

# 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

Lex Taylor III, Assistant County Attorney

Thursday, October 17, 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, October 17, 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 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: 10/03/24
- Public Comments

## AGENCY ITEMS

### Presenter - Jacob Smith, Planning Manager

#### Staff - Jacob Smith, 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 - Bhairavi Patel

#### Staff - Evan Walsnovich, Planner

2. **SUPMAJ 2024-11 Global Bites Food Truck Park (Alcohol Sales).** Request for a Special Use Permit to allow for the on-site sales and consumption of alcoholic beverages under the regulation of the State of Florida Type 2COP-SFS license pursuant to Section 2.03.02 of the Land Development Code, specifically located at 2455 State Road 16.  

**District 2**

**Presenter - James Whitehouse, Esq.**

**Staff - Cynthia A. May, Principal Planner**

**District 2**

3. **NZVAR 2024-12 Bass Pro Shops Signs (World Commerce Center).** Request for a Non-zoning Variance to Section G.6 Signs of the World Commerce Center PUD, to allow for the Advertising Display Area (ADA) of proposed wall signs to exceed the maximum requirements, pursuant to Section 7.02.04.B.6 of the Land Development Code, specifically located at 355 World Commerce Parkway.

**Presenter - Ellen Avery-Smith, Rogers Towers**

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

**District 3**

4. **CPA(SS) 2024-10 St. Augustine Marketplace.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately five (5) acres of land from Residential-B to Mixed Use District, specifically located at 390 Resort Way. This request is a companion application to REZ 2024-17 St. Augustine Marketplace.

**Presenter - Ellen Avery-Smith, Rogers Towers**

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

**District 3**

5. **REZ 2024-17 St. Augustine Marketplace.** Request to rezone approximately five (5) acres of land from Open Rural (OR) to Commercial Intensive (CI) specifically located at 390 Resort Way. This request is a companion application to CPA(SS) 2024-10 St. Augustine Marketplace.

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

**Staff - Cynthia A. May, Principal Planner**

**District 5**

6. **DRIMOD 2024-02 New Twin Creeks DRI.** Request to amend the Twin Creeks Development of Regional Impact ("DRI") Development Order, Resolution No. 2021-410, for property it owns within the DRI boundaries to (i) allow an increase in the number of hotel rooms in exchange for a reduction in Commercial square footage; and (ii) reflect phasing and other date extensions pursuant to Section 252.363, Florida Statutes. This is a companion application to MAJMOD 2024-06.

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

**Staff - Cynthia A. May, Principal Planner**

**District 5**

7. **MAJMOD 2024-06 Beachwalk Retail Center.** Request for a Major Modification to the New Twin Creeks PUD (ORD. 2015-52, as amended) to permit an increase in the maximum number of allowed hotel rooms from 150 to 200 in exchange for a reduction of 7,900 square feet of permitted commercial entitlements, and to update phasing and other date extensions pursuant to Section 252.363, Florida Statutes. This is companion to DRIMOD 2024-02.

**Presenter - Lindsay Haga, AICP Planning Manager England-Thims & Miller, Inc.**

**Staff - Keisha Fink, AICP, Principal Planner**

**District 2**

8. **PUD 2024-09 Robinson Improvement Company PUD.** Request to rezone approximately 2,673 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 3,332 residential dwelling units and 250,000 square feet of Retail/Commercial uses for property located on the north side of County Road 214, south of County Road 208 and between Interstate 95 and County Road 13A N.

- 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.