

**ST. JOHNS COUNTY**  
**PLANNING & ZONING BOARD REGULAR MEETING AGENDA**  
**500 San Sebastian View**  
**Thursday, September 2, 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, September 2, 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 Ponte Vedra Zoning and Adjustment Board 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 Ponte Vedra Zoning and Adjustment Board 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 by Vice-Chair.**
- **Approval of meeting minutes for PZA 3/18/21 and PZA 6/3/21.**
- **Public comment**

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

*Presenter - Matthews Design Group*

*Staff - Benjamin Bennett, Planner*

**District 4**

1. [ZVAR 2021-09 Cheek Detached Garage](#). Request for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to permit a detached garage with an eave height greater than the main residential building.

*Presenter - James G. Whitehouse, Esq., St. Johns Law Group*

*Staff - Saleena Randolph, Planner*

**District 3**

2. [ZVAR 2021-11 Urbanek Residence](#). Request for a Zoning Variance to Land Development Code Section 2.02.04.B.12 to allow for an existing fourteen (14) foot security/retaining wall to remain on the Second Front property line in lieu of the maximum six (6) foot allowance in Residential, Single Family (RS-3) zoning, specifically located at 6494 Broward Street.

*Presenter - Tim Luycx, D-Lux Homes & Development Corp.*

*Staff - Marie E Colee, Assistant Program Manager*

**District 4**

3. [ZVAR 2020-23 Smith Driveway Gate \(063570-0000\)](#). Request for a Zoning Variance to Table 6.01 allow for a 0' setback in lieu of 25' required and Section 2.02.04.B.12.b to allow for a fence height of 6' in lieu of 4' maximum attached to the gate building, specifically located at 51 Cat Road.

*Presenter - Max Garcia, Matthews Design Group*

**District 3**

4. [MINMOD 2021-07 Victory Preparatory School](#). Request for a Minor Modification to the Lewis Point Planned Special Development (Ord. 1987-79, as amended) to allow for a Private School subject to Section 2.03.17 of the Land Development Code, and to allow the location to be within 1,000 feet of a retailer of alcoholic beverages , specifically located at 2497 US 1 South.

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

*Staff - Saleena Randolph, Planner*

**District 1**

5. [MINMOD 2020-05 St. Johns Interchange Parcels \(Lots 14-19\)](#). Request for a Minor Modification to the St. Johns Interchange Parcels PUD, Ord. 1991-36, as amended, to allow for a reduction of the front yard setbacks to 15 feet for Lots 14 and 19, and 10 feet for Lots 15-18 in lieu of the 20 foot requirement specifically located at 56, 64, 72, 82, 92, and 98 Egrets Landing Lane.

*Presenter - Karen M. Taylor, Land Planner*

*Staff - Jacob Smith, Senior Planner*

**District 2**

6. [CPA \(SS\) 2021-4 Bridle Ridge](#). Request to amend the Comprehensive Plan Map from Rural Commercial (RC) to Commercial (C) for approximately 9.8 acres located at the west corner of SR 16 and CR16A.

*Presenter - Karen M. Taylor, Land Planner*

**District 2**

7. [MAJMOD21-08 Bridle Ridge PUD](#). MAJMOD 2021-08, Request for a Major Modification to the Bridle Ridge PUD (ORD 2010-42) revising the Master Development Plan to reflect changes of allowed uses in order to accommodate the addition of a new U-Haul facility.

*Presenter - Karen M. Taylor, Land Planner*

*Staff - Teresa Bishop, AICP, Planning Division Manager*

**District 5**

8. [CPA \(SS\) 2021-10 Beachcomber RV Resort](#). Request to amend the Future Land Use Map from Residential-C to Rural Commercial to allow for a RV Park with 170 campsites, bath house, fire pit, office and other related amenities. A deck and beach walkover is planned for the eastern portion of the property.

*Presenter - Karen M. Taylor, Land Planner*

**District 5**

9. [MAJMOD 2021-13 Beachcomber RV Resort](#). Request to modify the Beachcomber PUD to allow for a RV Park. The property comprises approximately 43.87 acres, located at 3455 Coastal Highway.

*Presenter - Beth Breeding, Silverfield Development Co.*

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

**District 4**

10. [REZ 2021-27 Stokes Landing Townhomes](#). REZ 2021-27 Stokes Landing Townhomes, Request to rezone approximately 33.46 acres from Workforce Housing (WH) to Workforce Housing (WH) with conditions.

*Presenter - Karen M. Taylor*

*Staff - Justin Kelly, Senior Planner*

**District 4**

11. [REZ 2021-21 HDG US 1 North](#). A request to rezone approximately 1.96 acres of land from Open Rural (OR) to Commercial Warehouse (CW) to allow for Light Industrial and Intensive Commercial uses.

*Presenter - Bill Miller*

**District 3**

12. [REZ 2021-16 6324 Costanero Road](#). A request to rezone approximately .24 acres of land from Commercial Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to allow for one (1) single family residential home.

*Presenter - Bill Miller*

**District 3**

13. [REZ 2021-23 6381 A1A South](#). RA request to rezone approximately .20 acres of land from Commercial Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to allow for one (1) single family residential home.

*Presenter - Douglas N. Burnett*

**District 2**

14. [CPA \(SS\) 2019-02 Shaw Property](#). Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 18.95 acres of land from Rural/Silviculture (R/S) to Residential-A (Res-A).

*Presenter - Kathryn Whittington, Esq., Whittington Law, PLLC*

*Staff - Teresa Bishop, AICP, Planning Division Manager*

**District 4**

15. [DRI MOD 2018-05 Marshall Creek DRI](#). DRI MOD 2018-05 Marshall Creek DRI request for a DRI modification to close out the Marshall Creek DRI, adopting a DRI Built-Out Agreement. The Marshall Creek DRI (Palencia) is a planned community containing approximately 2,678 acres located along US 1 North at International Golf Parkway, east to the Intracoastal Waterway, south to approximately White Castle Road and north to Pine Island Road.

- **Staff Reports: Next PZA meeting is on 9/16/21 with 12 items**
- **Agency Report**
- **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.

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 Ponte Vedra Zoning and Adjustment Board 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.