

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, September 4, 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, September 4, 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

MAJMOD 2024-07 Shoppes at St Johns Parkway will NOT be heard at the Planning and Zoning Agency on September 04, 2025 (as advertised). This application will be re-scheduled with appropriate public notice.

Presenter - Brad Wester, Driver McAfee Hawthorne & Diebenow

Staff - Trevor Steven, Planner

District 5

1. **MINMOD 2025-12 The Vinings PUD Veterinary Office.** Request for a Minor Modification to The Vinings Planned Unit Development (Ordinance 1997-14, as amended) to allow Veterinary Offices as a permitted use, specifically located at 2220 County Road 210 West.

Presenter - Brian McGarity, Owner

Staff - Marie Colee, Assistant Program Manager

District 1

2. **ZVAR 2025-15 1925 State Road 13 N. Detached Garage.** Request for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to allow for the construction of a detached accessory garage for personal use & storage that will be larger in size and taller in eave height than the existing Main Use Structure; specifically located at 1925 State Road 13 North.

Presenter - Lloyd and Nancy Davis, property owners

Staff - Saleena Randolph, Senior Planner

District 3

3. **REZ 2025-08 155 West Genung Street.** Request to rezone approximately 10.86 acres from Planned Unit Development (PUD) and Residential Single Family (RS-2) to Open Rural (OR), located at 155 West Genung Street.

Presenter - Kathryn, Esq. | Whittington, PLLC

Staff - Evan Walsnovich, Planner

District 5

4. **DRIMOD 2025-01 NEQ Townhomes.** Request to modify the St. Johns Development of Regional Impact ("DRI") Development Order (Resolution No. 1991-130, as amended), revising the Land Use Exchange Table to accommodate for a proposed 295 townhome units by increasing the maximum number of allowed residential units via conversion of Industrial entitlements, revise maps, update prior unit conversions, revise transportation mitigation, and update phasing expiration dates based on recent Development Order extensions pursuant to Section 252.363, Florida Statutes. This is a companion application to MAJMOD 2025-02. Located at the Intersection of International Golf Parkway and Interstate 95.

Presenter - Kathryn, Esq. | Whittington, PLLC

Staff - Evan Walsnovich, Planner

District 5

5. **MAJMOD 2025-02 NEQ Townhomes.** Request for a Major Modification to the St. Johns Interchange Parcels PUD (ORD 1991-36, as amended) to increase the maximum number of permitted residential units to 3,267 resulting from the companion DRI modification application (DRI MOD 2025-01) to accommodate for a proposed 295 unit Townhome community located on Parcels 9-12 of the Interchange Parcels Northeast Quadrant; revise the MDP Text and Map; and to revise the phasing, buildout and expiration dates based on recent Development Order extensions pursuant to Section 252.363, Florida Statutes. This is a companion to DRIMOD 2025-01. Located at the North East Intersection of International Golf Parkway and Interstate 95.

Presenter - Brad Wester, Driver McAfee Hawthorne & Diebenow

Staff - Marie Colee, Assistant Program Manager

District 5

6. **SUPMAJ 2025-09 Woodlawn Road Veterinary Office.** Request for a Special Use Permit, pursuant to Section 2.03.41 of the Land Development Code, to allow for a Veterinary Office/Animal Hospital in Open Rural (OR) zoning, specifically located at 1751 and 1771 Woodlawn 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.