

ST. JOHNS COUNTY Planning & Zoning



PLANNING & ZONING BOARD

Greg Matovina
Meagan Perkins
Eugene Wilson
Dr. Richard Hilsenbeck
Jack Peter

Elvis Pierre
Henry F. Green

REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, April 6, 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, April 6, 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 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 - Ellen Avery Smith, Esq. | Rogers Towers, P.A.

Staff - Justin Kelly, Senior Planner

District 1

- 1. COMPAMD 2022-06 The Landings at St. Johns (Active Adult).** Transmittal hearing for a Large-Scale Comprehensive Plan Amendment that seeks to change the Future Land Use Map designation of approximately 581 acres of land, located south of Greenbriar Road and west of Longleaf Pine Parkway, from Rural/Silviculture (R/S) to Residential-B (Res-B), with a site specific text amendment stating that in locations where the subject property is contiguous to The Landings at Greenbriar site, no Development Edges will be required.

Presenter - Mary Stamps

Staff - Trevor Steven, Planner

District 4

- 2. ZVAR 2023-01 Stamps Screen Enclosure (054807-0050).** Request for a Zoning Variance to Section 6.01.03.H.3 of the Land Development Code to allow a Rear Yard setback of one foot, two inches (1'2") in lieu of the required five (5) feet in Residential General (RG-1) zoning to accommodate a replacement pool enclosure.

Presenter - Douglas N. Burnett, St. Johns Law Group

Staff - Sloane Stephens, Planner

District 4

- 3. MINMOD 2022-22 Fairfield Ponte Vedra Point Café/Coffee Company.** Request for a

Minor Modification to the Fairfield at Ponte Vedra PUD (Ordinance 1984-29, as amended) to allow for a drive-through ATM to be converted to a drive-through café/coffee company, located at 860 A1A N.

Presenter - Eric and Julie Nelson

Staff - Evan Walsnovich, Planner

District 4

- 4. MINMOD 2022-23 Nelson Pool.** Request for a Minor Modification to the Lakes at Ponte Vedra PUD (ORD. 2015-37) to allow for a five (5) foot Rear Yard setback in lieu of the required ten (10) feet to accommodate placement of a swimming pool.

Presenter - Bart Gast

Staff - Saleena Randolph, Planner

District 3

- 5. REZ 2022-28 Douglas Business Park.** Request to rezone approximately 5.6 acres of land from Open Rural (OR) to Industrial Warehousing (IW); subject property is located at 125 Douglas Park Drive.

Presenter - Amy Ring, Special Projects Manager

Staff - Amy Ring, Special Projects Manager

- 6. COMPAMD 2022-07 Workforce Housing - (Adoption).** Comprehensive Plan Text Amendment - Adoption Hearing The attached draft ordinance proposes modifications to the text of A - Future Land Use Element (Policy A.1.11.1.m) of the Comprehensive Plan. These amendments amend Policy A.1.11.1.m regarding the required percentage of Workforce Housing units within the Workforce Housing Zoning designation.

- 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.