

ST. JOHNS COUNTY Planning & Zoning

BOARD

Meagan Perkins
Jack Peter
Greg Matovina
Henry F. Green
Dr. Richard Hilsenbeck

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, April 18, 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, April 18, 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 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 Agency Approval: 04/02/2024
- Public Comments

AGENCY ITEMS

Presenter - Clyde Jennings, Property Owner

Staff - Cynthia A. May, Principal Planner

District 2

1. **ZVAR 2023-38 Jennings Fence.** ZVAR 2023-38 Jennings Fence, a request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a fence and shrub height of eight (8) feet on a portion of the lot on the northwest side in lieu of the six (6) foot maximum height requirement, specifically located at 601 County Road 13 South.

Presenter - Brad Wester, Driver McAfee Hawthorne & Diebnow, PLLC

Staff - Brandon Tirado, Planner

District 4

2. **MINMOD 2024-03 The Fresh Market Spirits and Wine.** Request for a Minor Modification to the Players Club PUD (ORD 1975-15, as amended) to allow for the on-site sale and consumption of alcoholic beverages pursuant to Section 2.03.02 of the Land Development Code, and to allow for the waiver for the on-site sale and consumption within 1,000 feet of a school, specifically located at 840 A1A N.

Presenter - Gregory Morrow, Property Owner

Staff - Cynthia A. May, Principal Planner

District 1

- 3. MINMOD 2024-04 Morrow Pool.** MINMOD 2024-04 Morrow Pool, Request for a Minor Modification to the Julington Creek PUD (Ordinance #1982-14, as amended) to allow for an Impervious Surface Ratio (ISR) of 50% in lieu of the required 45% to accommodate placement of a swimming pool, specifically located at 752 E. Dorchester Drive.

Presenter - Karen Taylor, Land Planner

Staff - Evan Walsnovich, Planner

District 3

- 4. REZ 2023-24 Contentment Park.** Request to rezone approximately 3.87 acres of land from Open Rural (OR) to Commercial Highway Tourist (CHT) located on the eastern side of Resort Way and west of State Road 207.

Presenter - Autumn L. Martinage, Matthews | DCCM

Staff - Trevor Steven, Planner

District 2

- 5. CPA(SS) 2023-11 Shearwater 210 PUD.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 6.04 acres of land from Rural/Silviculture to Community Commercial; specifically located on the southwest corner of CR 210 W and Shearwater Parkway. This request is a companion application to PUD 2023-22.

Presenter - Autumn L. Martinage, Matthews | DCCM

Staff - Trevor Steven, Planner

District 2

- 6. PUD 2023-22 Shearwater 210 PUD.** Request to rezone approximately 6.04 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 72,480 square feet of commercial, retail, and/or office uses; located on the southwest corner of CR 210 W and Shearwater Parkway. This request is a companion application to CPA (SS) 2023-11.

- 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.