

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Greg Matovina - Chair  
Meagan Perkins – Vice Chair  
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  
Bradley Bulthuis, Assistant County Attorney

Thursday, November 4, 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, November 4, 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.
- Public Comments.

### AGENCY ITEMS

**Presenter - Shannon Acevedo, AICP**

**Staff - Justin Kelly, Senior Planner**

#### **District 3**

- 1. 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 - Susan Buckley**

**Staff - Marie E Colee, Assistant Program Manager**

#### **District 2**

- 2. ZVAR 2021-19 4390 Rues Landing Road Porch.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a seventeen (17') foot Front Yard setback in lieu of the twenty-five (25') foot requirement in Open Rural (OR) zoning to allow for a front porch previously installed without permits, specifically located at 4390 Rues Landing Road.

**Presenter - Clayton Buss**

**Staff - Marie E Colee, Assistant Program Manager**

#### **District 5**

- 3. ZVAR 2021-23 Kirkmeyer Pool.** Request for a Zoning Variance to Land Development Code, Table 6.01 and Section 2.02.04.A.8.b and 6.01.03.G.1, to allow for construction of a residential pool at 2' from the existing seawall in lieu of 10' required, specifically located at 241 Rivershore Lane.

**Presenter - Joseph Dominiak**

**Staff - Marie E Colee, Assistant Program Manager**

**District 3**

4. **MINMOD 2021-11 9166 August Circle Pool Rattlesnake Island PUD.** Request for a Minor Modification to the Rattlesnake Island PUD (Ordinance 1985-27) to allow a Rear Yard setback of 1 foot in lieu of the 10-foot requirement, to accommodate placement of a swimming pool, specifically located at 9166 August Circle.

**Presenter - H. Timothy Gillis**

**Staff - Marie E Colee, Assistant Program Manager**

**District 3**

5. **MINMOD 2021-14 Winn Dixie Liquor Store Shores Commercial Planned Unit Development.** Request for a Minor Modification to the Shores Commercial PUD (Ordinance 2005-69) to allow for beer, wine, and liquor package sales for off-premises consumption within 1,000 feet of an established school, located at 165 Blackford Way, Suite C.

**Presenter - Matt Lahti, PE**

**Staff - Joseph Cearley, Special Projects Mgr**

**District 2**

6. **CPA (SS) 2021-02 8000 C.R. 13 N.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 9.99 acres of land from Rural/Silviculture (R/S) to Rural Commercial (RC) to allow for the development of RV/Boat storage.

**Presenter - Matt Lahti, P.E.**

**District 2**

7. **PUD 2021-01 8000 C.R. 13 N.** Request to rezone approximately 9.99 acres out of an overall total of 16.83 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for an RV/Boat Storage facility.

**Presenter - Lindsay Haga - England-Thims & Miller, Inc**

**Staff - Jacob Smith, Senior Planner**

**District 4**

8. **CPA(SS) 2021-11 San Pablo Road.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 19.17 acres of land from Rural/Silviculture (R/S) to Mixed Use District (MD).

**Presenter - Lindsay Haga - England-Thims & Miller, Inc**

**District 4**

9. **PUD 2021-13 San Pablo Road.** Request to rezone approximately 19.14 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a office/professional, institutional, and commercial uses.

**Presenter - Karen M. Taylor, Land Planner**

**Staff - Jacob Smith, Senior Planner**

**District 2**

10. **MAJMOD 21-08 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.**

- Staff Reports
- 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.