

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

Lex Taylor III, Assistant County Attorney

Thursday, November 21, 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, November 21, 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 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 Board Approval: 10/17/24 & 11/07/24
- Public Comments

AGENCY ITEMS

Presenter - Chris Dougherty, AICP Inspire Placemaking Collective

Staff - Amy Ring, Special projects Manager

1. **2050 Comprehensive Plan Update.** The Board of County Commissioners directed staff to utilize a consultant to assist the County through the process of developing an updated plan. The consultant, Inspire Placemaking Collective, will provide an update on the project history, timeline, and next steps.

Presenter - Property Owner

Staff - Marie Colee, Assistant Program Manager

2. **ZVAR 2024-18 614 Twentieth Street.** 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 maximum six (6) feet, and Section 6.01.03.H.3 to allow for a pool enclosure to have a five (5") inch setback along the north property line and seven (7") inch setback along the east, specifically located at 614 Twentieth Street.

District 5

Presenter - Lisa Nettles - Property Owner

Staff - Marie Colee, Assistant Program Manager

District 2

3. **SUPMIN 2024-07 Nettles 1801 Forbes Road.** 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 Sections 2.03.28 and 2.04.07 of the Land Development Code, in conjunction with a Family Farm Lot Determination on five (5) acres of land, specifically located at 1801 Forbes Road.

Presenter - Steve Dahms | CASCO Diversified Corp.

Staff - Justin Kelly, Senior Planner

District 3, 5

4. **MINMOD 2024-18 Villages of St. Augustine (Outparcel 2).** Request for a Minor Modification to the Villages of St. Augustine PUD (ORD. 2007-35, as amended) to allow for a Drive-Thru Order Box to be located approximately 110 feet from of a residentially zoned property in lieu of the required 200 feet per Section 6.08.16 of the Land Development Code. The subject property is located along the north side of SR 16, east of the SR 16/Woodlawn Road/Kenton Morrison Road intersection.

Presenter - Karen M. Taylor, Land Planner

Staff - Trevor Steven, Planner

District 3

5. **PUD 2024-06 Dog & Bog.** Request to rezone approximately 5.56 acres of land from Workforce Housing (WH) to Planned Unit Development (PUD) to allow for a maximum of 12 residential dwelling units and a maximum of 5,000 square feet of commercial uses to accommodate for a proposed restaurant/office and an associated dog park facility, with the option to add an additional 5,000 square feet of commercial uses. The subject property is located south of West King Street, east of South Holmes Blvd, and north of West Augustine Park and Solomon Calhoun Community Center.

Presenter - James G. Whitehouse, Esq, St. Johns Law Group

Staff - Saleena Randolph, Senior Planner

District 3

6. **COMPAMD 2024-03 Schneider Family Campground (Transmittal).** Request for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture (R/S) to Rural Commercial (RC) for approximately 120 acres of land, specifically located at 8000 US Hwy 1 South.

- 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.