

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, November 18, 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 18, 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 - Max Garcia, Matthews Design Group

Staff - Marie E Colee, Assistant Program Manager

District 2

1. **SUPMIN 2021-08 Elkton Family Farm.** Request for a Special Use Permit to allow the placement of More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, pursuant to Land Development Code (LDC), Sections 2.03.28 and 2.04.07, subject to the Family Farm and Lot provisions of LDC, Section 6.08.17 and Comprehensive Plan policy A.1.6.4.

Presenter - Rudolph Rowe

Staff - Marie E Colee, Assistant Program Manager

District 2

2. **SUPMIN 2021-02 Rowe Mobile Home.** Request for a Special Use Permit to allow for the replacement of a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Sections 2.03.01 and 2.03.08, specifically located at 545 N. Nassau Street.

Presenter - Rudolph Rowe

Staff - Marie E Colee, Assistant Program Manager

District 2

3. **ZVAR 2021-28 Rowe Mobile Home Variance.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of eleven (11) feet in lieu of the required twenty-five (25) foot setback to accommodate the placement of a mobile home on an existing, non-conforming Lot of Record, specifically located at 545 N. Nassau Street.

Presenter - Casey Dendor, England-Thims & Miller, Inc.

Staff - Teresa Bishop, AICP, Planning Division Manager

District 3

4. **MINMOD 2021-13 Baptist Primary Care at Parkway Village.** A request for a Minor Modification to the World Commerce Center PUD, Ord. 2003-108, as amended, to reduce the required setback along the east property boundary from twenty (20) feet to ten (10) feet and to increase the Baptist Primary Care building square footage from 13,000 to 15,000 square feet, specifically located in Outparcel 8 within the Parkway Village project at World Commerce Center PUD.

Presenter - Doug Burnett, St. Johns Law Group

Staff - Saleena Randolph, Planner

District 1

5. **MAJMOD 2021-15 Worthington Estates (Lot 180).** 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. This item was continued from the October 21, 2021 PZA Agenda to a date certain (November 18, 2021) at the request of the applicant.

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

Staff - Teresa Bishop, AICP, Planning Division Manager

District 3

6. **MAJMOD 2021-01 Lightsey Road Storage.** Request for a Major Modification to Ordinance 2019-59, revising the Master Development Plan to combine four buildings into two buildings, increasing the square footage from 65,500 to 75,282 square feet, and expanding the Stormwater management system.

Presenter - Mark Shelton, Kimley-Horn and Associates, Inc.

Staff - Jacob Smith, Senior Planner

District 1

7. **MAJMOD 2021-11 Greenbriar Downs PUD.** Request for a Major Modification to the Greenbriar Downs PUD (Ordinance 2019-15) to increase the allowed height of structures on the North Parcel from 35 feet to 55 feet to accommodate construction of a church.

Presenter - Katie Kulick, AICP, LAN Associates, Inc.

Staff - Teresa Bishop, AICP, Planning Division Manager

District 3

8. **MAJMOD 2020-21 Hydro PUD.** Request for a Major Modification to the Hydro Aluminum PUD (Ord. 2008-60) to modify PUD name, change the project phasing, increase building square footage in Sub-Phase IA by 182,001 square feet for facility buildout. The subject property is located 200 Riviera Road.

Presenter - Elizabeth Rothenberg

Staff - Jacob Smith, Senior Planner

District 1

9. **PUD 2021-10 Albury Lore.** Request to rezone approximately 12.98 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 160,000 square feet of non-residential uses and a maximum 250 hotel rooms.

Presenter - Lindsay Haga, AICP, ETM, Inc.

Staff - Justin Kelly, Senior Planner

District 5

- 10. PUD 2020-04 Porter Property.** Request to rezone approximately 165 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 223 single-family dwelling units. This item was heard by the Board of County Commissioners at their regularly scheduled public hearing on September 21, 2021. The request was remanded back to the Planning and Zoning Agency for their consideration of several revisions made by the applicant in response to concerns by the surrounding community and the Board of County Commissioners.

Presenter - Gary B. Davenport, PA

Staff - Saleena Randolph, Planner

District 3

- 11. PUD 2021-05 Deerfield Forest.** Request to rezone approximately 37 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a maximum of 63 single family homes, located on the south side of Watson Road and west of Deerfield Meadows Circle.

- 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.