

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 18, 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 18, 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: 08/21/25
- Public Comments

AGENCY ITEMS

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

Staff - Jacob Smith, AICP, Planning Division Manager

District 2

1. **MAJMOD 2025-07 Toco River Estates PRD.** Request for a Major Modification to the County Road 214 Planned Rural Development (Ordinance 2006-45) to rename the project to Toco River Estates PRD and to reset the expired phasing for a 205-unit residential subdivision. Located northeast of the County Road 214 and County Road 13 South intersection.

Presenter - Andre Green, Corner Lot Development

Staff - Trevor Steven, Planner

District 5

2. **SUPMAJ 2025-13 San Sebastian Dog Park.** Request for a Special Use Permit to allow for the construction of an outdoor dog park with associated sale and on-site consumption of alcoholic beverages under the State of Florida Type 2COP beverage license in Industrial Warehouse (IW) zoning, meeting the general special use criteria of Land Development Code Section 2.03.01.A; specifically located on a 4.27 acre unaddressed property on San Sebastian View.

Presenter - Zach Miller, Esq.

Staff - Jackie Williams, Overlay Planner

District 5

3. **ZVAR 2025-04 201 Thirteenth Street.** Request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a second Front Yard setback of eight (8) feet in lieu of the required 15 feet for a Non-Conforming Lot of Record located in Residential, Single Family (RS-3) zoning to accommodate construction of a single family residence.

Presenter - Jessica Gow, Esq. | Cobb Cole

Staff - Trevor Steven, Planner

District 2

4. **REZ 2025-09 2195 State Road 16.** Request to rezone approximately 4.9 acres of land from Commercial Highway and Tourist (CHT) to Commercial Intensive (CI).

Presenter - Robert G. Morgen | RGM Engineers, Inc.

Staff - Evan Walsnovich, Planner

District 3

5. **PUD 2024-08 St. Augustine Tire.** Request to rezone approximately 1.07 acres of land from Residential, Single Family (RS-3) to Planned Unit Development (PUD) to allow for a maximum 7,500 square feet of commercial/office type uses, specifically located at 300 South Holmes Boulevard.

- 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.