

ST. JOHNS COUNTY

Planning & Zoning

BOARD

Greg Matovina
Meagan Perkins
Henry F. Green
Dr. Richard Hilsenbeck
Jack Peter

Elvis Pierre
Judy Spiegel



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, December 7, 2023 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, December 7, 2023 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 that 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 7/20/2023 and 8/3/2023
- Public Comments

AGENCY ITEMS

Presenter - Chris Dougherty, Principal of Inspire Placemaking Collective

Staff - Mike Roberson, Director

1. **Consultant Briefing on the County's Comprehensive Plan Update.** The County's Comprehensive Plan is in the process of being updated. The Board of County Commissioners directed that a consultant be hired to assist the county through the process. The consultant, Inspire Placemaking Collective, will provide a briefing on the overall process including the schedule.

Presenter - Jason Forrest, Forrest Inc.

Staff - Lauren Dwyer, Planner

2. **ZVAR 2023-27 11 Mary Street.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of ten (10) feet in lieu of the Twenty-Five (25') foot requirement in Residential, General (RG-1) zoning to accommodate a proposed bathroom addition, located at 11 Mary Street.

District 3

Presenter - Brad Karmasin, Port St. John Owners Association

Staff - Evan Walsnovich, Planner

District 1

3. **MINMOD 2023-17 Port St. John Fence.** Request for a Minor Modification to the Riverpoint PUD (Ordinance 2003-97) to allow for an eight (8) foot fence along the northern boundary of the Riverpoint PUD adjacent to the Amity Marina parcel (Parcel ID# 000410-0000) in lieu of the current maximum height of six (6) feet.

Presenter - Matthew Lahti, Gulfstream Design Group

District 3

4. **MINMOD 2023-19 The Greenery.** Request for a Minor Modification to the St. Marks PUD (ORD. 1998-08, as amended) to allow for an increase in impacted wetland acreage to accommodate a proposed 3,800 SF Lawn Care business, specifically located at 0 Bronz-Glo Way.

Presenter - Mark Olsen, SWI Fencing

District 5

5. **REZ 2023-11 Baker Property.** Request to rezone approximately 3.07 acres of land from Open Rural (OR) and Commercial Intensive (CI) to Commercial Intensive (CI), located at 1020, 1040, & 1060 State Road 16.

Presenter - Blakely Hughes

Staff - Trevor Steven, Planner

District 5

6. **REZ 2023-17 4656 First Avenue.** Request to rezone approximately .34 acres of land from Commercial General (CG) to Residential, Single Family (RS-3), located at 4656 First Ave.

Presenter - Randy Martinuzzi

District 5

7. **MAJMOD 2022-12 Sandy Creek PUD.** Request for a Major Modification to the Sandy Creek PUD (ORD. 2003-67, as amended) to add a secondary access to CR 210; to remove all the currently allowed industrial entitlements; to add additional multi-family and single family units; and to revise the Master Development Plan (MDP) text and map. The Sandy Creek PUD is located on the south side of CR 210 at Sandy Creek Parkway and CR 210.

Presenter - Thomas Ingram - Sodi & Ingram, PLLC

Staff - Teresa Bishop, Planning Manager

District 2

8. **CPA(SS) 2023-04 4400 South Francis.** Request for a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map designation from Rural/Silviculture (R/S) to Mixed Use District with a text amendment limiting development to 100,000 square feet of Community Commercial uses, and/or the sales, rental, service, repair and storage of vehicles including new or used automobiles, recreational vehicles, boats and related watercraft, motorcycles and residentially scaled farm and garden equipment. Residential uses are not allowed. Proposed changes to allow residential uses or to increase the allowed development intensity are subject to the provisions of Chapter 163, Florida Statutes, regarding amendments to the Comprehensive Plan. The property is approximately 28.37 acres and located at 4400 South Francis Road. This application is companion to PUD 2023-06. This item was continued from the November 16, 2023 meeting to allow the applicant to complete a traffic count on S. Francis Road, which is anticipated to be provided at this meeting.

Presenter - Thomas Ingram - Sodl & Ingram, PLLC

District 2

9. **PUD 2023-06 4400 South Francis.** Request to rezone approximately 28.37 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for approximately 100,000 square feet and allow for Community Commercial uses, which also include, the sales, rental, service, repair and storage of vehicles including new or used automobiles, recreational vehicles, boats and related watercraft, motorcycles and residentially scaled farm and garden equipment. Residential uses are not allowed. The property is approximately 28.37 acres and located at 4400 South Francis Road. This application is companion to CPA(SS) 2023-04. This item was continued from the November 16, 2023 meeting to allow the applicant to complete a traffic count on S. Francis Road, which is anticipated to be provided at this meeting. In addition, the applicant has made changes to the proposed MDP Text to provide a waiver to Land Development Code Section 5.03.02.G2, to allow for a non-detail (bubble) MDP, provide language to address the Live Local Act, and correct minor inconsistencies. At this writing, staff has not received the revised MDP Text.

- 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 St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086, 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.