

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 7, 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 7, 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

Presenter - Anthony Shank | Hampton Exteriors, LLC

Staff - Evan Walsnovich, Planner

District 4

1. **MINMOD 2025-05 Richard Property.** Request for a Minor Modification to the Sawgrass PUD (Ordinance 1973-08, as amended) to allow for a Rear Yard setback of zero (0) feet in lieu of the required 5 feet and a Side Yard setback of zero (0) feet in lieu of the required 5 feet to allow for a covered patio and to allow for an eight (8) foot tall privacy wall in lieu of a the six (6) foot maximum height, specifically located at 1536 Harbour Club Drive.

Presenter - William Tully, Engineer

Staff - Marie Colee, Assistant Program Manager

District 2

2. **COMM 2025-26 JAMC Warehouse/Shell.** Request for Site Plan Approval to allow for a 26,600 square foot Office/Warehouse shell building with paved parking, stormwater retention, utilities and landscaping, located on property within that portion of lands rezoned by Ordinance 1987-01 designated Industrial Warehouse (IW), specifically located on Parcel A & B Agricultural Center Drive.

Presenter - Erich Negaard, Clarkson Pools

Staff - Marie Colee, Assistant Program Manager

District 4

3. **ZVAR 2025-08 Pollard Residence.** Request for a Zoning Variance to allow for a proposed swimming pool to encroach three (3) feet past the platted Building Restriction Line in Residential, Single-family (RS-2) zoning; located specifically at 2453 S. Ponte Vedra Blvd.

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

Staff - Jackie Williams, Planner

District 3

4. **ZVAR 2025-09 Hyman Family Beach House.** Request for a Zoning Variance to Section 6.01.03.E.4 of the Land Development Code to allow for a reduced Front Yard setback of twelve (12) feet in lieu of the required 15 feet for a Corner Through Lot located in Residential, Single Family (RS-3) zoning to accommodate construction of a swimming pool, located at 5099 Medoras Avenue

Presenter - Andrew Rakowski

Staff - Evan Walsnovich, Planner

District 3

5. **MAJMOD 2025-03 St. Augustine Industrial Park.** Request for a Major Modification to the St. Augustine Industrial Park PUD (Ord. 1994-10, as amended) amending the phasing and expiration schedule to account for a proposed 200,000 square foot expansion to an existing warehouse/distribution facility. A re-revised Master Development Plan (MDP) Text and Map is provided to reflect the proposed changes. The subject site is specifically located at 3660 Deerpark Boulevard.

Presenter - Christina Evans, AICP

Staff - Marie Colee, Assistant Program Manager

District 3

6. **REZ 2024-23 United Rentals.** Request to rezone approximately 4.07 acres of land from Commercial Intensive (CI) with conditions to Commercial Intensive (CI), located at 2898 U.S. Highway 1 South. This project has a companion application, ZVAR 2025-11.

Presenter - Christina Evans, AICP

Staff - Marie Colee, Assistant Program Manager

District 3

7. **ZVAR 2025-11 US 1 United Rentals.** Request for a Zoning Variance to Section 6.06.04 of the Land Development Code to waive the required 20/B incompatibility buffer along the eastern property boundary. The applicant proposes to improve the existing ten (10) foot landscape buffer with enhanced landscaping and a six (6) or eight (8) foot fence, specifically located at 2850 and 2898 US Highway 1 South. This is a companion application to REZ 2024-23.

- 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.