

ST. JOHNS COUNTY  
Planning & Zoning

PLANNING & ZONING BOARD

Greg Matovina                      Zach Miller  
Meagan Perkins                    Elvis Pierre  
Dr. William McCormick        Jack Peter  
Dr. Richard Hilsenbeck



REGULAR MEETING

County Auditorium  
500 San Sebastian View

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

Thursday, September 16, 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, September 16, 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.
- Pledge of Allegiance
- Reading of the Public Notice statement by Vice Chair.
- MAJMOD 2020-07 Tolomato River Farms – will not be heard today and will be rescheduled.
- Christine Valliere - Formal reading of Section 112.3143, Florida Statutes Form 8B; Greg E. Matovina declared that on September 2, 2021, a measure came before the Agency which inured to his special private gain or loss. DR Horton is a major customer of his business and was indicated as a significant related party to the owner. This pertains to September 2, 2021, MINMOD 2020-05 St. Johns Interchange.
- Public Comments.

## **AGENCY ITEMS**

**Presenter - Shannon Acevedo**

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

### **District 3**

1. **SUPMAJ 2021-04 Keller Borrow Pit.** Request for a Special Use Permit pursuant to Land Development Code Section 2.03.10 to allow for a Borrow Pit within Open Rural (OR) zoning, subject to the criteria of Section 2.03.10 and Section 6.04.09 of the Land Development Code.

**Presenter - Janet Strait**

**Staff - Benjamin Bennett, Planner**

### **District 1**

2. **SUPMIN 2021-03 Strait Family Special Use.** Request for a Special Use Permit to allow for more than one (1) Main Use Structure on a residential lot, pursuant to Land Development Code Section 2.03.28, specifically located at 1354 Roberts Road.

**Presenter - Wallis Brooks**

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

### **District 3**

3. **MINMOD 2020-06 St. Johns Academy.** Request for a Minor Modification to the Treaty Grounds PUD (Ordinance 1987-37, as amended) to allow for a Private School, located directly north of 1533 Wildwood Drive on Parcel ID 135810-0210.

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

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

### **District 1**

4. **MINMOD 2021-09 Brookside Preserve.** Request for a Minor Modification to the Brookside Preserve PUD (Ordinance 2020-25, as amended) to clarify lot coverage, increase preserved wetlands, decrease lot count from 147 to 144, and increase recreation space and buffers.

**Presenter - Troy Watson**

**Staff - Benjamin Bennett, Planner**

### **District 5**

5. **REZ 2021-08 Premier Communications Group.** Request to rezone approximately .09 acres of land from Residential, Single-Family (RS-3) to Commercial Neighborhood (CN), specifically located between 256 and 260 SR 16.

**Presenter - T. Cameron Jacobs**

**Staff - Jacob Smith, Senior Planner**

### **District 3**

6. **REZ21-20 Riverside Blvd Lots Rezone.** Request to rezone approximately .47 acres of land from Commercial General (CG) to Residential, Single Family (RS-3), located specifically at 5605 A1A S.

**Presenter - Shannon Acevedo, AICP, Matthews Design Group Inc**

**Staff - Saleena Randolph, Planner**

**District 2**

- 7. REZ 2021-19 The Guitar Shop.** A request to rezone approximately 1.62 acres of land from Open Rural (OR) to Commercial, Warehouse (CW) to accommodate a guitar build and design shop, specifically located at 1985 State Road 16.

**Presenter - Scott Meadows, Diversified Environmental Planning**

**Staff - Saleena Randolph, Planner**

**District 2**

- 8. PUD 2020-06 208 Preserve.** A request to rezone approximately 11.37 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate a maximum of 22 single-family homes, specifically located at 3165 County Road 208.

**Presenter - Karen M. Taylor**

**Staff - Justin Kelly, Senior Planner**

**District 5**

- 9. PUD 2020-12 Mill Creek Crossing.** Request to rezone approximately 12.34 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate up to 40,000 square feet of commercial/retail space.

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

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

**District 2**

- 10. COMPAMD 2021-10 SilverLeaf (Transmittal).** Transmittal Hearing for COMPAMD 2021-10 SilverLeaf DRI, a request to amend the Comprehensive Plan Future Land Use Map from Rural/Silviculture (R/S) and Agricultural Intensive (A-I) to Residential A, Residential C, and Community Commercial (CC) for approximately 2,394 acres of land located in the northwest portion of St. Johns County, generally south of the planned First Coast Expressway and east of Trout Creek. The additional 2,394 acres of land is being added into the existing SilverLeaf DRI. The applicant has further proposed a Text Amendment to limit development timing and density on certain parcels.

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

- 11. COMPAMD 2021-11 Property Rights Element (Adoption).** Adoption Hearing for a Comprehensive Plan Text amendment to include a Property Rights Element in compliance with Section 163.3199(6)(i), Florida Statutes (2021).

- Staff Reports: Next meeting is 10/7/21 with 10 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.