

# 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, June 20, 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, June 20, 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 that 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: 06/06/24
- Public Comments

### AGENCY ITEMS

#### Presenter - Inspire Placemaking Collective

##### Staff - Mike Roberson, Director

1. **Evaluation and Appraisal Report (EAR) and Comprehensive Plan Update.** The County's Comprehensive Plan is in the process of being updated. The Board of County Commissioners directed that a consultant be hired to assist the county through process. The consultant, Inspire Placemaking Collective, will provide an update on the overall process.

#### Presenter - Walt Shepard

##### Staff - Evan Walsnovich, Planner

2. **TUP 2023-02 Beaver Temporary Parking for Office Employees.** Request for a Temporary Use Permit to allow for a property zoned Commercial General (CG) to be used as an off-site parking area for employee parking in association with the Beaver Toyota Dealership for an additional two year period due to the expiration of TUP 2021-01, specifically located on Parcel 8-7B, St. Johns Medical Park.

**District 3**

**Presenter - Kaylyn Johnson, Applicant**

**Staff - Brandon Tirado, Planner**

**District 2**

3. **CPA(SS) 2024-01 Johnson Home @ 8460 CR 13 S.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.34 acres of land from Agriculture-Intensive(A-I) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of one single family home.

**Presenter - John Tesdorpf, Property Owner**

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

**District 5**

4. **REZ 2023-28 105 Venetian Blvd..** Request to rezone approximately .75 acres of land from Industrial Warehousing (IW) to Commercial Intensive (CI) with conditions, specifically located at 105 Venetian Blvd.

**Presenter - Blair Knighting, AICP and Mark Shelton, AICP of Kimley-Horn and Associates, Inc**

**Staff - Saleena Randolph, Senior Planner**

**District 2**

5. **PUD 2023-09 Rivers Self Storage PUD.** Request to rezone approximately 5.99 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 100,000 square foot Self Storage facility, specifically located at 1065 State Road 16.

**Presenter - Autumn L. Martinage, Matthews | DCCM**

**Staff - Trevor Steven, Planner**

**District 2**

6. **CPA(SS) 2023-11 Shearwater 210 PUD.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 6.04 acres of land from Rural/Silviculture to Residential-C; specifically located on the southwest corner of CR 210 W and Shearwater Parkway. This request is a companion application to PUD 2023-22. This request was originally heard at the 4/18/2024 PZA, where it was continued with a 4-2 vote.

**Presenter - Autumn L. Martinage, Matthews | DCCM**

**Staff - Trevor Steven, Planner**

**District 2**

7. **PUD 2023-22 Shearwater 210 PUD.** Request to rezone approximately 6.04 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 72,480 square feet of commercial, retail, and/or office uses; located on the southwest corner of CR 210 W and Shearwater Parkway. This request is a companion application to CPA (SS) 2023-11. This request was originally heard at the 4/18/2024 PZA, where it was continued with a 4-2 vote.

- 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.