

ST. JOHNS COUNTY Planning & Zoning

BOARD

Meagan Perkins

Jack Peter

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Dr. Richard Hilsenbeck

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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, December 19, 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, December 19, 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 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: 11/21/2024
- Public Comments

AGENCY ITEMS

Presenter - Blake Buckley, Aqua Luxe Custom Pools

Staff - Trevor Steven, Planner

District 2

1. **MINMOD 2024-20 Fleming Residence.** Request for a Minor Modification to the St Johns Golf & Country Club PUD (ORD. 2004-111, as amended) to allow for a maximum Impervious Surface Ratio (ISR) of 65% in lieu of the required 55% to accommodate placement of a swimming pool, specifically located at 2020 Glenfield Crossing Court.

Presenter - Christina Evans, Matthews | DCCM

Staff - Trevor Steven, Planner

District 3

2. **SUPMAJ 2024-13 SAYS Independent Living Village.** Request for a Special Use Permit to allow for a Level III Special Care Housing Facility in Open Rural (OR) zoning, pursuant to Section 2.03.23 of the Land Development Code. This is a companion application to ZVAR 2024-26. The subject property is located northeast of the intersection of US1 S and SR 206.

Presenter - Christina Evans - Matthews | DCCM

Staff - Trevor Steven, Planner

District 3

- ZVAR 2024-26 SAYS Independent Living Village.** Request for a Zoning Variance to Section 2.03.23.E.1 of the Land Development Code to allow for the living units of a Level III Special Care Housing facility to encroach within the required fifty (50) foot setback, and Section 6.08.44.C.2 to allow for a Level III Special Care Housing facility to be located within a radius of 1,200 feet of an existing Level II or Level III Special Care Housing facility or within 500 feet of single-family zoning or existing residential development. This is a companion application to SUPMAJ 2024-13. The subject property is located northeast of the intersection of US1 S and SR 206.

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

Staff - Amy Ring, Special Projects Manager

District 3

- WH 2024-05 Laurel Hill Workforce Housing.** Request to rezone approximately 16.74 acres of land from Open Rural (OR) to Workforce Housing (WH); specifically located at 5025 US Highway 1 S, 111 Watson Road, and 121 Watson Road.

Presenter - Ellen Avery-Smith

Staff - Jacob Smith, Planning Division Manager

District 2

- SUPMAJ 2024-05 Coastal Aggregates Borrow Pit.** Request for a Special Use Permit for a Borrow Pit located in Open Rural (OR) zoning, located at 9087 Barrel Factory Road. This item was continued to a date certain of December 19, 2023 at the November 7, 2024 Planning and Zoning Agency Hearing.

- 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.