

ST. JOHNS COUNTY
Planning & Zoning
PLANNING & ZONING BOARD REGULAR MEETING AGENDA
County Auditorium
500 San Sebastian View
Thursday, June 3, 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, June 3, 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.
- Approval of meeting minutes for PZA 5/20/21.
- Public Comments

AGENCY ITEMS ([Agenda](#))

Presenter - Brian Paul

Staff - Marie Colee, Assistant Program Manager

District 1

1. [ZVAR 2021000013 Creekside Christian Church - Alcohol Separation](#). Request for a Zoning Variance to Section 2.03.02.A of the Land Development Code to allow a Private School with Conventional Academic Curriculum within 1,000 feet of an established vendor of alcoholic beverages.

Presenter - Brian Paul

Staff - Marie E. Colee, Assistant Program Manager

District 1

2. [SUPMAJ 2021-06 Creekside Christian Private School..](#) Request for a Special Use Permit per Section 2.03.17 of the Land Development Code to allow for a Private School with Conventional Academic Curriculum within Open Rural (OR) zoning.

Presenter - Shannon Acevedo, AICP, Matthews Design Group

Staff - Cynthia A. May, ASLA, Senior Planner

District 3

3. [SUPMAJ 2021-01 Tara Hill Barn](#). Request for a Special Use Permit to allow for an Event Center meeting the general special use criteria of Section 2.03.01.A. of the Land Development Code (LDC), and to allow for an unpaved parking lot meeting the special use criteria of Section 2.03.15 of the LDC in Open Rural (OR) zoning.

Presenter - Michael Frazier

Staff - Benjamin Bennett, Planner

District 3

4. [ZVAR 2021-03 Frazier Residence \(380 Shamrock Road\)](#). Request for a Zoning Variance to Land Development Code Table 6.01 to allow a Side Yard setback of one and one-half (1.5) feet in lieu of the eight (8) foot requirement in Residential, Single Family 3 (RS-3) zoning to accommodate a detached carport, specifically located at 380 Shamrock Road.

Presenter - Beth Donovan, Homeowner

Staff - Jacob Smith, Planner

District 4

5. [ZVAR21-05 – 3 South Roscoe Blvd.](#) ZVAR 2021-5, Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a pool to be located within the required ten (10) foot rear setback.

Presenter - Lindsay Haga, AICP, ETM

Staff - Cynthia A. May, ASLA, Senior Planner

District 2

6. [MAJMOD 2021-03 TrailMark Added Land \(Six Mile Creek PUD\)](#). Request for a Major Modification to the Six Mile Creek PUD (ORD 1991-37, as amended) to incorporate the 71-acre property adjoining the TrailMark (aka Six Mile Creek South) parcel to the southeast ("TrailMark Added Lands"), as adopted February 16, 2021 by Comprehensive Plan Amendment (COMPAMD 2019-08) Ordinance 2021-07, and DRI MOD 2019-02 (Res. 2021-82). The request includes a waiver to LDC Section 6.01.03.H to clarify that covered porches are included in the list of architectural features permitted to project three (3) feet into the required Front and Rear Yards.

Presenter - Bill Miller

Staff - Justin Kelly, Senior Planner

District 3

7. [REZ 2021-12 Content A1A Rezoning](#). Request to rezone approximately .44 acres of land from Commercial Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to allow construction of two (2) single family homes.

Presenter - Doug Burnett - St. Johns Law Group

Staff - Jacob Smith, Planner

District 2

8. [PUD2020-02 Edmonds Family Partnership Boat & RV PUD](#). Request to rezone 23.43 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a RV & Boat Storage facility and neighborhood commercial uses, specifically located at 6489 SR 16. Item was remanded back to the PZA by the BCC.

Presenter - Lindsay Haga, AICP, ETM

Staff - Cynthia A. May, ASLA, Senior Planner

District 1

9. [COMPAMD 2021-02 Greenbriar Helow \(Transmittal\)](#). Request for a Comprehensive Plan to change the Future Land Use Map designation from Rural Silviculture (R/S) to Residential-B (RES-B), Residential-C (RES-C), Residential-D (RES-D), and Mixed Use District (MD), with a Text Policy Amendment to accommodate development of a maximum 3,500 residential units and a maximum 2.5 million square feet of non-residential uses for approximately 2,211.60 acres of land, located north and south of Greenbriar Road, east and west of Longleaf Pine Parkway, and west of Veterans Parkway.

Presenter - Christine Valliere, Assistant County Attorney

Staff - Christine Valliere, Assistant County Attorney

10. [Recommendation to the Board of County Commissioners for Planning and Zoning Agency Member](#)

[Appointments](#).. Mr. Roy Alaimo (District 5) full four (4) year term expires on June 6, 2021 Appointed members whose terms have expired continue to serve de facto until dismissed or a replacement is appointed by the Board of County Commissioners. This position was most recently advertised for the required thirty (30) days with the following applications meeting the minimum criteria for consideration. PZA members serve at the pleasure of the Board of County Commissioners as the local planning agency for St. Johns County and fulfill any other duties and responsibilities as determined by Part 8.01.00. Members are not appointed by district, however every reasonable attempt will be made to have all County Commission districts equally represented. The following 10 persons have applied for the open positions: Anne Challis (Dist. 2); Kathleen Floryan (Dist. 5); Nels Frostenson (Dist. 4); Deanne E. Grayson (Dist. 2); Joseph McAnarney (Dist. 1); Travis Minch (Dist. 4); Elvis G. Pierre (Dist. 2); Hartley Samet (Dist. 4); Vernon Hawley Smith III (Dist. 1); and Jon Scott Walker (Dist. 4). Please see the attachments for application materials.

- **Staff Reports: Next PZA meeting on June 17, 2021 – 8 items.**
- **Agency Reports**
- **Meeting Adjourned**

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