

ST. JOHNS COUNTY Planning & Zoning

BOARD

Meagan Perkins

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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management

Lex Taylor III, Assistant County Attorney

Thursday, October 3, 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, October 3, 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 meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 09/05/2024 and 09/19/2024
- Public Comments

AGENCY ITEMS

Presenter - Patrick Fairley, Owner

Staff - Marie Colee, Assistant Program Manager

District 5

1. **ZVAR 2024-13 112 Surfside Avenue.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a fence height of eight (8) feet in lieu of the six (6) foot requirement.

Presenter - Curtis Hart, Hart Resources LLC

Staff - Trevor Steven, Planner

District 4

2. **ZVAR 2024-16 513 Canal Variance.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a 5-foot Front Yard setback in lieu of the 25-foot requirement; a 14-foot Second Front Yard setback in lieu of the 15-foot requirement; a 5-foot Side Yard setback in lieu of the 8-foot requirement; and a maximum lot coverage by all buildings of 37% in lieu of the 30% requirement in Residential, Single Family (RS-2) zoning to allow for the placement of a garage, specifically located at 513 Canal Road. This same request was originally approved 4-0 by the Planning and Zoning Agency on 5/18/2023 (ZVAR 2022-18), but the project did not commence within the 1-year period set forth in the Final Order.

Presenter - Amany Youssef | AY Luxury Designs

Staff - Evan Walsnovich, Planner

District 4

3. **MINMOD 2024-16 Millar Enclosure.** Request for a Minor Modification to the Sawgrass PUD (ORD. 1973-08, as amended) to allow for a zero (0) foot Rear Yard setback in lieu of the required ten (10) feet to accommodate a proposed screen enclosure, specifically located at 1506 Birkdale Lane.

Presenter - Amany Youssef - AY Luxury Designs

Staff - Keisha Fink, AICP, Principal Planner

District 2

4. **MINMOD 2024-17 Atkinson Enclosure (028233-1760).** Request for a Minor Modification to the St. Johns Interchange Parcels PUD (ORD. 1991-36, as amended) to allow for a three (3) foot Rear Yard setback in lieu of the required ten (10) feet to accommodate an enclosure on Lot 176 of the Turnberry at St. Johns platted subdivision.

Presenter - Autumn Martinage | Matthews DCCM

Staff - Evan Walsnovich, Planner

District 2

5. **SUPMAJ 2024-02 Cracker Swamp Borrow Pit.** Request for a Special Use Permit pursuant to Land Development Code Section 2.03.10 and Section 6.04.09 to allow for a Borrow Pit within Open Rural (OR) zoning, specifically located at, 9125 Barrel Factory Road B.

Presenter - Ellen Avery-Smith, Esq.; Rogers Towers

Staff - Cynthia A. May, Principal Planner

District 2

6. **DRIMOD 2024-01 Silverleaf DRI.** DRIMOD 2024-01 SilverLeaf DRI - Request for a modification to the SilverLeaf Development of Regional Impact (DRI), (Resolution No. 2006-65, as amended) to amend mitigation requirements, the Master Development Plan (Map H) and other exhibits, and project phasing, build out and expiration dates. This is companion to MAJMOD 2024-04 SilverLeaf PUD.

Presenter - Ellen Avery-Smith, Esq.; Rogers Towers

Staff - Cynthia A. May, Principal Planner

District 2

7. **MAJMOD 2024-04 SilverLeaf PUD.** MAJMOD 2024-04 SilverLeaf PUD - Request for Major Modification to the Silverleaf PUD (ORD. 2006-117, as amended) to revise land uses within certain parcels without changing any of the previously approved development rights for the project, increase the maximum size of retail buildings to 125,000 square feet, update the Master Development Plan map to reflect the revised land uses, and amend the phasing, buildout and expiration dates, pursuant to Florida law. This is companion to DRIMOD 2024-01 SilverLeaf DRI.

Presenter - Ben Cullop

Staff - Evan Walsnovich, Planner

District 5

- 8. CPA(SS) 2024-08 Russell Sampson Boat & RV Storage.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 31.87 acres of land from Rural/Silviculture and Residential-B to Neighborhood Commercial, specifically located, on the northern side of Russell Sampson Road. This is a companion item to PUD 2024-05.

Presenter - Ben Cullop

Staff - Evan Walsnovich, Planner

District 5

- 9. PUD 2024-05 Russell Sampson Boat & RV Storage.** Request to rezone approximately 31.87 acres of property from Open Rural (OR) to Planned Unit Development (PUD) to accommodate a Boat and RV Storage Facility with a leasing office.; located on the northern side of Russell Sampson Road. This request is a companion application to CPA (SS) 2024-08.

- 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.