

# ST. JOHNS COUNTY Planning & Zoning

## PLANNING & ZONING BOARD

Greg Matovina  
Roy Alaimo  
Meagan Perkins

Jack Peter

William McCormick PhD.

Dr. Richard Hilsenbeck  
Zach Miller



## REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Forrest E. Cotten, Director of Growth Management  
Christine Valliere, Assistant County Attorney

Thursday, May 20, 2021 1:30:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, May 20, 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 Public Notice statement by Vice Chair.
- Approval of meeting minutes for PZA 4/1/21.
- **SUPMAJ 2021-06 Creekside Christian Private School.** Staff - Marie Colee. Request for a continuance to a date certain of June 3, 2021.
- Public Comments.

## AGENCY ITEMS

**Presenter - Frank Plata**

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

### **District 3**

1. **TUP 2021-01 Beaver Temporary Parking for Office Employees.** Request for an extension of previously approved Temporary Use Permit (TUP 2018-02) to allow for a property zoned Commercial General (CG) to be used as an off-site parking area for employee parking in association with the Beaver Toyota Dealership for an additional two year period.

**Presenter - Troy Carter, Beacon Civil Engineering**

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

**District 3**

2. **SUPMAJ 2020-17 Take 5 St. Augustine.** Request for a Special Use Permit to allow an Auto Oil Change Facility in Commercial General (CG) zoning, pursuant to Section 2.03.51 of the Land Development Code.

**Presenter - Troy Carter, Beacon Civil Engineering**

**District 3**

3. **ZVAR 2020-34 Take 5 St. Augustine.** Request for a Zoning Variance to Section 6.06.04, Tables 6.19 and 6.20, of the Land Development Code to allow for a reduction in the required buffer and screening standard for a proposed Auto Oil Change Facility.

**Presenter - Ellen Avery-Smith, Esq. - Rogers Towers**

**Staff - Jacob Smith, Planner**

**District 3**

4. **ZVAR2020-31 Arnold Variance.** Request for a Zoning Variance to Table 6.01 of the LDC to allow for a reduced Front Yard setback of 1 foot in lieu of the 25 foot requirement to allow for two (2) Recreational Vehicles (boats) to be located within the required front yard setback in Residential, Single Family (RS-3) zoning, specifically located at 341 Micklers Road.

**Presenter - Nate Day; H. Smith, Inc.**

**Staff - Justin Kelly, Senior Planner**

**District 1**

5. **COMPAMD 2019-01 Oxford Estates East.** Adoption hearing for COMPAMD 2019-01 Oxford Estates East, a request to amend the Future Land Use designation of approximately 32.5 acres of land located on the eastern side of Longleaf Pine Parkway, north of Greenbriar Road from Rural/ Silviculture (R/S) to Residential-B (Res-B). This request was heard by the Board of County Commissioners at their regularly scheduled public hearing on March 16, 2021 and was remanded back to the PZA for their consideration of the Board's recommended revisions to the companion Major Modification application (MAJMOD 2020-15).

**Presenter - Nate Day; H. Smith, Inc.**

**District 1**

6. **MAJMOD 2020-15 Oxford Estates (Phase 7).** Request for a Major Modification to the Oxford Estates PUD (Ordinance 2013-16, as amended) to accommodate the addition of 31 single family lots, increasing the overall total of entitled residential lots from 290 to 321. This request was heard by the Board of County Commissioners at their regularly scheduled public hearing on March 16, 2021 and was remanded back to the PZA for their consideration of the Board's recommended revisions to the request regarding traffic concerns and the tot-lot recreation area.

**Presenter - Michael J. and Nicole M. Bates, Applicants**

**Staff - Saleena Randolph, Planner**

**District 2**

7. **CPA (SS) 2021-01 Clark Property.** A request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.16 acres of land from Agricultural-Intensive (A-I) to Residential-A (Res-A).

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

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

- 8. Comprehensive Plan Text Amendment - Workforce Housing Zoning District (Transmittal).** Proposed modifications to the text of A - Future Land Use Element (Policy A.1.11.1.m) of the Comprehensive Plan. These amendments amend the Policy A.1.11.1.m. regarding the maximum sales price for Workforce Housing units.

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

- 9. Comprehensive Plan Text Amendment - Family Farms (Transmittal).** Comprehensive Plan Text Amendment – Transmittal Hearing Proposed modifications to the text of A - Future Land Use Element, Policies A.1.6.1, A.1.6.2, A.1.6.3, and A.1.6.4 of the Comprehensive Plan. These amendments provide a mechanism for Family Farms to terminate their Family Farm use after seven (7) years and also reduces the required minimum lot size within the Agricultural-Intensive (A-I) and Rural/Silviculture (R/S) Future Land Use Map designations.

- Staff Reports: Next PZA meeting on June 3, 3021 – 9 items.
- 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 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.