

# ST. JOHNS COUNTY

## Planning & Zoning

### BOARD

Greg Matovina  
Meagan Perkins  
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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  
Christine Valliere, Sr. Assistant County Attorney

Thursday, August 3, 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, August 3, 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 for PZA 6/01/2023 and 6/15/2023
- Public Comments.

### AGENCY ITEMS

#### Presenter - Teresa Bishop, AICP, Planning Manager

##### Staff - Teresa Bishop, AICP, Planning Manager

1. **Election of Chair and Vice-Chair.** The Planning and Zoning Agency is required to annually elect a Chair and Vice-Chair. Please see the attached recommended Nomination and Voting procedures. Alternatively, after public comment, the suggested motions for election may be made.

#### Presenter - Randall Taylor/ Kelly Varn, Taylor Sign & Design, Inc.

##### Staff - Brandon Tirado, Planner

#### **District 2**

2. **NZVAR 2023-06 Shoppes of Toco Creek Signage.** Request for a Non-Zoning Variance to the World Golf Village Unified Sign Plan (USP) to allow for a proposed monument sign of 60.7 SF.

#### Presenter - Mark Caruso

##### Staff - Trevor Steven, Planner

#### **District 1**

3. **MINMOD 2023-05 164 Autumn Bliss Drive.** Request for a Minor Modification to Worthington PUD (ORD 2008-19, as amended) to allow for a Rear Yard setback of zero (0) feet in lieu of the required ten (10) foot setback to accommodate construction of a swimming pool.

**Presenter - James Whitehouse, St. Johns Law Group**

**Staff - Evan Walsnovich, Planner**

**District 1**

- 4. MAJMOD 2023-09 Katepally Community Commercial PUD.** Request for a Major Modification to the Katepally Community Commercial PUD (ORD. 2022-83) to revise the Master Development plan for an additional vehicular access and connectivity point along with associated changes to wetland impacts.

**Presenter - Ellen Avery Smith, Esq. | Rogers Towers, P.A.**

**Staff - Justin Kelly, Senior Planner**

**District 1**

- 5. CPA (SS) 2022-01 The Landings at Greenbriar.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation of approximately 31.8 acres of land, located south of Greenbriar Road, approximately one (1) mile west of Longleaf Pine Parkway, from Rural/Silviculture (R/S) to Residential-B (Res-B) with site specific text amendment stating that in locations where the subject property is contiguous to The Landings at St. Johns site, no Development Edges will be required.

**Presenter - Ellen Avery Smith, Esq. | Rogers Towers, P.A.**

**District 1**

- 6. PUD 2022-03 The Landings at Greenbriar.** Request to rezone approximately 382 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 588 single family residential dwelling units. This request is a companion application to CPA (SS) 2022-01.

**Presenter - Ellen Avery Smith, Esq. | Rogers Towers, P.A.**

**District 1**

- 7. COMPAMD 2022-06 The Landings at St. Johns (Active Adult).** Adoption hearing for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 581 acres of land, located south of Greenbriar Road and west of Longleaf Pine Parkway, from Rural/Silviculture (R/S) to Residential-B (Res-B) with a site specific text amendment stating that in locations where the subject property is contiguous to The Landings at Greenbriar site, no Development Edges will be required.

**Presenter - Ellen Avery Smith, Esq. | Rogers Towers, P.A.**

**District 1**

- 8. PUD 2022-20 The Landings at St. Johns (Active Adult).** Request to rezone approximately 581 acres of land from Open Rural (OR) and Residential, Single Family (RS-2) to Planned Unit Development (PUD) to allow for a maximum 761 age-restricted single family homes. This request is a companion application to COMPAMD 2022-06 The Landings at St. Johns.

\*\*\*The public hearing for CPA(SS) 2023-01 SR 207 Infill Multi-Family PUD and PUD 2023-01 SR 207 Infill Multi-Family PUD is being continued to a date uncertain. The application will be re-advertised and noticed once a hearing date is scheduled\*\*\*

- 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.