

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Greg Matovina  
Meagan Perkins  
Eugene Wilson

Elvis Pierre  
Henry F. Green

Dr. Richard Hilsenbeck  
Jack Peter



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Thursday, December 15, 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, December 15, 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
- Approval of meeting minutes for PZA 11/17/2022 and 12/1/2022
- Public Comments

### AGENCY ITEMS

**Presenter - Donald Gullion; Dream Finders Homes, LLC**

**Staff - Justin Kelly, Senior Planner**

#### **District 1**

1. **MINMOD 2022-17 Shearwater Lot 82.** Request for a Minor Modification to the to the Ashford Mills PUD (ORD 2006-119, as amended) to allow for reduced Side Yard setbacks of 4'4" and 4'8" in lieu of the required 5-foot setback.

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

**Staff - Saleena Randolph, Planner**

#### **District 3**

2. **REZ 2022-20 Hilltop Estates.** Request to rezone approximately 4.57 acres of land from Open Rural (OR) to Residential, Single Family (RS-3). The subject property is located at 2765 Hilltop Road.

**Presenter - Amy Ring, Special Projects Manager**

**Staff - Amy Ring, Special Projects Manager**

3. **Amendment to the Land Development Code - Veterinary Offices, Animal Hospitals in Office & Professional Use Services.** Proposed amendment to Land Development Code Articles XII, VI, and II to allow Veterinary Offices, Animal Hospitals in the Office & Professional Services Use category in response to Board of County Commissioners directive at regular meeting on September 20, 2022. This item is scheduled to be heard at BCC on 2/7/23.

**Presenter - Kathryn Whittington, Esq.**

**Staff - Brandon Tirado, Planner**

**District 2**

- 4. MAJMOD 2022-08 Six Mile Creek PUD (Six Mile Creek North) - Tract 20.** Request for a Major Modification to the Six Mile Creek PUD (ORD. 1991-37, as amended) revising the Master Development Plan Map (Map H) to remove the "Environmental Preservation" designation on Tract 20 of Six Mile Creek North, and allow one (1) single-family residential unit.

- 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.