. 2009-42, as amended) to clarify allowed uses, add prohibited uses, increase building heights, allow fencing, clarify signage, correct typographical errors, update phasing, and update the Master Development Plan (MDP) Text to reflect all proposed changes. The site is located at US Highway 1 South and Faver Dykes Road.

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

Staff - Saleena Randolph, Senior Planner

District 3

9. **MAJMOD 2025-06 Hyde Park PRD.** Request for a Major Modification to the Hyde Park PRD (Ord. 2009-41, as amended) to clarify design standards and to state the allowed uses within the designated Areas. The changes also include allowing road improvements, allowing agricultural activities, correcting typographical errors, updating phasing, and updating the Master Development Plan (MDP) Text to reflect all proposed changes. The site is located at 570 Faver Dykes Road and east of US Highway 1 South.

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

Staff - Trevor Steven, Planner

District 3

10. **SUPMAJ 2024-10 Crosby Family Venue.** Request for a Special Use Permit to allow for an indoor/outdoor wedding and special event venue, meeting the general special use criteria of Land Development Code Section 2.03.01.A; specifically located at 855 Cherry Tree Road.

- 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.