

ST. JOHNS COUNTY Planning & Zoning

BOARD

Meagan Perkins
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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management
Lex Taylor III, Assistant County Attorney

Thursday, April 3, 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, April 3, 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 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: 03/06/25 & 03/20/25
- Public Comments

AGENCY ITEMS

Presenter - Sonya Jensen

Staff - Evan Walsnovich, Planner

District 2

1. **REZ 2024-22 1675 State Road 16.** Request to rezone approximately 6.09 acres of land from Open Rural (OR) to Commercial Warehouse (CW), located specifically at 1675 State Road 16.

Presenter - Tina Arcuri | Coastal Sign Services

Staff - Justin Kelly, MPA, Senior Planner

District 3

2. **NZVAR 2025-04 Beaver Toyota Sign.** Request for a Non-Zoning Variance, pursuant to Section 7.02.04.E of the Land Development Code, to allow for an On-Premise Permanent Sign height of 29.8 feet in lieu of the maximum height requirement of 20 feet for a sign located along a roadway classified as a Local Road, specifically located at 900 Marketplace Drive.

Presenter - Christina Evans; Matthews | DCCM

Staff - Justin Kelly, MPA, Senior Planner

District 3

- 3. REZ 2025-02 SR 207/Helen Road Commercial.** Request to rezone approximately 0.97 acres of land, located at 180 State Road 207, from Residential, Manufactured/Mobile Home (RMH) to Commercial Intensive (CI) with conditions, to be consistent with the CI zoning on the remaining one (1) acre portion of the overall 1.97-acre property.

Presenter - Douglas N. Burnett, Esq.

Staff - Keisha Fink, AICP, Principal Planner

District 2

- 4. COMPAMD 2024-05 Water Lily - Transmittal Hearing.** Request for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 1,110 acres of land from Rural/Silviculture (R/S) and Agricultural-Intensive (A-I) to Residential-C to accommodate for a proposed age-restricted development that will consist of a maximum 3,000 single family homes and commercial/office uses. The subject property is located at the northeast intersection of County Road 214 and County Road 13 South.

- 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.