

ST. JOHNS COUNTY Planning & Zoning

BOARD

Meagan Perkins

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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management

Lex Taylor III, Assistant County Attorney

Thursday, August 15, 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, August 15, 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: 7/18/2024 and 8/01/2024
- Public Comment

AGENCY ITEMS

Presenter - Autumn L. Martinage, Matthews | DCCM

Staff - Trevor Steven, Planner

District 5

1. **ZVAR 2024-11 AOMH Expansion.** Request for a Zoning Variance to Section 6.06.04 of the Land Development Code to allow for mechanical equipment and the eaves of the building to encroach within a portion of the required 20/B buffer; and to allow for the use of evergreen understory trees in lieu of required canopy trees for the "B" screening standard along a portion of the east property line, specifically located at 2860 South Collins Avenue.

Presenter - James K. Quina, Jr. P.E.

Staff - Marie Colee, Assistant Program Manager

District 5

2. **SUPMAJ 2024-04 US 1 N Pickleball Courts.** Request for a Special Use Permit to allow for Indoor Commercial Recreation in Industrial, Warehousing (IW) zoning per Section 2.03.43 of the Land Development Code; specifically located at 6480 US 1 North.

Presenter - Giovanni Prignano, Applicant
Staff - Marie Colee, Assistant Program Manager

District 1

3. **SUPMAJ 2024-06 Bella Vista Italian Restaurant.** Request for a Special Use Permit to allow for on-premise consumption of alcohol in conjunction with an existing restaurant under the regulation of a State of Florida Type 4COP/SFS beverage license pursuant to Land Development Code Sections 2.03.02 – Alcoholic Beverages, and specifically located at 540 State Road 13 North.

Presenter - Autumn Martinage, Matthews | DCCM

Staff - Brandon Tirado, Planner

District 5

4. **SUPMAJ 2024-07 Big Oak Assistance Center.** Request for a Special Use Permit pursuant to Sections 2.03.28 and 2.03.53 of the Land Development Code to allow for More Than One Main Use Structure on a Residential Lot and a Social Assistance Center.

Presenter - Matthew H. Lahti, P.E., Gulfstream Design Group, LLC

Staff - Brandon Tirado, Planner

District 3

5. **SUPMAJ 2023-15 CR 305 Borrow Pit.** Request for a Special Use Permit pursuant to Land Development Code Section 2.03.10 and Section 6.04.09 to allow for a Borrow Pit within Open Rural (OR) zoning, specifically located at 6310 County Road 305.

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

Staff - Evan Walsnovich, Planner

District 5

6. **MAJMOD 2024-03 4560 Race Track Road PUD.** Request for a Major Modification to the 4560 Race Track Road PUD (Ordinance 2017-02, as amended) to add approximately 0.1 acres to the project boundary and update the Master Development Plan Map by adding an interconnectivity access point to the adjoining Parkway Place PUD to provide access to CR 2209 (Saint Johns Parkway).

Presenter - Karen M. Taylor, Land Planner

Staff - Trevor Steven, Planner

District 4

7. **CPA(SS) 2024-02 Arnold Family Legacy.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 11.29 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of seven (7) residential parcels; property is located on unaddressed parcels located on the east end of Pine Island Road.

Presenter - Brad Wester, Driver McAfee Hawthorne & Diebenow

Staff - Brandon Tirado, Planner

District 4

8. **PUD 2023-26 301 North Roscoe Restaurant.** Request to rezone approximately 1.34 acres of land from Commercial, Highway and Tourist (CHT) to Planned Unit Development (PUD) to allow for a maximum 10,000 square feet of restaurant space, consistent with the allowed Neighborhood Commercial uses within the Residential-A (RES-A) Comprehensive Plan Future Land Use Map designation, specifically located at 301 North Roscoe Blvd.

- 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.