

# ST. JOHNS COUNTY Planning & Zoning

## BOARD

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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, May 16, 2024 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, May 16, 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: 05/02/24
- Public Comments

### AGENCY ITEMS

**Presenter - Alex Acree, Matthews | DCCM**

**Staff - Evan Walsnovich, Planner**

#### **District 1**

1. **SUPMAJ 2023-16 JEA Blacksford WRF.** Request for a Special Use Permit pursuant to Section 2.03.25 of the Land Development Code to allow for the expansion of the existing JEA Wastewater Treatment Facility within Open Rural (OR) and Industrial Warehousing (IW) zoning, specifically located at 1245 Reclamation Drive.

**Presenter - James G. Whitehouse, Esq.**

**Staff - Marie Colee, Assistant Program Manager**

#### **District 5**

2. **SUPMAJ 2024-03 Neligan's at Vilano Beach Town Center.** SUPMAJ 2024-03 Neligan's at Vilano Beach Town Center, a request for a Special Use Permit to allow for on-premise consumption of beer and wine in conjunction with a proposed Pub under the regulation of a State of Florida Type 2COP beverage license pursuant to Land Development Code Sections 2.03.02 – Alcoholic Beverages and Section 2.03.47 – Bars, Pubs, Nightclubs, and specifically located at 176 Vilano Road.

**Presenter - Charles Knight, Heritage Signs**

**Staff - Saleena Randolph, Senior Planner**

**District 5**

3. **NZVAR 2024-04 IGP Place Monument Sign.** Request for a Non-Zoning Variance to the Unified Sign Plan for the Saint Johns Interchange Parcels PUD (Ord. 1991-36, as amended), to allow for a monument sign that does not meet the design criteria or maximum size allowance of the World Golf Village Unified Sign Plan, specifically located at 520 West Twincourt Trail.

**Presenter - Jeremy Siebert, Anthony & Sylvan Pools**

**Staff - Marie Colee, Assistant Program Manager**

**District 1**

4. **MINMOD 2024-06 44 Arella Way Pool.** Request for a Minor Modification to the Bartram Park PUD (ORD. 2006-102 as amended) to allow for a maximum Impervious Surface Ratio (ISR) of up to 70% in lieu of the 55% limitation, to accommodate placement of a swimming pool, specifically located at 44 Arella Way.

**Presenter - George Zucconi and Nancy Kloss-Zucconi, Homeowners**

**Staff - Saleena Randolph, Senior Planner**

**District 3**

5. **MINMOD 2024-09 23 Deerfield Meadows Pool.** Request for a Minor Modification to the Deerfield Meadows PUD Ord. 2004-20, as amended, to allow a reduced Side Yard and Rear Yard setback to accommodate placement of a swimming pool and deck pavers, specifically located at 23 Deerfield Meadows Circle.

**Presenter - Andrew Simpson, No Limit Contracting, LLC**

**Staff - Marie Colee, Assistant Program Manager**

**District 1**

6. **MINMOD 2024-08 3180 SR 13 Watson Family Pool/Cabana.** Request for a Minor Modification to the Rivertown North Riverfront PRD (Ordinance 2002-53) to allow for a Side Yard setback of six (6) feet in lieu of the required ten (10) feet to accommodate placement of a swimming pool and cabana, specifically located at 3180 State Road 13 N.

**Presenter - Douglas N. Burnett | St. Johns Law Group**

**Staff - Justin Kelly, Senior Planner**

**District 2**

7. **PUD 2023-14 The Preserve at St. Augustine Lakes.** Request to rezone approximately 247.26 acres of land from Open Rural (OR) and Planned Unit Development (PUD) to Planned Unit Development (PUD) to allow for a maximum 376 single family residential dwelling units.

**Presenter - Gordon Smith, Assistant Utility Director**

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

8. **COMPAMD 2024-01 HB 1379 Amendments- Adoption.** The proposed change is a Comprehensive Plan text amendment adding required revisions from s. 163.3177, F.S., issued under House Bill 1379. The provisions will require the County to consider, within its jurisdiction, the feasibility within a 10-year planning horizon of providing sanitary sewer service to developments of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal systems (OSTDS) per 1 acre. The provisions will also require the County to include in its Five-Year Schedule of Capital Improvements a list of applicable pollutant load reduction projects for the Lower St. Johns River Basin Management Action Plan (BMAP) area in the County's jurisdiction. This item was presented at the PZA meeting on April 4, 2024 and received a vote to recommend transmittal (6/0; Dr. Hilsenbeck absent). On April 16, 2024, the Board of County Commissioners voted to transmit the proposed amendment with a 5-0 vote.

- 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.