

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Greg Matovina  
Meagan Perkins  
Eugene Wilson  
Dr. Richard Hilsenbeck  
Jack Peter

Elvis Pierre



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Thursday, October 20, 2022 1:30:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, October 20, 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 - Staff

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

1. **PZA recommendation of Mr. Vernon Hawley Smith III.** On October 6, 2022, the Agency recommended Mr. Vernon Hawley Smith III for service on the PZA. After the meeting, it was brought to staff's attention that Mr. Smith is currently serving on the Land Acquisition and Management Program (LAMP) Board. In light of this additional information and the Board of County Commissioner's Policy regarding dual office holding, The Agency is asked to either confirm its recommendation of Mr. Vernon Hawley Smith III or recommend another candidate. A copy of the Board Policy and candidate applications are attached. This item is scheduled for the November 1, 2022 Board of County Commissioners meeting.

#### Presenter - Thomas Ingram, Sodl & Ingram PLLC

##### Staff - Saleena Randolph, Planner

#### **District 1**

2. **PUD 2021-08 Evans Rowing Club.** Request to rezone approximately 1.62 acres of land from Residential, Single Family (RS-2) to Planned Unit Development (PUD) to allow for a recreational rowing center and one residence on the property. The subject property is located at 12 State Road 13 North.

#### Presenter - Lloyd M and Brenda Stevens, Sr., Owner

##### Staff - Brandon Tirado, Planner

**District 2**

- 3. SUPMIN 2022-14 Stevens Property Two Homes.** Request for a Special Use Permit to allow for the placement of More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, pursuant to Sections 2.03.28 and 2.04.07 of the Land Development Code.

**Presenter - McGregor Love; Lowndes Law Group**

**Staff - Justin Kelly, Senior Planner**

**District 2**

- 4. MINMOD 2022-13 Elevation Pointe.** Request for a Minor Modification to the Elevation Pointe at Anderson Park PUD (ORD. 2020-61, as amended) to modify required residential parking standards to match current parking standards prescribed in Table 6.17 of the Land Development Code (LDC).

**Presenter - Karen M. Taylor, Land Planner and Matthews Design Group**

**Staff - Saleena Randolph, Planner**

**District 5**

- 5. REZ 2022-22 Home Again St Johns.** Request to rezone approximately 1.81 acres of land from Residential, General (RG-2) to Public Service (PS). The subject property is located at 197 State Road 16.

**Presenter - Christina Evans, Matthews Design Group**

**Staff - Trevor Steven, Planner**

**District 3**

- 6. CPA(SS) 2022-11 Smith US 1 Commercial.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 2.26 acres of land from Residential-B (Res-B) to Community Commercial (CC).

**Presenter - Christina Evans, Matthews Design Group**

**District 3**

- 7. REZ 2022-19 Smith US 1 Commercial.** Request to rezone approximately 2.26 acres of land from Open Rural (OR) to Commercial General (CG). This request is a companion application to CPA(SS) 2022-11.

**Presenter - James G. Whitehouse, Esq.; St. Johns Law Group**

**Staff - Justin Kelly, Senior Planner**

**District 2**

- 8. CPA (SS) 2021-13 Maples Family Neighborhood Commercial.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.06 acres of land, located at the corner of County Road 13 North and Palmo Fish Camp Road, from Rural/Silviculture (R/S) to Neighborhood Commercial (NC).

**Presenter - James G. Whitehouse, Esq.; St. Johns Law Group**

**District 3**

- 9. PUD 2022-05 Maples Family Neighborhood Commercial.** Request to rezone approximately 5.06 acres of land from Open Rural (OR) and Planned Special Development (PSD) to Planned Unit Development (PUD) to allow for an RV/Boat Storage 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.