

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Greg Matovina
Meagan Perkins
Dr. William McCormick
Dr. Richard Hilsenbeck

Zach Miller
Elvis Pierre
Jack Peter



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Interim Director of Growth Management
Christine Valliere, Assistant County Attorney

Thursday, October 7, 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, October 7, 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.
- Approval of meeting minutes for PZA 4/15/2021.
- Public Comments.

AGENCY ITEMS

Presenter - Amanda Hessein, Esq., Rutledge Ecenia, P. A.

Staff - Marie E Colee, Assistant Program Manager

District 2

- 1. SUPMAJ 2021-08 Econolodge State Road 16 4COP-S Special Hotel beverage license..**
Request for a Special Use Permit to allow on and off-site sales and consumption of alcoholic beverages under the regulation of the State of Florida Type 4COP-S Special Hotel license pursuant to Land Development Code, Section 2.03.02 in conjunction with an existing hotel, specifically located at 2535 State Road 16.

Presenter - Shannon Acevedo, Matthews Design Group

Staff - Saleena Randolph, Planner

District 5

- 2. SUPMAJ 2021-11 Ancient City Wood Yard.** A request for a Special Use Permit to allow for a Yard Waste Facility in Open Rural (OR) zoning, pursuant to Land Development Code Section 2.03.49, specifically located at 495 Saint Marks Pond Blvd.

Presenter - Shannon Acevedo, AICP

Staff - Justin Kelly, Senior Planner

District 3

- 3. SUPMAJ 2021-12 Pioneer 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 - Russell Cox

Staff - Benjamin Bennett, Planner

District 5

4. **ZVAR 2021-08 Cox Residence (146260-0150).** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a fifteen (15) foot Front Yard setback in lieu of the twenty-five (25) foot requirement, an eight (8) foot Second Front Yard setback for a Corner Lot in lieu of the fifteen (15) foot Second Front Yard requirement in Residential, Single Family (RS-3) zoning.

Presenter - Christopher Walker, Esq.

Staff - Benjamin Bennett, Planner

District 3

5. **ZVAR 2021-14 McClohyr Fence Variance.** Request for a Zoning Variance to Land Development Code, Section 2.02.04.B.12 to allow an eight (8) foot fence in lieu of the six (6) foot requirement.

Presenter - Ellen Avery Smith, Esq.

Staff - Justin Kelly, Senior Planner

District 5

6. **DRI MOD 2021-04 St. Augustine Centre.** Request to amend the St. Augustine Centre DRI to amend the St. Augustine Centre DRI to allow the redevelopment of the Outlet Retail portion of Development Area A with a mixed-use project containing a maximum of 99,500 square feet of retail/commercial space and 350 multi-family residential units.

Presenter - Ellen Avery Smith, Esq.

Staff - Justin Kelly, Senior Planner

District 5

7. **MAJMOD 2021-09 St. Augustine Centre.** Request for a Major Modification to the St. Augustine Centre PUD (Ordinance 1997-23, as amended) to allow for the redevelopment of the Outlet Retail portion of Area A with a mixed-use project containing a maximum of 99,500 square feet of retail/commercial space and 350 multi-family residential units.

Presenter - Karen M. Taylor, Land Planner

Staff - Saleena Randolph, Planner

District 1

8. **REZ 2021-25 The Preserve @ Eagle Cove.** A request to rezone approximately 42.32 acres of land from an expired Planned Rural Development (PRD) to Open Rural (OR) to allow limited residential development and agricultural uses, specifically located at 4680 State Road 13 North.

Presenter - Ellen Avery Smith

Staff - Joseph C. Cearley, Special Projects Manager

District 5

9. **CPA(SS) 2021-20 TGC Parcel C.** Adoption hearing for CPA(SS) 2021-20 TGC Parcel C, located between Interstate 95 and S.R. 16, a Comprehensive Plan Amendment to amend the Future Land Use Map designation from Rural/Silviculture (R/S) and St. Johns River Management District (SJRWMD) to Mixed Use (MU) for approximately 49.8 acres for proposed 300 multifamily residential units and a maximum of 50,000 sq. ft. of commercial, office and light industrial uses.

- Staff Reports - Next PZA meeting 10/21/2021 with 11 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.