

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Greg Matovina
Roy Alaimo
Mike Koppenhafer
Meagan Perkins

Dr. Richard Hilsenbeck
William McCormick PhD.



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Forrest E. Cotten, Director of Growth Management
Christine Valliere, Assistant County Attorney

Thursday, March 4, 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 4, 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.
- Reading of the Public Notice statement.
- Approval of meeting minutes for PZA 12/17/20.
- Public Comments.

AGENCY ITEMS

Presenter - Carl Rush

Staff - Saleena Randolph, Planner

District 1

- 1. SUPMIN 2020-07 Rush Family Second Main Use.** Request for a Special Use Permit to allow for the placement of More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, pursuant to LDC Sections 2.03.28 and 2.04.07, and subject to Family Farm and Lot provisions of LDC Section 6.08.17 and Comprehensive Plan Policy A.1.6.4, specifically located at 5165 State Road 13 North.

Presenter - Ricky and Kimberly Harper, Owners

Staff - Saleena Randolph, Planner

District 2

- 2. SUPMIN 2020-09 501 Aiken St (122510-0090).** Request to allow for a replacement Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code Section 2.03.08, specifically located at 501 Aiken Street.

Presenter - Ellen Avery-Smith, Esq.

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

District 1

- 3. COMPAMD 2020-03 Bannon Lakes (Adoption).** Adoption hearing for COMPAMD 2020-03 Bannon Lakes PUD, request to modify the Comprehensive Plan Text Policy A.1.11.1(M)(8)(F) in order to increase the maximum allowed residential units from 999 to 1,286 for approximately 580 acres of land located on the north side of International Golf Parkway, east of I-95

Presenter - Ellen Avery-Smith, Esq.

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

District 1

4. **MAJMOD 2020-02 Bannon Lakes PUD.** Request for a Major Modification to the Bannon Lakes Planned Unit Development (Ordinance 2015-11, as amended) as a companion application to Comprehensive Plan Amendment COMPAMD 2020-03, in order to increase the maximum residential units from 999 to 1,286, adding 287 residential units, and revising the PUD completion date based on recent emergency declaration extensions pursuant to Section 252.363, Florida Statutes.

Presenter - Shannon Acevedo, AICP Senior Planner MDG

Staff - Valerie Stukes, Senior Planner

District 2

5. **CPA(SS) 2019-06 State Road 16 Car Condos.** A request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map classification from Rural/Silviculture (R/S) to Mixed Use (Md) for approximately 5.74 acres of land, with a Text Amendment to Policy A.1.11.1(M)(8) limiting Commercial development to a maximum of 79,000 square feet.

Presenter - Shannon Acevedo, AICP Senior Planner MDG

Staff - Valerie Stukes, Senior Planner

District 2

6. **PUD 2019-09 State Road 16 Car Condos.** A request to rezone approximately 5.74 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 79,000 square feet of commercial development, of which 55,000 square feet shall be utilized for Car Condo Facility, specifically located south of state road 16 about 1 mile east of the SR 16 and Pacetti Road interchange.

Presenter - Kathryn Whittington, Esq., Whittington Law, PLLC

Staff - Teresa Bishop, AICP, Planning Division Manager

District 5

7. **MAJMOD 2020-12 Saint Johns Interchange Parcels.** Major modification to the Interchange Parcels PUD (Ordinance No. 1991-36, as amended), located within the Saint Johns Development of Regional Impact (DRI). The request provides for the transfer of five (5) residential dwelling units and 200,000 square feet of retail/commercial development rights to the Six Mile Creek PUD, also located within the Saint Johns DRI.

Presenter - Kathryn Whittington, Esq., Whittington Law, PLLC

Staff - Teresa Bishop, AICP, Planning Division Manager

District 2

8. **MAJMOD 2020-13 Six Mile Creek PUD.** Major modification to the Six Mile Creek PUD, located within the Saint Johns Development of Regional Impact (DRI). The request provides for a transfer of five (5) dwelling units from the Interchange Parcels PUD, planned as single family or multi-family; a transfer of 200,000 square feet of commercial retail uses increasing the commercial retail to 351,000 square feet; delete 6,000 square feet of commercial entitlement on Parcel 9 and relocate to Parcels 1 and 2 of Six Mile Creek North; decrease the commercial entitlement on Parcel 6 from 15,000 square feet to 13,650 square feet and relocate to Parcels 1 and 2 of Six Mile Creek North; and allow 18,362 square feet of the King and Bear Clubhouse for commercial uses.

Presenter - Forrest Cotten, Growth Management Director

Staff - Forrest Cotten, Growth Management Director

9. Recommendation to the Board of County Commissioners for Planning and Zoning Agency Member Appointments..

Mr. Archie B. Wainright (District 5), whose term expires June 6, 2021, resigned effective January 27, 2021. When a position becomes vacant before the end of the term, the Board of County Commissioners shall appoint a substitute member to fill the vacancy for the duration of the vacated term. This vacancy on the PZA was advertised for the required thirty (30) days with the following applications meeting the minimum criteria for consideration. PZA members serve at the pleasure of the Board of County Commissioners as the local planning agency for St. Johns County (SJC) and fulfill any other duties and responsibilities as determined by Section 8.01.00 of the SJC Land Development Code. Members are not appointed by district, however every reasonable attempt will be made to have all County Commission districts equally represented. The following 5 persons have applied for the open positions: John E. Peter (District 4); Deanne E. Grayson (District 2); Joseph McAnarney (District 1); Travis Minch (District 4); Jon Scott Walker (District 4). Please see the attachments for application materials.

- Staff Reports
- 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.