

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Mike Koppenhafer
Archie B. Wainright
Roy Alaimo
Greg Matovina
Meagan Perkins

William McCormick PhD.
Dr. Richard Hilsenbeck



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Mike Roberson, Director of Growth Management
Bradley Bulthuis, Assistant County Attorney

Thursday, November 19, 2020 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, November 19, 2020 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.
- Script for Regular Meeting including Remote Public Participation (with physical quorum) by Chair.
- Reading of the Public Notice statement.
- Formal reading of Section 112.3143, Florida Statutes Form 8B. Greg Matovina declared on November 5, 2020 a measure came before the Agency which inured to his special private gain or loss of his client DR Horton, Inc., Jacksonville. This was for REZ 2020-17 - Ravenswood Subdivision.
- Approval of meeting minutes for PZA 9/3/20 and PZA 10/15/20.
- Public Comments

AGENCY ITEMS

Presenter - Mickey Willoughby, JEA Project Manager

Staff - Justin Kelly, Senior Planner

District 1

- 1. SUPMAJ 2020-13 Rivertown Water Treatment Plant.** Request for a Special Use Permit to allow installation of backup water well in Open Rural (OR) zoning that will serve as a source of alternative water production for the proposed Rivertown Water Treatment Plant, pursuant Section 2.03.25 of the Land Development Code.

Presenter - Kyle Martin, VP of Kerry Martin Pool Builders, Inc

Staff - Saleena Randolph, Planner

District 1

- 2. MINMOD 2020-08 Murphy Pool (009951-0110).** Request for a Minor Modification to the Stone Creek Landing PUD, Ord. 2014-60, as amended, to allow a rear yard setback of four (4) feet in lieu of the ten (10) foot requirement to accommodate placement of a swimming pool, specifically located at 271 Stone Creek Circle.

Presenter - William Tabone, Owner

Staff - Joseph Cearley, Special Projects Manager

District 3

- 3. REZ 2020-18 Tabone.** Request to rezone approximately .65 acres from Residential, Single-Family (RS-3) to Open Rural (OR) at 2880 Old Moultrie Road.

Presenter - Brad C. Wester, Driver McAfee Hawthorne & Diebenow, PLLC

Staff - Valerie Stukes, Senior Planner

District 1

- 4. PUD 2020-09 Fountains East PUD.** A request to rezone approximately 41 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow a mix of multi-family residential and general business/commercial uses, specifically located in the northeast quadrant of Interstate 95 and County Road 210.

- Staff Reports - Next meeting is December 3, 2020 with 3 Agenda 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.sjcfl.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@sjcfl.us.

Additional information may be obtained at:

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

Email address: plandept@sjcfl.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.