

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, November 16, 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, November 16, 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.
- Public Comments.

AGENCY ITEMS

Presenter - Brad Wester, Driver McAfee Hawthorne & Diebenow

Staff - Brandon Tirado, Planner

District 4

1. **ZVAR 2023-23 Community Center at Bethel Point.** Request for a Zoning Variance to Section 6.06.04 of the Land Development Code to allow for reduced incompatibility buffers along the northern and southern property boundaries, and Section 3.06.05.A.5 of the Palm Valley Overlay District to allow for a building setback of 17 feet in lieu of the 30-foot requirement for a building that adjoins an existing residential land Use or residentially zoned property.

Presenter - Crystal Ellison, Owner

Staff - Marie Colee, Asst. Program Mgr.

District 3

2. **ZVAR 2023-24 Ellison Variance.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of sixteen (16) feet in lieu of the required twenty-five (25) feet to accommodate a deck and stairs, specifically located at 5461 3rd Street.

Presenter - Rick Rivingstone

Staff - Trevor Steven, Planner

District 5

3. **ZVAR 2023-25 Loja Fence.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow a fence height of eight (8) feet in lieu of the six (6) foot requirement, specifically located at 2741 Loja Street.

Presenter - Michael Reed

Staff - Lauren Dwyer, Planner

District 3

4. **ZVAR 2023-26 5242 Atlantic View Addition.** A request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Side Yard setback of 7 feet 6 inches in lieu of the eight (8) foot requirement in Residential, Single Family (RS-3) zoning to accommodate a proposed bedroom addition.

Presenter - Robert Santiago, Paladar Cuban Eatery

Staff - Marie Colee, Asst. Program Mgr.

District 3

5. **MINMOD 2023-14 Paladar Cuban Eatery.** Request for a Minor Modification to the Southshore Plaza PUD (ORD. 2017-33 as amended) to receive relief from the separation requirement of 1,000 feet from a Church to allow for the sale and consumption of alcoholic beverages, Type 2COP, (beer/wine) in connection with a proposed restaurant. The allowance for the sale/consumption of alcoholic beverages is a permitted Use within the PUD but must meet separation requirements, specifically located 811 State Road 206 East, Units 7 & 8.

Presenter - Doug Burnett, St. Johns Law Group

Staff - Saleena Randolph, Senior Planner

District 5

6. **MAJMOD 2023-10 Heritage Park PUD.** Request for a Major Modification to the Heritage Park PUD (Ord. 2000-4, as amended) to divide Parcel B into two sections (B-1 and B-2); to add 12 multi-family residential units to the allowable uses for Parcel B-2; to remove the use of a 7,200 sqft daycare facility from the list of allowable uses on Parcel B; to provide parking and design criteria to Parcel B-2 for the proposed 12 multi-family units; and to provide a revised MDP Text and Map, specifically located at 227 Hefferon Drive.

Presenter - Thomas Ingram – Sodl & Ingram, PLLC

Staff - Teresa Bishop, Planning Manager

District 2

7. **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.

Presenter - Elizabeth Moore - Sodl & Ingram, PLLC

District 2

8. **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.

Presenter - Staff

9. **Recommendation to the Board of County Commissioners for Planning and Zoning Agency Member Appointments.** Ms. Meagan Perkins (District 4) and Dr. Richard Hilsenbeck (District 3) terms expire November 19, 2023. Both Ms. Perkins and Dr. Hilsenbeck are eligible to serve a second term and have requested to be reappointed to serve a second four year term. Appointed members whose terms have expired continue to serve de facto until dismissed or a replacement is appointed by the Board of County Commissioners. This position was most recently advertised for the required thirty (30) days with the following applications meeting the minimum criteria for consideration. PZA members serve at the pleasure of the Board of County Commissioners as the local planning agency for St. Johns County and fulfill any other duties and responsibilities as determined by Part 8.01.00. Members are not appointed by District; however reasonable attempt will be made to have all County Commission districts equally represented. The following 16 persons have applied: Brian Clark (District 2), Jennifer Cook (District 3), Mike Griffin (District 5), Richard Hilsenbeck (District 3), Sairo Kola (District 4), Charles Labanowski (District 2), Robert Lambert (District 4), Douglas Macke (District 3), Matthew Ohlson (District 5), Edward Ortelli (District 2), Meagan Perkins (District 4), Leah Provenson (District 4), Amber Reeder (District 5), John Ruggeri (District 5), Timothy White (District 5). The Agency will be filling two positions. Please find applications attached.

- 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.