

# ST. JOHNS COUNTY

## Planning & Zoning

### BOARD

Meagan Perkins

Jack Peter

Greg Matovina

Henry F. Green

Dr. Richard Hilsenbeck

Elvis Pierre

Judy Spiegel



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Michael Roberson, Director of Growth Management

Christine Valliere, Sr. Assistant County Attorney

Thursday, February 15, 2024 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, February 15, 2024 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 Board Approval: 02/01/2024
- Public Comments.

### AGENCY ITEMS

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

**Staff - Evan Walsnovich, Planner**

### District 3

1. **REZ 2023-20 Dobbs Road Plant Rezoning.** Request to rezone approximately 3.85 acres of land from Industrial Warehousing (IW) to Heavy Industrial (HI) with conditions to allow for all uses currently allowed within the IW zoning district in addition to Concrete Block Manufacturing, specifically located at 2035 Dobbs Road.

**Presenter - Debi Sharpe**

**Staff - Evan Walsnovich, Planner**

**District 1**

- 2. Request for Reconsideration or Waiver of One -Year Time Limit to Reapply for Port St. John Fence MINMOD 2023-17.** MINMOD 2023-17 Port St. John Fence, was heard by the Planning and Zoning Agency on December 7th, 2023 and was approved 7-0. The approved Minor Modification allows an eight (8) foot fence along the northern boundary of the Riverpoint PUD adjacent to the Amity Marina, in lieu of the maximum six (6) foot height. This request to waive the time limits, as provided in Section 10.04.02.A.3 is from one of the homeowners included in the MINMOD 2023-17 application. Section 10.04.02.A.3 states: Whenever the PZA has granted or denied a Variance, it shall not then consider any petition for Variance on any part or all of the same property for a period of one (1) year from the effective date of the Development Order granting the Variance. LDC Section 10.04.02.A.4 allows for a waiver of the above time limits and states: The time limits in Section 10.04.02.A.3. above may be waived by the affirmative vote of a majority of the PZA when such action is deemed necessary to prevent injustice or to facilitate the proper Development of the County. The applicant is requesting this waiver to apply for a separate Minor Modification application to allow for a ten (10) foot fence on solely the applicant's property.

**Presenter - George Casale, Representing the Applicant Jennifer & Mitesh Desai**

**Staff - Keisha Fink, AICP, Principal Planner**

**District 2**

- 3. SUPMAJ 2023-18 We Rock the Spectrum (St. Augustine).** A request for a Special Use Permit to allow for an indoor sensory kids Gym to provide open play, classes for families, host birthday parties, pursuant to Section 2.03.43 of the Land Development Code to allow for Commercial Recreation in Industrial Warehousing (IW) Zoning. The property is located at 104 Liberty Center Place, off Agricultural Center Drive.

**Presenter - Lee Harris - Permier Pools and Spas**

**Staff - Keisha Fink, AICP, Principal Planner**

**District 4**

- 4. ZVAR 2023-30 204 Duckwood Lane.** Request for a Zoning Variance to Section 6.01.03.C.3 of the Land Development Code to allow for a reduced Second Front Yard setback in lieu of the required 25 feet for a Through Lot located in Residential General (RG-1) zoning to accommodate placement of a swimming pool.

**Presenter - William Steely, Owner**

**Staff - Marie Colee, Assistant Program Manager**

**District 2**

- 5. REZ 2023-25 Steely Residence.** Request to rezone approximately 56 acres of land from Planned Rural Development (PRD) to Open Rural (OR), specifically located on County Road 13.

**Presenter - Autumn Martinage, Senior Planner Matthews DCCM**

**Staff - Amy Ring, Special Projects Manager**

**District 2**

- 6. REZ 2023-26 Fidus Warehouse & RV/Boat Storage.** Request to rezone approximately 4.7 acres of land from Open Rural (OR) to Industrial Warehousing (IW) with conditions to waive any right to develop the property pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida, and any subsequent amendments, specifically located south of SR16, west of Race Track Rd.

**Presenter - Bill Miller | Premier Properties**

**Staff - Justin Kelly, Senior Planner**

**District 3**

- 7. REZ 2023-31 Biera Mar Lots.** Request to rezone approximately .47 acres of land, located along the eastern side of A1A South, north of E. Palmetto Avenue, from Commercial General (CG) to Residential, Single Family (RS-3) to allow for three (3) single-family homes on each of the three (3) platted lots.

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

**Staff - Brandon Tirado, Planner**

**District 5**

- 8. PUD 2023-20 State Road 16 Medical and Commercial PUD.** Request to rezone approximately two (2) acres of land from Residential Single-Family 3 (RS-3) to Planned Unit Development (PUD) to allow for a maximum 19,000 square feet of freestanding Emergency Room, medical office, and ancillary commercial/office space. The property is located on the northeastern corner of Woodlawn Road and State Road 16.

- 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.