

ST. JOHNS COUNTY Planning & Zoning

BOARD

Meagan Perkins
Dr. Richard Hilsenbeck
Greg Matovina
Henry F. Green
Judy Spiegel

Chuck Labanowski



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, April 17, 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 17, 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 - David Clutts - Civil Engineering Soultuions, Inc.

Staff - Keisha Fink, AICP, Principal Planner

District 2

1. **COMM 2024-116 FCC Environmental Service Florida, LLC.** Requesting site plan approval through PZA in accordance with Ordinance 1987-01, to allow for Installation of 72 unmanned open-air outdoor CNG (Compressed Natural Gas) fueling stations and equipment for their Company-owned fleet of commercial refuse vehicles, located at 3375 Agricultural Center Drive.

Presenter - Jody Ammons, Property Owner

Staff - Evan Walsnovich, Planner

District 2

2. **ZVAR 2024-19 1033 CR 13 S Fence.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a fence height of six (6) feet along the front property line in lieu of the four (4) foot requirement, and to allow for a fence height of eight (8) feet along the side property lines in lieu of the six (6) foot requirement, specifically located at 1033 County Road 13 South.

Presenter - William and Linda Kelly, Property Owners

Staff - Evan Walsnovich, Planner

District 2

3. **ZVAR 2024-20 1025 CR 13 S Fence.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a fence height of six (6) feet along the front property line in lieu of the four (4) foot requirement, and to allow for a fence height of eight (8) feet along the side property lines in lieu of the six (6) foot requirement, specifically located at 1025 County Road 13 South.

Presenter - Amanda Asker, Applicant

Staff - Marie Colee, Assistant Program Manager

District 3

4. **SUPMAJ-2025-02 Funkadelic Food Shack (2COP).** Request for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-premise sale and consumption of alcoholic beverages under the State of Florida Type 2COP beverage license in connection with an existing restaurant, specifically located at 4225 A1A South within Commercial Highway Tourist (CHT) zoning.

Presenter - Darryl Nagao, Applicant

Staff - Marie Colee, Assistant Program Manager

District 1

5. **SUPMAJ-2025-04 Pecan Craft Kitchen (4COP/SFS).** Request for a Special Use Permit, pursuant to Section 2.03.02 of the Land Development Code, to allow for the on-site sale and consumption of Alcoholic Beverages in conjunction with a State of Florida Type 4COP/SFS beverage license in connection with a proposed restaurant located in Commercial Intensive (CI) zoning and specifically located at 138 State Road 13 North.

Presenter - Mirza Veljovic

Staff - Keisha Fink, AICP, Principal Planner

District 1

6. **NZVAR 2024-18 Sprouts Wall Signage @shops at SJ Parkway.** Request for a Non-Zoning Variance to The Shoppes at St. Johns Parkway Planned Unit Development (ORD. 2016-39) to allow for proposed walls signs to exceed the maximum Advertising Display Area (ADA) prescribed, pursuant to Section 7.02.04.B.6 of the Land Development Code, located at 120 Shops Boulevard.

- 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.