

ST. JOHNS COUNTY Planning & Zoning

AGENCY

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, County Attorney

Thursday, October 16, 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, October 16, 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: 10/02/2025
- Public Comments

AGENCY ITEMS

Presenter - Geoffrey C. Batteiger

Staff - Patrick Heekin, Planner

District 5

1. **SUPMIN 2025-03 Pytel Manufactured 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 204 Jackson Boulevard.

Presenter - John S. Antonio

Staff - Marie Colee, Assistant Program Manager

District 2

2. **ZVAR 2025-05 410 East Cochran Avenue.** Request for a Zoning Variance to Section 6.01.03.E.4 of the Land Development Code to allow for a reduced second Front Yard setback of eight (8) feet in lieu of the required twenty (20) feet for a Corner Through Lot located in Residential, General (RG-2) zoning to accommodate construction of a single-family home; specifically located at 410 E. Cochran Avenue.

Presenter - Nicki Urso | Frank's Pool Services Inc.

Staff - Patrick Heekin, Planner

District 4

3. **MINMOD 2025-08 133 Millenia Drive Pool.** Request for a Minor Modification to the Nocatee Planned Unit Development (Ordinance 2002-46, as amended) to allow for a zero (0) foot Rear Yard setback in lieu of the required five (5) feet to accommodate placement of a swimming pool.

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

Staff - Saleena Randolph, Senior Planner

District 1

4. **PUD 2025-01 Dark Horse.** Request to rezone approximately 11.86 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a 21,000 square foot health/fitness facility and a 12,250 square foot covered turf field, located on an unaddressed parcel on the north side of Greenbriar Road and approximately 1.25 miles west of Longleaf Pine Parkway.

Presenter - Christina Evans, AICP | Matthews DCCM

Staff - Justin Kelly, MPA, Principal Planner

District 3

5. **REZ 2025-10 Epic-Cure Warehouse.** Request to rezone approximately 0.90 acres of land from Open Rural (OR) to Commercial Warehouse (CW) with conditions to provide consistent zoning across the overall 2.82 acre property, located at the intersection of South Homes Boulevard and State Road 312.

- 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.