

ST. JOHNS COUNTY Planning & Zoning

AGENCY

Meagan Perkins

Elvis Pierre

Greg Matovina

Henry F. Green

Dr. Richard Hilsenbeck

Judy Spiegel

Chuck Labanowski



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management

Lex Taylor III, Assistant County Attorney

Thursday, March 20, 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, March 20, 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 - Jacob Smith, Planning Manager

Staff - Jacob Smith, Planning Division Manager

1. **Election of Vice-Chair.** The Vice-Chair position is currently vacant, and the position must be elected by the Agency. Please see the attached recommended Nomination and Voting procedures.

Presenter - Ellen Avery-Smith, Esq.

Staff - Jackie Williams, Overlay Planner

District 2

2. **ZVAR 2024-33 Hastings Dunkin Donuts.** ZVAR 2024-33 Hastings Dunkin Donuts, a request for a Zoning Variance seeking relief from Section 6.08.16.A to allow for an Order Box to be within 103 feet of a residentially zoned property, in lieu of the required 200 feet, and seeking relief from Section 6.06.04 to allow for a 10-foot landscaped buffer along the western boundary of the Property, in lieu of the required 20-foot buffer., specifically located at the corner of W Church Street and S Main Street.

Presenter - Kevin and Kamli Howard

Staff - Jackie Williams, Overlay Planner

District 3

3. **ZVAR 2024-35 6947 Middleton Avenue.** The applicant is requesting a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a second Front Yard setback of ten (10) feet in lieu of the required fifteen (15) feet to accommodate the placement of a detached pergola, located in the Residential, Single-Family (RS-2) zoning district, located at 6947 Middleton Ave.

Presenter - Gregory A. Remaly, Owner

Staff - Saleena Randolph, Senior Planner

District 2

4. **MINMOD 2025-02 Remaly Pool.** Request for a Minor Modification to the South Hampton PUD (Ord. 1997-41, as amended) to allow for a Rear Yard setback of six feet six inches (6'6") for a swimming pool and five feet (5') for a screen enclosure in lieu of the required ten feet (10'), specifically located at 2404 Winchester Lane.

Presenter - Williams Broekema

Staff - Jackie Williams, Overlay Planner

District 4

5. **REZ 2024-21 247 Canal Blvd.** Request to rezone approximately 0.53 acres of land from Open Rural (OR) to Residential, Single Family (RS-2). The 0.53 acre is a portion of a larger 2.5 acres parcel.

Presenter - Jenifer Dills, Gulfstream Design Group, LLC

Staff - Trevor Steven, Planner

District 2

6. **CPA(SS) 2024-13 Deer Park Boat & RV Storage.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 10.61 acres of land from Rural/Silviculture to Business and Commerce Park, specifically located at 3845 and 3855 County Road 210 W. This request is a companion application to PUD 2024-12.

Presenter - Jenifer Dills, Gulfstream Design Group, LLC

Staff - Trevor Steven, Planner

District 2

7. **PUD 2024-12 Deer Park Boat & RV Storage.** Request to rezone approximately 10.61 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 106,200 square feet of commercial uses, specifically located at 3845 and 3855 County Road 210 W. This request is a companion application to CPA(SS) 2024-13.

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

Staff - Evan Walsnovich, Planner

District 5

8. **PUD 2024-13 Tidal 210.** Request to rezone approximately 65 acres of land from Commercial Highway and Tourist (CHT) to Planned Unit Development (PUD) to allow for the development of a maximum of 297 townhome units; located on the east side of Sandy Creek Parkway, south of County Road 210 and east of I-95.

- 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.