

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Greg Matovina
Roy Alaimo
Meagan Perkins
Jack Peter

Dr. Richard Hilsenbeck
Zach Miller
William McCormick PhD.



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, June 17, 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 17, 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.
- Plaque presentation: Roy Alaimo
- Public Comments.

AGENCY ITEMS

Presenter - Charles Nguyen, Dominion Engineering Group

Staff - Joseph C. Cearley, Special Projects Manager

District 5

- 1. ZVAR 2021-10 Seaside Vista Subdivision (Lot 27).** ZVAR 2021-10 Seaside Vista Subdivision (Lot 27) a request for a Zoning Variance to Land Development Code Table 6.01 to allow a minimum lot width of 64.7 feet in lieu of the required 75 feet in Residential, General (RG-2) zoning, specifically to Lot 27.

Presenter - Ryan O'Dell, Riverside Homes

Staff - Megan Kuehne, Planner

District 4

- 2. MINMOD 2020-16 309 Constitution Drive.** Request for a Minor Modification to the Nocatee PUD (Ordinance 2002-46, as amended) to allow a side yard setback of one (1) foot in lieu of the two (2) foot requirement to accommodate placement of an a/c and pool equipment, specifically located at 309 Constitution Drive.

Presenter - Lauren Egleston

Staff - Benjamin Bennett, Planner

District 4

- 3. MINMOD 2021-03 144 Spanish Marsh Dr..** Request for a Minor Modification to the Marshall Creek PUD Ord. 1998-64, as amended, to allow a rear yard setback of two and one-half (2.5) feet in lieu of the ten (10) foot requirement, and a zero (0) foot minimum side setback in lieu of the two (2) foot requirement to accommodate placement of a covered swimming pool, specifically located at 144 Spanish Marsh Drive.

Presenter - Sidney F. Ansbacher

Staff - Jacob Smith, Planner

District 4

4. **MINMOD21-4 Sherman Minor Modification.** MINMOD 2021-04 Sherman Minor Modification, request for a Minor Modification to the Ponte Vedra by the Sea PUD (Ord. 1994-6) to allow for a rear yard setback of 6-feet 7-inches (6'7") in lieu of the required 10 foot (10') setback, to accommodate placement of a swimming pool, specifically located at 304 Sea Moss Lane.

Presenter - Karen M. Taylor, Land Planner

Staff - Saleena Randolph, Planner

District 2

5. **REZ 2021-10 Pure Powersports.** Request to rezone approximately 6.04 acres of land from Industrial, Warehousing (IW) with conditions to Commercial, Warehouse (CW) to allow for the construction of a power sports business, specifically located at 265 Commercial Drive.

Presenter - Carson Baird

Staff - Justin Kelly, Senior Planner

District 4

6. **CPA (SS) 2020-05 11280 US 1 North.** Adoption of CPA (SS) 2021-05 11280 US 1 North, a request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 2.13 acres of land located at 11280 US Highway 1 North from Rural/Silviculture (R/S) to Intensive Commercial (IC).

Presenter - Ellen Avery Smith, Esq.; Rogers Towers P.A.

Staff - Justin Kelly, Senior Planner

District 1

7. **DRI MOD 2020-01 Rivertown DRI.** Request to amend the Rivertown DRI to extend the dates by which the developer is required to construct a four-lane portion of CR 223 from CR 210 to Longleaf Pine Parkway, extend commencement date for the construction of required Affordable Housing units, revise the contribution schedule to the County for "Down Payment Assistance", extend phasing and build out dates based on legislative extension orders, and reflect recent amendments to Section 380.06(6), F.S. regarding the requirement for biennial monitoring reports.

Presenter - Shannon Acevedo, Matthews Design Group

Staff - Joseph C. Cearley, Special Projects Manager

District 2

8. **COMPAMD 2020-09 Indian Branch Farms.** Transmittal/Adoption hearing for COMPAMD 2020-09 Indian Branch Farms, Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture (R/S) to Residential-A (RES-A) with a Text Policy Amendment to accommodate development of a maximum 6 residential units for approximately 33.5 acres of land

- Staff Reports - Next PZA meeting is on July 15, 2021, 12 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.