

ST. JOHNS COUNTY Planning & Zoning

BOARD

Meagan Perkins

Jack Peter

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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, December 21, 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, December 21, 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
- Approval of meeting minutes from 8/17/23, 9/07/23, 9/21/23, 10/5/23, 10/19/23
- Public Comments

AGENCY ITEMS

Presenter - Karen M. Taylor

Staff - Justin Kelly, Senior Planner

District 2

1. **SUPMAJ 2023-12 Bennie Smith Road Farm Worker Housing.** Request for a Special Use Permit to allow Farm Worker Housing pursuant to Section 2.03.21 of the Land Development Code in Open Rural (OR) zoning.

Presenter - Shane Radcliff

Staff - Trevor Steven, Planner

District 2

2. **MINMOD 2023-13 Radcliff Pool.** Request for a Minor Modification to the Gran Lake PUD (ORD. 2013-29) to allow for a Rear Yard setback of two feet, nine inches (2'9") in lieu of the five (5) foot requirement to accommodate placement of a swimming pool, specifically located at 288 Cloverbank Road.

Presenter - Allyson Williams, KPM Franklin, Representative

Staff - Marie Colee, Assistant Program Manager

District 2

- 3. MINMOD 2023-15 ABC Fine Wine and Spirits.** Request for a Minor Modification to Six Mile Creek PUD (ORD. 1991-37, as amended) to allow for a 10,000 sf ABC Fine Wine and Spirits, which is classified as a package store, to be established within 1,000 feet of an existing church and school. Specifically located on the west side of Pacetti Road, between Registry Boulevard and State Road 16.

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

Staff - Trevor Steven, Planner

District 5

- 4. REZ 2023-16 Mills Workforce Housing (WH).** Request to rezone approximately 24.31 acres of land from Residential, Single Family (RS-3) and Open Rural (OR) to Workforce Housing (WH).

***** The public hearing for CPA(SS) 2023-9 Preserve at Wards Creek and PUD 2023-18 Preserve at Wards Creek, will be rescheduled to a date certain of February 1, 2024. The applications will be re-advertised and noticed for the hearing date. *****

- 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.