

ST. JOHNS COUNTY Planning & Zoning

BOARD

Meagan Perkins

Jack Peter

Greg Matovina

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Dr. Richard Hilsenbeck

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, February 1, 2024 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, February 1, 2024 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 to Order
- Pledge of Allegiance
- Reading of the Public Statement
- PZA minutes for approval: 1/18/2024
- Public Comments

AGENCY ITEMS

*** The public hearing for REZ 2023-23 Osceola Lakes, will not be heard and will be rescheduled to a date uncertain. The applications will be re-advertised and noticed for the hearing date. ***

Presenter - Charles Moran

Staff - Evan Walsnovich, Planner

District 2

1. **SUPMIN 2023-09 Moran/Bellwood Family Farm.** 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 LDC Sections 2.03.28 and 2.04.07, and subject to Family Farm and Lot provisions of LDC Section 6.08.17 and Comprehensive Plan Policy A.1.6.4, specifically located at 2061 Ryan Road.

Presenter - Robert Schmidt

Staff - Trevor Steven, Planner

District 3

2. **ZVAR 2023-33 Hall Carport @ 97 Sea Oats Lane.** Request for a Zoning Variance to Section 6.01.03.C.3 of the Land Development Code to allow for a Front Yard setback of ten (10) Feet in lieu of the required Twenty-Five (25) feet, and a Side Yard setback of zero (0) feet in lieu of the required eight (8) feet for a Corner Lot located in Residential, Single Family (RS-3) zoning, located at 97 Sea Oats Lane.

Presenter - Geoffrey C. Batteiger

Staff - Trevor Steven, Planner

District 2

3. **ZVAR 2023-37 Whitley AFU.** Request for a Zoning Variance to Section 2.02.04.B.16.d of the Land Development Code to allow for an Accessory Family Unit to be (52%) of the square footage of the main use Structure which exceeds the existing thirty five percent (35%) allowable square footage, located at 9045 Reid Packing House Road.

Presenter - Michael D. Miles, P.E

Staff - Trevor Steven, Planner

District 3

4. **MINMOD 2023-21 Chase St. Augustine.** Request for a Minor Modification to the Red Lobster PSD (ORD. 1993-13, as amended) to allow for the uses of Bank, Restaurant, or Professional/Business Office on the existing Restaurant parcel, specifically located at 100 State Road 312 W.

Presenter - Karen Taylor, Land Planner

Staff - Saleena Randolph, Senior Planner

District 5

5. **REZ 2023-22 One North Commercial.** Request to rezone approximately 1.01 acres of land from Commercial Intensive (CI) with conditions to Commercial Intensive (CI), specifically located at 6241 W. Cypress Drive and unaddressed lots on W. Cypress Drive.

Presenter - Ellen Avery-Smith, Esq., Rogers Towers, P.A.

Staff - Saleena Randolph, Senior Planner

District 2

6. **PRD 2023-01 Honey Branch Farms.** Request to rezone approximately 273 acres of land from Planned Rural Development (PRD) and Open Rural (OR) to Planned Rural Development (PRD) to allow for a maximum of 54 single family homes within approximately 27 acres of Development Area, setting aside the remaining approximately 246 acres for Reserve Area; specifically located on unaddressed property on County Road 208 across from Joe Ashton Road.

Presenter - Gary Davenport, PA

Staff - Teresa Bishop, Planning Manager

District 4

- 7. MAJMOD 2023-03 Marsh Landing Golf Course Lots.** Request for a Major Modification to the Players Club/Marsh Landing PUD, Ordinance No. 1975-15, as amended, to accommodate the development of four residential dwelling units on land formally part of the golf course. The property is located on Linkside Boulevard and Kingfisher Drive within the Marsh Landing PUD.

Presenter - Thomas Ingram - Sodl & Ingram, PLLC

Staff - Evan Walsnovich, Planner

District 2

- 8. CPA(SS) 2023-09 Preserve at Wards Creek.** Request for a Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map designation from Agricultural-Intensive (A-I) to Residential-D (Res-D) with a text amendment limiting development to 15 units per net developable acre, for approximately 19.22 acres of land located at 6351 County Road 16A. This application is a companion item to PUD 2023-18.

Presenter - Thomas Ingram - Sodl & Ingram, PLLC

Staff - Evan Walsnovich, Planner

District 2

- 9. PUD 2023-18 Preserve at Wards Creek.** Request to rezone approximately 19.22 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a 288-unit multifamily apartment community, meeting the requirements for Affordable Housing pursuant to Florida Statutes. The property is located at 6351 County Road 16A. This application is companion to CPA (SS) 2023-09.

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.