

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Greg Matovina - Chair
Meagan Perkins – Vice Chair
Dr. William McCormick
Dr. Richard Hilsenbeck

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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, February 3, 2022 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, February 3, 2022 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.
- REZ 2021-32 Unleashed Dog Park, Karen M. Taylor (applicant) request a continuance to PZA 2/17/2022. Applicant will re-advertise with updated Project Description.
- Public Comments.

AGENCY ITEMS

Presenter - Lindsay Haga, AICP, Senior Planner, ETM, Inc.

Staff - Teresa Bishop, AICP, Planning Division Manager

District 1

- 1. COMPAMD 2021-02 Greenbriar Helow, Adoption Hearing.** Adoption hearing for COMPAMD 2021-02 Greenbriar Helow, Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Silviculture (R/S) to Residential-B, Residential-C, Residential-D, and Mixed Use District, with a Text Policy Amendment to accommodate development of a maximum 3,500 residential units and a maximum 2.5 million square feet of non-residential uses for approximately 2,198 acres of land.

Presenter - Lindsay Haga, AICP, Senior Planner, ETM, Inc.

District 1

- 2. PUD 2021-15 Greenbriar Helow.** Request for the Greenbriar Helow PUD to accommodate development of a maximum 3,500 residential units and a maximum 2.5 million square feet of non-residential uses for approximately 2,158 acres of land.

Presenter - Westly Woodward, CFM, Floodplain Manager

Staff - Westly Woodward, Floodplain Manager

3. **Florida Building Code Chapter One.** Revisions to Local Ordinance Chapter 1 of the Florida Building Code

Presenter - Westly Woodward, CFM, Floodplain Manager

4. **Flood Damage Prevention Regulations - Land Development Code Amendment.** Land Development Code Amendment - Flood Damage Prevention Regulations The attached draft ordinance proposes modifications to the text of Part 3.03.00 of the Land Development Code (Flood) and Article XII Definitions from the Land Development Code

Presenter - Jeffrey Lee Kleffman

Staff - Saleena Randolph, Planner

District 5

5. **ZVAR 2021-27 3280 Coastal Highway Residence.** Request for a Zoning Variance to Land Development Code Table 6.01 to allow a Front Yard setback of fifteen (15) feet in lieu of the twenty-five (25) foot requirement in Residential, Single Family (RS-2) zoning, specifically located at 3280 Coastal Highway.

Presenter - James Whitehouse Esq, St. Johns Law Group

Staff - Saleena Randolph, Planner

District 3

6. **ZVAR 2021-29 5480 Atlantic View (178180-0000).** Request for a Zoning Variance to Land Development Code Table 6.01 and Section 6.01.03.E.3 to allow for a Second Front Yard setback of three (3) feet in lieu of the fifteen (15) foot requirement in Residential, Single Family (RS-3) zoning to bring the existing single-family home into compliance and accommodate an addition, specifically located at 5480 Atlantic View.

Presenter - Douglas N. Burnett - St. Johns Law Group

Staff - Jacob Smith, Senior Planner

District 2

7. **Pacetti Road Plaza PUD.** Request for a Major Modification to the Pacetti Road Plaza PUD (ORD. 2010-1, as amended) to increase allowable retail and office square footage from 36,403 square feet to 114,003 square feet to allow for a Self-Storage facility.

Presenter - Karen M. Taylor, Land Planner

Staff - Teresa Bishop, AICP, Planning Division Manager

District 4

8. **REZ 2021-33 Oak Trail Preserve.** A request to rezone approximately 36.24 acres from Planned Unit Development (PUD) to Open Rural (OR), located along the east side of North Roscoe Boulevard and includes a portion of North Wilderness Trail.

Presenter - Karen M. Taylor, Land Planner

Staff - Evan Walsnovich, Planner

District 2

9. **REZ 2021-36 205 Commercial Drive.** Request to rezone approximately nine (9) acres of land from Industrial Warehousing (IW) with Conditions to Commercial Warehouse (CW) to allow for boat sales and service. The site to be rezoned is the six (6) acre developed parcel located at 205 Commercial Drive and the three (3) acre undeveloped parcel to the west of 205 Commercial Drive.

Presenter - Ryan and Andrea Westover

Staff - Teresa Bishop, AICP, Planning Division Manager

District 2

- 10. CPA (SS) 2021-18 6075 Winifred Masters.** A request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 3.9 acres from Agriculture-Intensive (A-I) to Residential-A to allow for a division for one additional dwelling unit. The property is located at 6075 Winifred Masters Road.

Presenter - Gary B. Davenport, Applicant

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: Next PZA 2/17/22 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.