

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Jeffrey R. Martin  
Jon Woodard  
Roy Alaimo  
Greg Matovina

William McCormick PhD.  
Mike Koppenhafer  
Archie B. Wainright



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Mike Roberson, Interim Director of Growth Management  
Paolo S. Soria, Assistant County Attorney

Thursday, September 19, 2019 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, September 19, 2019 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.
- ❖ Reading of the Public Notice statement
- ❖ Public Comments
- ❖ Approval of meeting minutes from August 1, 2019.
- ❖ Paolo Soria, Senior Assistant County Attorney, will present a disclosure form from the August 15, 2019 Meeting.

### AGENCY ITEMS

#### **Presenter - Beverly Frazier, Senior Supervising Planner**

#### **District 5**

1. **ZVAR 2019-17 Surfside Avenue.** Request for Zoning Variance to Sections 6.01.01 and 2.02.04.B.5 of the Land Development Code to allow reduced setbacks of 10 feet in lieu of 25 feet for the front yard, 1 foot in lieu of 8 feet for the west side yard, and 1 foot in lieu of 5 feet for mechanical equipment, to accommodate an addition and bring the existing single family home into conformance with Residential, Single Family (RS-3) zoning, located at 106 Surfside Avenue.

#### **Presenter - Kim K. Del Rance, Senior Planner**

#### **District 4**

2. **MINMOD 2019-08 Pinspiration.** Request for a Minor Modification to the Fairfield at Ponte Vedra Planned Unit Development (Ordinance 1984-29, as amended) to allow for the sale of alcoholic beverages (beer and wine) in conjunction with a Craft Studio pursuant to Land Development Code, Section 2.03.02.

#### **Presenter - Beverly Frazier, Senior Supervising Planner**

#### **District 2**

3. **MINMOD 2019-07 Gaddy Swimming Pool.** Request for a Minor Modification to the Arbor Mills Planned Unit Development (Ordinance 2014-11, as amended) to allow reduction of the rear setback to 5 feet, 8 inches in lieu of 10 feet to accommodate placement of a swimming pool with screen enclosure. The property is located at 617 Athens Drive.

**Presenter - Justin Kelly, Planner**

**District 3**

4. **REZ 2019-09 6156 Costanero Road.** A request to rezone approximately 0.22 acres from Commercial, Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)).

**Presenter - Beverly Frazier, Senior Supervising Planner**

**District 3**

5. **MAJMOD 2018-08 Moultrie Bluff PUD (Commercial).** Request for a Major Modification to the Moultrie Bluff Planned Unit Development (Ordinance 2009-31, as amended) to clarify allowed uses for the non-residential portion of the project; revise site plan and design standards; reduce buffer requirements; increase allowances for ground signage; and update phasing. The property is located west of US Highway 1 South, north of Wildwood Drive. This application was previously recommended for denial with a 4-2 vote from the Planning and Zoning Agency on May 2, 2019. The modification request was remanded back to the Planning and Zoning Agency from the Board of County Commissioners with proposed revisions on June 18, 2019.

**Presenter - Cynthia A. May, ASLA, Senior Supervising Planner**

**District 1**

6. **CPA(SS) 2019-04 St. Johns Commercial FCE Julington Creek.** Request to amend the Future Land Use Map designation from RESIDENTIAL-B (RES-B) to COMMUNITY COMMERCIAL (CC) for approximately 7.7 acres of land on the west side of STATE ROAD 13 for parcels situated north and south of OTOE'S PLACE with a text amendment site specific policy limiting intensity to a maximum of 45,000 square feet of commercial uses; limiting uses in the northern parcel to certain uses in the COMMERCIAL NEIGHBORHOOD (CN) zoning district; limiting uses in the southern parcel to certain uses in the COMMERCIAL GENERAL (CG) zoning district, and prohibiting certain uses, providing buffers for these parcels.

**Presenter - Justin Kelly, Planner**

**District 3**

7. **ZVAR 2019-09 RV Parking 215 Swallow Road.** Request for a Zoning Variance to Land Development Code, Section 6.01.03.H.5 to allow for a Recreational Vehicle to be located within the required front yard.

**Presenter - Jacob Smith, Planner**

**District 4**

8. **ZVAR 2019-18 31 Cat Road Fence Height.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for existing fencing to remain along certain portions of the property boundary exceeding the height limitations in Single Family Residential (RS-3) zoning.

**Presenter - Beverly Frazier, Senior Supervising Planner**

**District 5**

9. **ZVAR 2019-20 Prioleau Residence.** Request for a Zoning Variance to Land Development Code Section 6.01.01(Table 6.01) and Section 6.01.03.G to allow a rear yard setback of 1-foot in lieu of the 10-foot requirement and to eliminate the required 8-foot setback for a side yard located next to an easement to accommodate for construction of a new single family home, specifically located at 245 Rivershore Lane.

**District 1**

10. **MINMOD 2019-04 Ramsey Residence Pool Equipment.** Request for a Minor Modification to the Durbin Crossing Planned Unit Development (Ordinance 2004-07, as amended) to allow placement of mechanical equipment with a setback of two (2) feet from the west side property line in lieu of the required five (5) foot setback per Section G of the Master Development Plan Text, specifically located at 112 Woodland Hills Way.

**Presenter - Megan Kuehne, Planner**

**District 4**

- 11. MINMOD 2019-06 HVAC Relocation (94 Sabal Ridge).** Request for a Minor Modification to the Nocatee PUD (Ordinance 2002-46, as amended) to allow for placement of mechanical equipment within the required 2 foot (2') setback, specifically located at 94 Sabal Ridge Trail.

**Presenter - Valerie Stukes, Planner**

**District 3**

- 12. REZ 2019-05 Mayberry Commercial.** Request to Rezone approximately 0.86 acres of land from Open Rural (OR) to Commercial Intensive (CI) to accommodate commercial development for retail and business specifically located near southeast State Road 207 and the intersection of Hilltop Road.

**District 1**

- 13. PUD 2019-08 Fruit Cove Village.** Request to Rezone approximately 5.1 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate up to 38,900 square feet of Neighborhood Commercial Uses specifically located east of Roberts Road between Well Road and Greenfield Drive.

- ❖ 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.