

ST. JOHNS COUNTY
Planning & Zoning
PLANNING & ZONING BOARD REGULAR MEETING AGENDA
County Auditorium
500 San Sebastian View
Thursday, July 15, 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, July 15, 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 Public Notice statement.
- Approval of meeting [minutes](#) for PZA 6/17/21.
- Public Comments

AGENCY ITEMS ([Agenda](#))

Presenter - Anna Russo

Staff - Benjamin Bennett, Planner

District 4

1. [ZVAR 2021-07 Russo Shed \(189 Cabrillo Lane\)](#). Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a Maximum Lot Coverage by All Buildings of thirty-one (31) percent in lieu of the twenty-five (25) percent requirement in Residential, General 1 (RG-1) zoning, to accommodate for an extension of an existing shed.

Presenter - Tony Phillips

Staff - Joseph C. Cearley, Special Projects Manager

District 2

2. [Tower 2020-01 Lendlease/AT&T](#). TOWER 2020-01 Lendlease/AT&T, a request for a Special Use Permit to allow for the placement of a new 300' self-support lattice communication tower to be constructed within a 100' x 100' leased area of the parent parcel located at 5800 County Road 214.

Presenter - Bryan Dean

Staff - Marie E. Colee, Assistant Program Manager

District 1

3. [MINMOD 2021-06 2nd Bay Brewing Company Bartram Walk Planned Unit Development](#). Request for a Minor Modification to the Bartram Walk PUD (Ordinance 2003-9) to allow for a Microbrewery and on premise sale and consumption of alcoholic beverages under regulation of the State of Florida Type 2COP and CMBP license, located at 108 Bartram Oaks Walk, Suite 101.

Presenter - Karen M. Taylor

Staff - Justin Kelly, Senior Planner

District 2

4. [CPA\(SS\) 2020-07 Six Mile Creek Outpost](#). Adoption of CPA (SS) 2020-07 Six Mile Creek Outpost, a request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation of approximately 8.38 acres of land located at the corner of CR 13 N and Joe Ashton Road, from Rural/Silviculture (R/S) to Rural Commercial (RC).

Presenter - Karen M. Taylor

Staff - Justin Kelly, Senior Planner

District 2

5. [PUD 2021-02 Six Mile Creek Outpost](#). Request to rezone approximately 8.38 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow up to 56,000 square feet of commercial uses and an RV/Boat Storage Facility. This is a companion item to CPA (SS) 2020-07 Six Mile Creek Outpost.

Presenter - Ellen Avery-Smith Esquire, Rogers Towers P.A.

Staff - Teresa Bishop, AICP, Planning Division Manager

District 2

6. [COMPAMD 2020-02 Adler Creek \(Transmittal\)](#). Transmittal hearing for COMPAMD 2020-02 Adler Creek Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture (R/S) and Parks and Recreation to Residential-C and Conservation (CV) with a Text Policy Amendment limiting the residential dwelling units to 1,682 for approximately 733 acres. There is no non-residential proposed with this amendment. The property is located east of Pacetti Road, south of Scaff Road and west of the future CR 2209 (St. Johns Parkway).

Presenter - Joseph C. Cearley, Special Projects Manager

Staff - Joseph C. Cearley, Special Projects Manager

7. [Workforce Housing - Comprehensive Plan Amendment \(Adoption\)](#). Comprehensive Plan Text Amendment – Transmittal Hearing The attached draft ordinance proposes modifications to the text of A - Future Land Use Element (Policy A.1.11.1.m) of the Comprehensive Plan. These amendments amend Policy A.1.11.1.m regarding the maximum sales price for Workforce Housing units.

Presenter - Joseph C. Cearley, Special Projects Manager

8. [Workforce Housing- Land Development Code Amendment \(Adoption\)](#). Land Development Code Amendment – Workforce Housing The attached draft ordinance proposes modifications to the text of Sections 5.11.00 “Workforce Housing Zoning designation” and Article XII, “Definitions”

Presenter - Joseph C. Cearley, Special Projects Manager

9. [Family Farms-Comprehensive Plan Amendment \(Adoption\)](#). Comprehensive Plan Text Amendment – Transmittal Hearing The attached draft ordinance proposes modifications to the text of A - Future Land Use Element, Policies A.1.6.1, A.1.6.2, A.1.6.3, and A.1.6.4 of the Comprehensive Plan. These amendments provide a mechanism for Family Farms to terminate after seven (7) years and also reduce the required minimum lot size within the Agricultural-Intensive (A-I) and Rural/Silviculture (R/S) Future Land Use Map designations.

Presenter - Joseph C. Cearley, Special Projects Manager

10. [Family Farms - Land Development Code Amendment \(Adoption\)](#). Land Development Code Amendment – Family Farms The attached draft ordinance proposes modifications to the text of Sections 5.04.02. “Design Rule”, 5.04.06 “Exemptions to PRD Requirements”, and 6.08.17 “Family Farms”

- **Staff Reports: Next PZA meeting on August 5, 2021, 15 items.**
- **Agency Reports**
- **Meeting Adjourned**

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.