

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

Lex Taylor III, Assistant County Attorney

Thursday, February 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, February 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 that require approval or recommendation for approval or denial by the Planning and Zoning Agency but may not require 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 - Robert Weiss, Owner

Staff - Marie Colee, Assistant Program Manager

District 3

1. **ZVAR 2024-30 Weiss Carport Enclosure.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Side Yard setback of five (5) feet in lieu of the required ten (10) feet to accommodate the enclosure of an existing carport located in Open Rural (OR) zoning, specifically located at 676 Hansen Road.

Presenter - James Whitehouse, St. Johns Law Group

Staff - Saleena Randolph, Senior Planner

District 5

2. **ZVAR 2024-21 430 Lakeshore Drive (Dwelling Height).** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a maximum height of 37 feet 8 inches in lieu of the required 35 feet in Residential, Manufactured/Mobile Home (RMH) zoning for a newly built single-family home; specifically located at 430 Lakeshore Drive on Lot 22.

Presenter - Corie and Mike Hansen, Owners

Staff - Marie Colee, Assistant Program Manager

District 3

3. **SUPMIN 2024-09 Hansen More Than One Main Use.** Request for a Special Use Permit to allow the placement of More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, pursuant to Sections 2.03.28 and 2.04.07 of the Land Development Code, specifically located at 830 Kings Estate Road.

Presenter - Douglas N. Burnett, Esq.

Staff - Keisha Fink, AICP, Principal Planner

District 4

4. **MINMOD 2024-22 Fairfield Ponte Vedra Point Cafe/Coffee Company.** Request for a Minor Modification to the Fairfield at Ponte Vedra PUD (Ord. 1984-29, as amended) to allow for a drive-through ATM to be converted to a cafe/coffee company. This request was previously approved via MINMOD 2022-22; however, the project failed to commence within one (1) year of approval as required by Resolution 2023-05, specifically located at 854 A1A N.

Presenter - Kristina and Kenneth Gatchell

Staff - Trevor Steven, Planner

District 3

5. **REZ 2024-20 745 Wildwood Drive.** Request to rezone approximately one (1) acre of land from Open Rural (OR) to Residential, Single Family (RS-2), located specifically at 745 Wildwood Drive.

Presenter - Dick D'Souza, Growth Management Assistant Director

Staff - Amy Ring, Special Projects Manager

6. **COMPAMD 2025-01 Non-Residential Concurrency.** At the Board meeting on 12/17/2024, commissioners voted 5-0 to add a BCC agenda item to consider eliminating waivers for transportation concurrency fees for non-residential properties. At the Board meeting on 1/21/2025, commissioners confirmed their request to move forward with the process to reinstate transportation concurrency to non-residential development. Staff returned with a draft ordinance and supplemental information for discussion and direction to the Board on 2/4/2025. This item will return to the BCC for adoption and is tentatively scheduled for 2/18/2025.

Presenter - Jacob Smith, Planning Division Manager

7. **Recommendation to the Board of County Commissioners for Planning and Zoning Agency Member Appointments.** Mr. Jack Peter (District 4) and Mr. Henry Green (District 5) terms expire March 16, 2025. Both Mr. Peter and Mr. Green are eligible to serve a second term and have requested to be reappointed to serve a second four-year term. Appointed members whose terms have expired continue to serve de facto until dismissed or the Board of County Commissioners appoints a replacement. This position was most recently advertised for the required thirty (30) days, with the following applications meeting the minimum criteria for consideration. PZA members serve at the pleasure of the Board of County Commissioners as the local planning agency for St. Johns County and fulfill any other duties and responsibilities as determined by Part 8.01.00. Members are not appointed by District; however reasonable attempt will be made to have all County Commission districts equally represented. The following 19 persons have applied: Trista Brophy Cerquera (District 2), Kim Delvin (District 5), Henry Green (District 5), Melinda Hobson (District 1), Randolph Jones (District 3), Mark Keefer (District 4), Michael Kelly (District 5), Charles Labanowski (District 2), Laila Larossi (District 4), Dirk Lobenbruck (District 1), Tony Mazullo (District 4), Paul Morris (District 3), Robert Olsen (District 5), Thomas Pauly (District 2), John (Jack) Peter (District 4), Hannah Rullo (District 5), John Sinn (District 3), Raj Vavilala (District 5), Lorie Wilson (District 5). The Agency will be filling two positions. Please find the applications attached.

- 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.