

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

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

Zach Miller
Elvis Pierre



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, June 16, 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, June 16, 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.
- Public Comments.

AGENCY ITEMS

Presenter - Brad Wester; Driver, McAfee, Hawthorne & Diebenow

Staff - Justin Kelly, Senior Planner

District 3

1. **PUD 2022-04 Madison St. Augustine.** Request to rezone approximately 19.22 acres of land from Commercial General (CG) with conditions to Planned Unit Development (PUD) to allow for a maximum 238 multifamily residential dwelling units. This request was originally heard by the Planning and Zoning Agency at their regularly scheduled public hearing on May 19, 2022. The item was continued to the June 16, 2022 PZA meeting at the request of the applicant in order to address numerous concerns received by the public. The Agency approved the continuance by a vote of 6-0.

Presenter - Kristopher Smith

Staff - Saleena Randolph, Planner

District 3

2. **SUPMAJ 2022-03 Island Prep Classroom Addition.** Request for a Special Use Permit to allow for the construction of an additional building for an existing Private School located within Commercial General (CG) zoning, pursuant to Section 2.03.17 of the Land Development Code, specifically located at 4035 A1S South.

Presenter - Kyle Newton

Staff - Brandon Tirado, Planner

District 4

3. **ZVAR 2022-06 Groshell Residence Fence.** Request for a Zoning Variance to Section

2.02.04.B.12 of the Land Development Code to allow for a six (6) foot privacy wall/fence within the required Front Yard in lieu of the four (4) foot maximum height.

Presenter - Chris and Jamie Pontarelli, Applicant/Owner

District 4

4. **ZVAR 2022-07 Pontarelli Residence.** Request for a Zoning Variance to Land Development Code to allow for a reduction in the required Second Front Yard setback to eight (8) feet in lieu of twenty (20) foot requirement and reduction in the required Side Yard setback to eight (8) feet in lieu of ten (10) feet in Open Rural (OR) zoning.

Presenter - Thomas Turnage

Staff - Trevor Steven, Planner

District 5

5. **ZVAR 2022-11 Turnage 2nd Story Addition.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of 14 feet in lieu of the 25-foot requirement in Residential, Single Family (RS-3) zoning to allow for construction of a 2nd story addition above an existing garage.

Presenter - Kathryn Whittington, Esq. and Karen Taylor, Land Planner

Staff - Evan Walsnovich, Planner

District 3

6. **ZVAR 2022-14 Treaty Oaks Marketplace.** Request for a Zoning Variance to Section 2.03.02.A of the Land Development Code to allow for the package sale of alcoholic beverages within one thousand (1,000) feet of an existing church.

Presenter - Kathryn Whittington, Esq. and Karen Taylor, Land Planner

District 3

7. **SUPMAJ 2022-06 Treaty Oaks Marketplace.** Request for a Special Use Permit per Section 2.03.02 of the Land Development Code to allow for the package sale of alcohol exceeding 14% ABV for off-site consumption.

Presenter - Debbi Werling, Customer Care Manager

Staff - Brandon Tirado, Planner

District 4

8. **MINMOD 2022-02 Hagy Pool (3271 Old Barn Road).** Request for a Minor Modification to the Sawgrass PUD (Ordinance 1973-08, as amended) to allow for a reduction in the Rear Yard setback to 7 feet 6 inches in lieu of the twenty (20) foot requirement for an accessory structure to allow for an enclosed swimming pool and spa.

Presenter - Fredrick and Margaret Spencer, Home Owners

District 4

9. **MINMOD 2022-04 248 Clearwater Drive.** Request for a Minor Modification to the Sawgrass PUD (Ordinance 1984-35, as amended) to allow for a reduction in the Rear Yard setback to 12 feet 5 inches in lieu of the twenty (25) foot requirement for an accessory structure to allow for an enclosed swimming pool and spa.

Presenter - Ellen Avery-Smith, Roger Towers

Staff - Evan Walsnovich, Planner

District 5

10. **MAJMOD 2022-03 W.R. Townsend PUD.** Request for a Major Modification to the W.R. Townsend PUD (ORD 2011-43) to add Outdoor Displays as a permitted use, and to update the phasing schedule based on legislative extensions.

Presenter - Max Garcia, Matthews Design Group

District 3

- 11. REZ 2021-42 Old Moultrie Flex Space.** Request to rezone approximately 0.74 acres of land from Residential, General (RG-2), Single Family, Residential (RS-3), and Commercial Intensive (CI) to Commercial Warehouse (CW) to allow for a flex warehouse space with limited commercial uses and light manufacturing.

Presenter - Bryan Potts, P.E.; Tannath Design, Inc.

Staff - Justin Kelly, Senior Planner

District 3

- 12. REZ 2022-08 St. Augustine Storage.** Request to rezone approximately 3.16 acres of land from Commercial General (CG) to Commercial Intensive (CI) to allow for a proposed Self-Storage Facility.

Presenter - Max Garcia, Planner, Matthews Design Group

Staff - Saleena Randolph, Planner

District 3

- 13. CPA(SS) 2022-02 Goodman Commercial Expansion.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 1.1 acres of land from Residential-D (RES-D) to Mixed Use District (MD). Subject property is located at 345 State Road 207 and 1418 Highland Boulevard.

Presenter - Max Garcia, Planner, Matthews Design Group

District 3

- 14. REZ 2022-06 Goodman Commercial Expansion.** Request to rezone approximately 1.1 acres of land from Residential, Manufactured/Mobile Home (RMH) and Commercial, Intensive (CI) with conditions to Commercial, Intensive (CI). The subject property is located at 345 State Road 207 and 1418 Highland Boulevard.

- 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.