

ST. JOHNS COUNTY
Planning & Zoning
PLANNING & ZONING BOARD REGULAR MEETING AGENDA
County Auditorium
500 San Sebastian View
Thursday, March 18, 2021 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, March 18, 2021 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 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.**
- **Reading of Script for Regular Meeting including Remote Public Participation by Chair.**
- **Reading of the Public Notice statement by Vice-Chair.**
- **Approval of meeting minutes for PZA 2/4/21 and PZA 3/4/21.**
- **Public Comments**

AGENCY ITEMS ([Agenda](#))

Presenter - Kerry Traveria

Staff - Marie E. Colee, Assistant Program Manager

District 4

1. [SUPMIN 2020-06 Swim Well Babies, LLC Lessons](#). Request for a Special Use Permit to allow a Home Occupation to provide private swimming lessons in Residential, Single Family (RS-3) zoning, pursuant to LDC Section 2.03.07, specifically located at 319 North Roscoe Blvd.

Presenter - Kevin Partel

Staff - Saleena Randolph, Planner

District 5

2. [ZVAR 2020-33 Thompson Residence \(144100-0000\)](#). Request for a Zoning Variance to Land Development Code Table 6.01 to allow a Front Yard setback of fifteen (15) feet in lieu of the twenty (20) foot Building Restriction Line requirement to accommodate a single family residence, specifically located at 2797 South Ponte Vedra Boulevard.

Presenter - Trent Gavazzi, Owner

Staff - Saleena Randolph, Planner

District 4

3. [ZVAR 2021-01 32 Preserve Island Circle Renovation](#). Request for a Zoning Variance to Land Development Code Table 6.01 to allow for a 40% Building Coverage in lieu of the 35% Maximum Lot Coverage by All Buildings

requirement in Residential, Single Family (RS-3) zoning to accommodate an addition and bring the existing single family home into compliance, specifically located at 32 Preserve Island Circle.

Presenter - Thomas O. Ingram, Esq.

Staff - Justin Kelly, Senior Planner

District 5

4. [DRI MOD 2020-04 St. Augustine Centre](#). Request to amend the St. Augustine Centre DRI to eliminate Phase 3B and its remaining transportation mitigation requirements, move 300,000 square feet of allowed Light Industrial uses to Phase 3A, revise the Master Development Plan (Map H) to incorporate the Isolated Uplands area into Area H, and extend phasing and build out dates.

Presenter - Thomas O. Ingram, Esq.

Staff - Justin Kelly, Senior Planner

District 5

5. [MAJMOD 2020-17 St. Augustine Centre \(Area H\)](#). Request for a Major Modification to the St. Augustine Centre PUD (Ordinance 1997-23, as amended) to incorporate the area known as the "Isolated Uplands" into a development tract referred to as "Area H" on the Master Development Plan, amend buffering requirements along the eastern property boundary in the vicinity of the northerly terminus of Inman Road, eliminate the requirement for a six (6) foot visual screen along the east perimeter landscape buffer, amend the development phasing table, and extend the expiration date of the final phase of development.

Presenter - Douglas N. Burnett, St. Johns Law Group

Staff - Valerie Stukes, Senior Planner

District 1

6. [CPA \(SS\) 2020-01 Danforth Property](#). A request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map classification of approximately 7 acres of land from Rural/Silviculture (R/S) to Community Commercial (CC), specifically located at 5720 County Road 210 West.

Presenter - Lois Masters Brubaker, Applicant

Staff - Valerie Stukes, Senior Planner

District 2

7. [CPA \(SS\) 2020-06 5960/5956 Don Manuel Road](#). Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation of approximately 5.0 acres of land from Agriculture (A/I) to Residential-A (Res-A), specifically located at 5960 and 5956 Don Manuel Road.

Presenter - Douglas N. Burnett, St. Johns Law Group

Staff - Teresa Bishop, AICP, Planning Division Manager

District 5

8. [PUD 2020-01 Fatemi Rezoning](#). Request to rezone approximately two acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for 12,000 square feet of commercial/retail and/or professional uses, located at 2590 and 2560 SR 16.

- **Staff Reports: Next PZA 4/1/21 - 4 items**
- **Agency Reports**
- **Meeting Adjourned**

In accordance with St. Johns County Emergency Order No. 2020-10, this meeting may be conducted remotely and may provide remote public participation under communication media technology (CMT). CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital

video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum of 5 days in advance of this meeting. Such printed documentation will be presented at the meeting.

A person may attend this CMT meeting by calling the telephone number at 904.209.1265 and viewing the meeting on [GTV or <http://www.sjcfcl.us/GTV/watchgtv.aspx>]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: plandept@sjcfcl.us.

Additional information may be obtained at:

Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084

Email address: plandept@sjcfcl.us

Phone number: 904.209.0675

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or 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 to be based. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

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 County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32085, 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.

Event Details

Event Type: Meeting