

# 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

Forrest E. Cotten, Director of Growth Management  
Bradley Bulthuis, Sr. Assistant County Attorney

Thursday, December 17, 2020 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, December 17, 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.
- Reading of the Script for Regular Meeting including Remote Public Participation by Chair.
- Reading of the Public Notice statement.
- Public Comments.

### AGENCY ITEMS

**Presenter - Deedra Phillips**

**Staff - Megan Kuehne, Planner**

#### **District 2**

- 1. TUP 2020-04 Arbor Mill @ Mill Creek HOA Food Trucks.** Request for a Temporary Use Permit to allow for Food Trucks at the Amenity Center within the Arbor Mills PUD (ORD 2014-11, as amended) pursuant to Section 2.02.05.B.3 of the Land Development Code. The site is specifically located at 156 Atlanta Drive.

**Presenter - Ross McArthur, Permits 2 U**

**Staff - Cynthia May, ASLA, Senior Supervising Planner**

#### **District 3**

- 2. NZVAR 2020-02 Planet Fitness Signs.** Request for a Non-Zoning Variance to Sections 7.02.04.C and 7.02.04.D of the Land Development Code to allow 296 square feet of Advertising Display Area (ADA) for building signage in lieu of the maximum 200 square feet of signage per business, specifically located at 80 Epic Blvd.

**Presenter - Lindsay Haga, Planner, AICP**

**Staff - Georgia Katz, Senior Planner**

**District 5**

3. **NZVAR 2020-08 Buc-ee's at St. Johns.** Request for a Non-Zoning Variance to Sections 7.02.04.C and 7.02.04.D of the Land Development Code to allow 720 sq. ft. of Advertising Display Area (ADA) for building signage in lieu of the maximum 200 sq. ft. of signage per business, and to allow a maximum size of 240 sq. ft. of ADA per sign in lieu of the maximum 150 sq. ft. of ADA per sign, specifically located at 200 World Commerce Parkway.

**Presenter - Tony Robbins, AICP**

**Staff - Cynthia A. May, ASLA, Senior Supervising Planner**

**District 1**

4. **CPA(SS) 2020-05 Twin Creeks PUD Parcels 6A-2 and 6B.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation of approximately 6.12 acres of land located on the south side of CR 210 W, east and west of Beacon Lake Parkway, from Residential-B to Residential-C. This is a companion application to MINMOD 2020-14.

**Presenter - Tony Robbins, AICP**

**District 1**

5. **MINMOD 2020-14 Twin Creeks PUD Parcels 6A-2 and 6B.** Request for a Minor Modification to the Twin Creeks PUD (Ordinance 2006-3, as amended) to add Restaurants with Drive-Through as a permissible commercial use. This is a companion application to CPA(SS) 2020-05, and will require approval by the Board of County Commissioners. The subject property is located on the south side of CR 210 W. east and west of Beacon Lake Parkway.

**Presenter - Matt Lahti, P.E., Gulfstream Design Group**

**Staff - Georgia Katz, Senior Planner**

**District 3**

6. **REZ 2020-08 Island Docs Moultrie Road.** Request to rezone from Planned Special District (PSD) to Office Professional (OP) to allow the Professional Office uses and parking, as combined with the vacant lot to the south.

**Presenter - Ellen Avery-Smith, Esq.**

**Staff - Cynthia A. May, ASLA, Senior Supervising Planner**

**District 1**

7. **PUD 2020-10 Grand Cypress.** Request to rezone approximately 103 acres of land from Open Rural (OR) and Commercial Intensive (CI) to Planned Unit Development (PUD) to accommodate a mixed use development consisting of 975 Multi-Family residential units and 250,000 square feet of commercial and office space.

**Presenter - Shannon Acevedo, Matthews Design Group**

**Staff - Megan Kuehne, Planner**

**District 2**

8. **COMPAMD 2020-05 Winding Oaks - Transmittal.** Transmittal hearing for a Comprehensive Plan Amendment to change the Future Land Use classification of approximately 229.27 acres of land from Rural/Silviculture (R/S), Mixed Use District (MD) and Residential-B to Residential-C (Res-C) with a text limitation of a maximum of 360 residential units; located west of Interstate 95 and north of State Road 207.

- Staff Reports - Next PZA meeting is on January 21, 2021 with 9 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: [plandep@sjcfl.us](mailto:plandep@sjcfl.us).

Additional information may be obtained at:

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

Email address: [plandep@sjcfl.us](mailto:plandep@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.