

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, November 6, 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, November 6, 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 - Michael J. Sullivan, Owner

Staff - Marie Colee, Assistant Program Manager

District 3

1. **SUPMAJ 2025-17 Commanders Shellfish Camp 4COP.** Request for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for an increase in series for the on-site sale and consumption of Alcoholic Beverages under the State of Florida from Type 2COP/SFS to 4COP/SFS beverage license in connection with an existing restaurant, located within Commercial Highway Tourist (CHT) zoning, specifically located at 7579 A1A South.

Presenter - Zak Adams, Entire Inc.

Staff - Patrick Heekin, Planner

District 3

2. **ZVAR 2025-12 6951 Charles Street.** ZVAR 2025-12 6951 Charles Street, 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 15 feet for a Corner Lot located in Residential, Single Family (RS-2) zoning to accommodate construction of a detached garage, and Section 2.02.04.B.12 of the Land Development Code to allow for a wall height of eight (8) feet in lieu of the six (6) foot requirement, specifically located at 6951 Charles Street.

Presenter - Brian Amerson, Amerson Construction Group

Staff - Trevor Steven, Planner

District 3

3. **ZVAR 2025-25 Hansel 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, located specifically at 8875 A1A S.

Presenter - Brian Mann

Staff - Marie Colee, Assistant Program Manager

District 2

4. **NZVAR 2025-10 U-Haul of Mill Creek Wall Signs.** Request for a Non-Zoning Variance, pursuant to Section 7.02.04.B.6 of the Land Development Code, to allow for an Advertising Display Area (ADA) of 745.9 square feet on Building A and 566.8 square feet on Building B in lieu of the required maximum of 200 square feet for walls signs per building, as prescribed in the Bridle Ridge PUD, located at 6235 County Road 16A.

Presenter - Brad Wester of Driver, McAfee, Hawthorne & Diebenow

Staff - Saleena Randolph, Senior Planner

District 1

5. **MINMOD 2025-03 St. Johns Parkway Antenna Tower (aka TOWER 2025-02).** Request for a Minor Modification to the Durbin Crossing PUD (Ord. 2004-07, as amended) to allow for the construction of a 170-foot Monopole Antenna Tower, specifically located at 2050 Saint Johns Parkway.

Presenter - Ellen Avery-Smith, Rogers Towers P.A.

Staff - Marie Colee, Assistant Program Manager

District 2

6. **MINMOD 2025-16 Silverleaf Waiver (Alcohol Sales within 300' of Church).** Request for a Minor Modification to the Silverleaf Planned Unit Development (Ordinance 2006-117, as amended) to add a site-specific waiver to allow Alcohol Sales within 300 feet of an established Church site in lieu of the required 1,000 feet of separation as required per Section 2.03.02.A of the Land Development Code, specifically located on the northwest corner of County Road 16A and Silverleaf Parkway.

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

Staff - Trevor Steven, Planner

District 5

7. **WH 2025-01 Sebastian Oaks.** Request to amend the conditions of REZ 2023-16 (Ordinance 2024-09) to eliminate the requirement to construct a roundabout at the southern intersection of Old Lewis Speedway and Lewis Speedway and replace it with a condition that the developer shall adhere to St. Johns County's standard requirement for proportionate fair share transportation mitigation, as outlined within Part 11.09.00 of the Land Development Code.

Presenter - Jacob Smith, AICP

Staff - Jacob Smith, AICP, Planning Division Manager

8. **Sign Size Discussion.** The Planning and Zoning Agency (PZA) has directed staff to include a discussion topic on sign size and sign non-zoning variances as an agenda item. Planning staff have researched and provided analysis on past sign variances for PZA review and discussion, as provided within the attached staff report.

- 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.