

## Planning & Zoning Board Meeting (10/21/2021)

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**ST. JOHNS COUNTY**  
**PLANNING & ZONING BOARD REGULAR MEETING AGENDA**  
**500 San Sebastian View**  
**Thursday, October 21, 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 21, 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 8/5/2021.
- MAJMOD 2020-07 Tolomato River Farms - requesting a continuance.
- Public Comments.

### **AGENCY ITEMS - Agenda**

*Presenter - Adam Morley*

*Staff - Marie E Colee, Assistant Program Manager*

#### **District 3**

**1. SUPMAJ 2021-10 Genungs Fish Camp 2APS.** Request for a Special Use Permit to allow package sale of beer and wine (2APS) in conjunction with an existing Fish Camp located within Commercial Highway and Tourist (CHT) zoning, consistent with Section 2.03.02 of the Land Development Code, specifically located at 291 Cubbedge Road.

*Presenter - Tanya Tomanek, Owner*

*Staff - Saleena Randolph, Planner*

#### **District 2**

**2. SUPMIN 2021-07 Tomanek Mobile Home.** A request for a Special Use Permit to allow for the use of a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code Section 2.03.08, located on North Clay Street.

*Presenter - Elaine M. Kewin*

*Staff - Marie E Colee, Assistant Program Manager*

#### **District 5**

**3. ZVAR 2021-022 3970 Palm Street Pool.** Request for a Zoning Variance to Land Development Code, Table 6.01 to allow a second Front Yard setback of 20' in lieu of the 25' requirement on a Corner Lot to accommodate construction of a swimming pool, specifically located at 3970 Palm Street.

*Presenter - Terri Preski*

#### **District 4**

**4. ZVAR 2021-26 125 Las Palmas Lane Screen Enclosure.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a Side Yard setback of 2' in lieu of 5' required in Residential, General (RG-1) zoning allowing for a screened patio enclosure, specifically located at 125 Las Palmas Lane.

*Presenter - Catherine Pindzia*

*Staff - Benjamin Bennett, Planner*

#### **District 5**

**5. ZVAR 2021-25 Baker/Pindzia Home (1300 Ponce de Leon St).** Request for a Zoning Variance to Land Development Code, Table 6.01 to allow a Front Yard setback of three (3) feet in lieu of the 25-foot requirement in Residential, Single Family (RS-3) zoning.

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

*Staff - Saleena Randolph, Planner*

#### **District 1**

**6. MAJMOD 2021-15 Worthington Estates (Lot 180).** A request for a Major Modification to the Worthington Estates PUD (Ord. 2016-42) to convert a single parcel from Fill Mitigation uses to a Residential use in order to add one (1) single family unit, increasing the total number of units from 179 to 180. The request adds an Optional Density Bonus pursuant to LDC Sec. 5.10.04 and revises the MDP Map and MDP Text. The subject property is located on an unaddressed lot located on Scott Road.

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

*Staff - Benjamin Bennett, Planner*

#### **District 2**

**7. PUD 2021-07 Winding Oaks.** Request to rezone approximately 217.36 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 279 single family residential units.

*Presenter - Sina Venus*

*Staff - Valerie Stukes, Senior Planner*

#### **District 4**

**8. CPA(SS) 2021-03 St Johns Commerce East.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map Designation of less than 6.66 acres of land from Rural Silviculture (R/S) to Mixed Use District (MD).

#### **District 4**

**9. PUD 2021-04 St. Johns Commerce East.** Request to rezone approximately 7.25 acres of land from Open Rural (OR) to Planned Unit Development (PUD) in order to allow for a new flex-warehouse development that will provide for a mix of uses.

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

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

## District 2

**10. COMPAMD 2020-02 Adler Creek (Adoption).** Adoption hearing for COMPAMD 2020-02 Adler Creek Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture (R/S) and Parks and Recreation to Residential-C and Conservation (CV) with a Text Policy Amendment limiting the residential dwelling units to 1,682 for approximately 733 acres. There is no non-residential proposed with this amendment. The property is located east of Pacetti Road, south of Scaff Road and west of the future CR 2209 (St. Johns Parkway).

- Staff Reports: Next PZA 11/4/21 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.

## Event Details

Event Type: Meeting