

# ST. JOHNS COUNTY Planning & Zoning

## PLANNING & ZONING BOARD

Greg Matovina  
Meagan Perkins  
Eugene Wilson

Elvis Pierre  
Henry F. Green

Dr. Richard Hilsenbeck  
Jack Peter



## REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Thursday, February 2, 2023 1:30:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, February 2, 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.
- Approval of meeting minutes for PZA 11/18/2021, 12/2/2021, 12/16/2021, 1/20/2022, 2/3/2022, 2/17/2022 and 1/19/2023.
- Public Comments.

### AGENCY ITEMS

**Presenter - Christina Evans; Matthews Design Group, Inc.**

**Staff - Justin Kelly, Senior Planner**

#### **District 2**

- 1. SUPMAJ 2022-05 Smith Borrow Pit.** Request for a Special Use Permit to allow a 16.4-acre Borrow Pit area within Open Rural (OR) zoning, pursuant to Sections 2.03.10 and 6.04.09 of the Land Development Code, and to allow for a residential dwelling unit to be located on the same property, subject to the general provisions on Special Uses per Section 2.03.01.A. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, November 15, 2022, and was continued by a vote of 4-1 to permit the applicant an opportunity to provide additional evidence and testimony from surrounding property owners.

**Presenter - Brenda Gallo**

**Staff - Brandon Tirado, Planner**

#### **District 3**

- 2. SUPMIN 2022-17 Smith Residence.** SUPMIN 2022-17 Smith Residence, request for a Special Use Permit to allow for a Manufactured/Mobile Home as a residence in Residential, Single-Family (RS-3) zoning.

**Presenter - Richard Scott Campion**

**Staff - Sloane Stephens, Planner**

**District 3**

- 3. SUPMAJ 2022-14 Fuzion 904 Eatery.** Request for a Special Use Permit to allow on-site sales and consumption of alcoholic beverages under the regulation of the State of Florida Type 4COP license pursuant to Section 2.03.02 of the Land Development Code, located specifically at 6975 A1A South.

**Presenter - Paul Zebouni, Bluewave Builders**

**Staff - Lauren Dwyer, Planner**

**District 4**

- 4. ZVAR 2022-20 Holladay Renovation.** ZVAR 2022-20 Holladay Renovation, Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a six (6) foot nine (9) inch Side Yard setback in lieu of the required 8-foot setback in Residential, Single Family (RS-3) zoning. 2571 South Ponte Vedra Blvd.

**Presenter - Kaitlin McGinnis**

**Staff - Evan Walsnovich, Planner**

**District 1**

- 5. NZVAR 2022-16 TD Bank Wall Signs.** Request for a Non-Zoning Variance to the Durbin Creek Crossing PUD (Ordinance 2019-66) to allow for an additional nine and a half (9.5) square feet of Advertising Display Area (ADA) for one (1) wall sign.

**Presenter - Tony Robbins, AICP | Prosser, Inc.**

**Staff - Justin Kelly, Senior Planner**

**District 5**

- 6. MINMOD 2022-20 Fifth Third Bank (New Twin Creeks).** Request for a Minor Modification to the New Twin Creeks PUD (Ordinance 2015-52, as amended) to add Financial Institutions with Drive Through Facilities as a permitted commercial use on Parcel 6A-2.

**Presenter - Karen Taylor**

**Staff - Evan Walsnovich, Planner**

**District 1**

- 7. MINMOD 2022-21 Stillwater (Greenbriar Downs) 11CG License.** Request for a Minor Modification to the Greenbriar Downs PUD (ORD. 2019-15, as amended) to allow for the sale of alcoholic beverages and the use of food trucks for facilities related to the community/amenity center.

**Presenter - Autumn Martinage, Senior Planner, Matthews Design Group**

**Staff - Saleena Randolph, Planner**

**District 3**

- 8. MINMOD 2022-24 Fire Station 11 & SO SW Command Center.** Request for a Minor Modification to the Cypress Lakes PUD (ORD 1986-15, as amended) to allow Public Service as an allowable use specifically on property located at 4401 Cypress Links Blvd.

**Presenter - Ellen Avery-Smith, Esq., Rogers-Towers, Attorneys at Law**

**Staff - Teresa Bishop, AICP, Planning Division Manager**

**District 1**

- 9. DRI MOD 2022-01 RiverTown.** Request to modify the RiverTown Development of Regional Impact (DRI) to revise the school mitigation requirements, address the abandonment of the Eagle nest, which include changes to Map H (DRI Master Plan), the proposed Greenway Map and the Wildlife/Plant Resources Map, add a date certain for the provision of a library site and a fire station site, clarify the residential development rights include age restricted units, and reduce the proposed roundabout locations on SR 13. A PUD Major Modification accompanies this DRI Modification request. RiverTown is located along SR 13 North, south of Greenbriar Road, with Longleaf Pine Parkway being located to the east.

**Presenter - Ellen Avery-Smith, Esq., Rogers Towers, Attorneys at Law**

- 10. MAJMOD 2022-09 RiverTown.** Request to modify the RiverTown Planned Unit Development (PUD) for consistency with the DRI Modification, which include: revise the school mitigation requirements, remove the abandoned Eagle nest protection measures from the MDP Text and Map, clarify the residential entitlements include age restricted units, and revise proposed roundabout locations on SR 13. A DRI Modification accompanies this PUD Major Modification. RiverTown is located along SR 13 North, south of Greenbriar Road, with Longleaf Pine Parkway being located to the east.

**Presenter - Austin Nicklas, Director of Government Affairs Northeast Florida Builders Association**

**Staff - Amy Ring, Special Projects Manager**

- 11. Discussion Item - Workforce Housing Zoning District.** NEFBA requested to present desired changes to Workforce Housing Zoning District regulations at PZA on 2/2/23, which is attached. On 10/18/22 the Board directed Growth Management staff to amend the Workforce Housing Maximum Initial Sales Price to \$260,000 and the minimum percentage of workforce housing units to 30%. Such action requires amendments to both the Land Development Code and Comprehensive Plan. The LDC amendment was heard by the PZA on 12/1/22 and received a recommendation to approve with a vote of 4-2; it is scheduled for consideration/first reading at BCC on 2/21/23. The companion CP amendment is being presented to the PZA on 2/2/23 for transmittal.

**Presenter - Amy Ring, Special Projects Manager**

- 12. Amendment to the Comprehensive Plan, Land Use Element A.1.11.1(m), reducing the percentage of minimum required dedicated workforce housing units from 40% to 30%.** On October 18, 2022, the Board directed Growth Management staff to amend Land Development Code Article V, Section 5.11.00 Workforce Housing Zoning Designation, reducing to 30% the minimum percentage of required dedicated workforce housing units. Such motion requires a companion change to the Comprehensive Plan Land Use element, A.1.11.1(m), to amend specific references to the minimum percentage requirement.

- 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.