

**ST. JOHNS COUNTY**  
**Planning & Zoning**  
**PLANNING & ZONING BOARD REGULAR MEETING AGENDA**  
**County Auditorium**  
**500 San Sebastian View**  
**Thursday, April 01, 2021 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 01, 2021 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.
- Reading of the Script for Regular Meeting including Remote Public Participation by Chair.
- Plaque presentation - Mike Koppenhafer.
- Christine Valliere, Asst. County Attorney to address the Board.
- Public Comments

**AGENCY ITEMS** ([Agenda](#))

**Presenter - Devon Cartwright**

**Staff - Marie E. Colee, Assistant Program Manager on behalf of Tillman Infrastructure - Saleena Randolph, Planner**

**District 3**

1. [TOWER 2020-02 Moses Creek](#). Request for a Special Use Permit to allow for the placement of a new 184' monopole communication tower to be constructed within a 100x100 leased area of the parent parcel located at 5880 US Highway 1 South.

**Presenter - Lorie Wilson**

**Staff - Marie E. Colee, Assistant Program Manager**

**District 4**

2. [SUPMIN 2021-01 Wilson Parrish Mobile Home](#).. Request for a Special Use Permit to allow for the replacement of an existing Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08, specifically located at 298 Yarbrough Circle.

**Presenter - Beth Breeding, Silverfield Development Group**

**Staff - Joseph C. Cearley, Special Projects Manager**

**District 4**

3. [REZ 2021-03 Stokes Landing Townhomes](#). Request to rezone approximately 33.46 acres of land from Open Rural (OR) to Workforce Housing (WH) to allow up to 320 Townhome units with at least 40% designated as Workforce Housing as required per the Land Development Code.

**Presenter - Doug Burnett, St. Johns Law Group**

**Staff - Joseph C. Cearley, Special Projects Manager**

**District 1**

4. [COMPAMD 2020-08 Stonecrest \(Transmittal\)](#). Transmittal hearing for COMPAMD 2020-08, known as Stonecrest, 6164 Race Track Road, a Comprehensive Plan Amendment to amend the Future Land Use Map designation from Rural/Silviculture (R/S) to Residential-C (RES-C) for approximately 46.53 acres for a residential community consisting of a maximum 147 dwelling units.

- **Staff Reports: Next PZA 4/15/21**
- **Agency Reports**
- **Meeting Adjourned**

In accordance with St. Johns County Emergency Order No. 2020-10, this meeting may be conducted remotely and may provide remote public participation under communication media technology (CMT). CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum of 5 days in advance of this meeting. Such printed documentation will be presented at the meeting.

A person may attend this CMT meeting by calling the telephone number at 904.209.1265 and viewing the meeting on [GTV or <http://www.sjcfl.us/GTV/watchgtv.aspx>]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: [plandept@sjcfl.us](mailto:plandept@sjcfl.us).

Additional information may be obtained at:

Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084

Email address: [plandept@sjcfl.us](mailto:plandept@sjcfl.us)

Phone number: 904.209.0675

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or 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 to be based. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

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 County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32085, 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.

## Event Details

Event Type: Meeting