

# 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  
Christine Valliere, Assistant County Attorney

Thursday, January 21, 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, January 21, 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 the 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 12/3/20.
- Introduction: Christine Valliere, Assistant County Attorney
- Formal reading of Section 112.3143, Florida Statutes Form 8B. Roy A. Alaimo declared on December 17, 2020, a measure came before the Agency which inured to his special private gain or loss. In the past, his employer, David Dobbs Enterprises, has had business dealings with Island Doctors. This was for REZ 2020-08 - Island Docs Moultrie Road.
- Formal reading of Section 112.3143, Florida Statutes Form 8B. Mike Koppenhafer declared on December 17, 2020, a measure came before the Agency which inured to his special private gain or loss of St. Johns Racing, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained him. This was for PUD 2020-10 Grand Cypress.
- Public Comments

## **AGENCY ITEMS**

**Presenter - Teresa Bishop, AICP, Planning Division Manger**

**Staff - Teresa Bishop, AICP, Planning Division Manager**

### **District 3**

1. **SUPMIN 2020-08 Salvation Army (1425) Old Dixie Highway).** Request for a Special Use Permit to Section 2.03.12 to allow for the continuation of a Church and the continuation of food preparation and delivery as part of the Feed the Hungry Program in the RG-2 zoning district, as allowed by SUPMIN 2012-01. The property is located at 1425 Old Dixie Highway.

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

**Staff - Marie E. Colee, Assistant Program Manager**

### **District 2**

2. **SUPMAJ 2020-12 Ayla's Acres.** Request for a Special Use Permit to Section 2.03.32 and Section 2.03.41 of the Land Development Code to allow a Veterinary Clinic with outdoor kennel facilities in Open Rural (OR) zoning.

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

**Staff - Marie E. Colee, Assistant Program Manager**

### **District 2**

3. **ZVAR 2020-20 Water Plant Road Borrow Pit Access.** Request for Zoning Variance to Land Development Code, Section 2.03.10.A.3.a to allow direct access to a Borrow Pit area via Water Plant Road.

**Presenter - Alex Acree; Matthews Design Group**

**Staff - Marie E. Colee, Assistant Program Manager**

### **District 2**

4. **SUPMAJ 2018-13 Water Plant Road Borrow Pit.** Request for a Special Use Permit to allow for the construction of a 18.85 acre Borrow Pit on approximately 625 acres of land in Open Rural (OR) zoning, subject to the criteria of Section 2.03.10 and Section 6.04.09 of the Land Development Code.

**Presenter - Michael B. Everett**

**Staff - Valerie Stukes, Senior Planner**

### **District 3**

5. **NZVAR 2019- 10 Flying J Travel Center (950 SR 206).** Request for a Non-Zoning Variance to Land Development Code, Section 7.02.05.B.1 to allow for a replacement interstate on- premise sign to exceed maximum 300 SF ADA by 140 SF for a total of 440 SF, located at 950 State Road 206.

**Presenter - Karen M. Taylor**

**Staff - Justin Kelly, Senior Planner**

### **District 4**

6. **REZ 2020-21 Summerlins Commerce Park.** A request to rezone approximately 1.28 acres of land from Open Rural (OR) to Commercial Warehouse (CW).

**Presenter - Lindsay Haga, AICP, ETM, Inc.**

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

**District 2**

- 7. COMPAMD 2019-08 TrailMark Added Land.** Request for a Comprehensive Plan Amendment to amend the Future Land Use designation of approximately 71 acres of land from Rural/Silviculture (R/S) to Residential-C (Res-C), with a text amendment for a site-specific policy subjecting the property to the Saint Johns DRI, generally located at 360 Indian Branch Ranch Road and 5400 Church Road, west of Pacetti Road, to be accessed through Six Mile Creek South.

**Presenter - Staci M. Rewis, Gunster, Yoakley & Stewart, PA**

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

**District 2**

- 8. DRIMOD 2019-02 St. Johns DRI.** Request to add approximately 71 acres to the Six Mile Creek Parcel of the Saint Johns DRI, incorporate legislative extension orders, delete the Saint Johns DRI biennial monitoring report development conditions, and to delete the development condition related to substantial deviations.

**Presenter - Jan Brewer, Environmental Division Manager and Larry Miller, Utilities Department Chief Engineer**

**Staff - Jan Brewer/Larry Miller, Environmental Division Manager**

- 9. Transmittal Hearing for COMPAMD 2018-06 a Comprehensive Plan Amendment to amend the Comprehensive Plan Goals, Objectives and Policies to comply Section 163.3177, Florida Statutes, and adoption of the St. Johns County Water Supply Facilities Work Plan.** This is the transmittal hearing for a Comprehensive Plan Amendment to amend Goals, Objectives and Policies of the St. Johns County 2025 Comprehensive Plan in order to comply with Chapter 163.3177, Florida Statutes. Chapter 163, Florida Statutes, requires local governments to amend their Comprehensive Plans to adopt a Water Supply Facilities Work Plan (Work Plan) to provide for consistency with the State's Regional Water Supply Plans that were prepared by each Water Management District.

**Presenter - Joseph Cearley, Special Projects Manager**

**Staff - Joseph Cearley, Special Projects Manager**

- 10. LDC Amendments - Article II and XII - Short Term Vacation Rentals.** Proposed Land Development Code Amendments – Amending Articles II and XII of the St. Johns County Land Development Code for Short Term Vacation Rentals

**Presenter - Bradley Bulthuis**

**Staff - Bradley Bulthuis, Sr. Assistant County Attorney**

- 11. 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 simple suggested motions for election may be made.

- Staff Reports: Next PZA 2/4/21 with 6 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](mailto:plandept@sjcfl.us).

Additional information may be obtained at:

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

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