

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Greg Matovina Zach Miller
Meagan Perkins Elvis Pierre
Dr. William McCormick Jack Peter
Dr. Richard Hilsenbeck



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, August 5, 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, August 5, 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.
- Public Comments.

AGENCY ITEMS

Presenter - Tracy and Alan Chappell

Staff - Marie E Colee, Assistant Program Manager

District 2

1. **ZVAR 2021-12 N Clay Street.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a reduction in the required second front yard setback of 8' in lieu of 25' required adjacent to unopened Ervin Street, together with a request for a 10' additional front yard setback in lieu of 25' required adjacent to N. Clay Street to allow for construction of a single family residence.

Presenter - Anthony Robbins, AICP Prosser, Inc.

Staff - Valerie Stukes, Senior Planner

District 1

2. **MAJMOD 2021-05 Fountains North at St. Johns.** A request to revise the MDP Text to remove the residential entitlements, limit permissible uses to hospital and ancillary uses, allow for the realignment of the entry/egress, add clarification to the upland preservation provisions, increase Prof/Med/Outpatient Surgical/Clinic space by 250,000 square feet, increase Retail/Restaurant by 25,000 square feet, increase Hotel by 110 rooms, and provide for a single, 15-year phase of development. This request also includes a revision to the MDP Map to illustrate the new vehicular entry/egress and a revision to the MDP Text Section T to include a waiver for a Unified Sign Plan to be a Joint Unified Sign Plan for all signs of the Fountains, Fountains North, Fountains East and Tractor Supply PUDs. Specifically located on the north side of County Road 210, east of Interstate 95.

Presenter - Anthony Robbins, AICP Prosser, Inc.

Staff - Valerie Stukes, Senior Planner

District 1

3. **MAJMOD 2021-06 St. Johns Commons at CR 210.** A request to revise the MDP Text to allow for an additional vehicular entry/egress from CR 210, increase the non-residential square footage by 20,000 square feet, and provide for a single, 15-year phase of development. This request also includes a revisions to the MDP Map to illustrate the new vehicular entry/egress from CR 210 and a revision to MDP Text Section T to include a waiver for a Unified Sign Plan to be a Joint Unified Sign Plan for all signs of the Fountains, Fountains North, Fountains East and Tractor Supply PUDs, and a waiver to Section 6.04.05 Access Management. Specifically located on the north side of County Road 210, east of Interstate 95.

Presenter - Anthony Robbins, AICP Prosser, Inc.

Staff - Valerie Stukes, Senior Planner

District 1

4. **MAJMOD 2021-07 Tractor Supply PUD.** A request to revise the MDP Text to reflect a vehicular interconnection that will allow for a new entry/egress from CR 210 to a new hospital being developed within the neighboring Fountains North and St. Johns PUD. This request also includes a revision to the MDP Map to illustrate the new vehicular interconnection and a revision to MDP Text Section T to include a waiver for a Unified Sign Plan to be a Joint Unified Sign Plan for all signs of the Fountains, Fountains North, Fountains East and Tractor Supply PUDs. Specifically located at 1530 C.R. 210 West.

Presenter - Shannon Acevedo, AICP Matthew's Design Group

Staff - Valerie Stukes, Senior Planner

District 3

5. **MAJMOD 2020-11 Canopy Shores.** Request for a Major Modification to the St. Augustine Shores PUD (Ord. 79-73, as amended) to convert approximately 2.8 acres from permitted business uses to residential use in order to provide for ten (10) single-family lots specifically located east side of Shores Blvd north of Christina Drive and south of Deltona Blvd.

Presenter - William H. Freeman, St. Johns County

Staff - Saleena Randolph, Planner

District 3

6. **MAJMOD 2021-04 Victoria Crossing.** Request for a Major Modification to the Supportive Housing Initiative PUD (Ordinance 2015-24) to allow transitional housing and/or workforce/affordable housing, to increase the maximum height of buildings from 35 feet to 40 feet, to decrease the amount of units from 100 to 96, and to change the project name to Victoria Crossing. The subject property is located at 1850 State Road 207.

Presenter - Thomas O. Ingram, Esq. Sodl & Ingram, PLLC

Staff - Teresa Bishop, AICP, Planning Division Manager

District 2

7. **CPA (SS) 2021-07 Palm Lakes (The Marketplace).** Adoption of CPA (SS) 2021-07 Palm Lakes (The Marketplace), a request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use from Residential-B to Mixed Use for approximately 9.93 acres. The property is located within the southeast quadrant of Pacetti Road and SR 16, east of the CR 2209 right-of-way. The property is planned for 392 multi-family dwelling units.

Presenter - Thomas O. Ingram, Esq. Sodl & Ingram, PLLC

Staff - Teresa Bishop, AICP, Planning Division Manager

District 2

8. **MAJMOD 2021-02 Palm Lakes (The Marketplace).** MAJMOD 2021-02, a request for a Major Modification to Ordinance No. 2002-65, as amended to allow for 392 multi-family dwelling units. The property is located within the southeast quadrant of Pacetti Road and SR 16, east of the CR 2209 right-of-way.

Presenter - Imad Hamameh

Staff - Saleena Randolph, Planner

District 2

9. **REZ 2021-14 Hamameh Dealership.** Request to rezone approximately 0.15 acres of land, out of an available 1.08 acres, from Commercial, Neighborhood (CN) to Commercial, Intensive (CI) with conditions to allow for supporting infrastructure for a proposed car dealership, specifically lot 5 located at 333 State Road 16.

Presenter - Karen Taylor

Staff - Benjamin Bennett, Planner

District 5

10. **REZ 2021-18 Gaines Road Rezoning.** Request to rezone approximately 1.09 acres of land from Open Rural (OR) to Residential, Single Family (RS-3) to allow for two single family homes on two lots.

Presenter - Jamie Mackey

Staff - Justin Kelly, Senior Planner

District 4

11. **CPA (SS) 2021-06 Corner Lot RV/Boat Storage.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation of approximately 3.38 acres of land located at 11275 Old Dixie Highway from Rural/Silviculture (R/S) to Mixed Use District (MD).

Presenter - Jamie Mackey

Staff - Justin Kelly, Senior Planner

District 4

12. **REZ 2021-17 Corner Lot RV/Boat Storage.** Request to rezone approximately 3.38 acres of land from Open Rural (OR) to Commercial Intensive (CI) with conditions to allow for an RV/Boat Storage facility. This request is a companion item to CPA (SS) 2021-06 Corner Lot RV/Boat Storage.

Presenter - Lindsay Haga, AICP, ETM

Staff - Joseph C. Cearley, Special Projects Manager

District 5

- 13. PUD 2020-04 Porter Property.** Request to rezone approximately 165 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow up to 237 single-family dwelling units.

Presenter - Douglas Brunett, Esq.

District 1

- 14. COMPAMD 2020-08 Stonecrest.** Adoption hearing for COMPAMD 2020-08, known as "Stonecrest", 6164 Race Track Road, a Comprehensive Plan Amendment to amend the Future Land Use Map designation from Rural/Silviculture (R/S) to Residential-C (RES-C) for approximately 46.53 acres for a residential community of a maximum 147 dwelling units.

Presenter - Douglas Burnett, St. Johns Law Group

Staff - Jacob Smith, Senior Planner

District 1

- 15. PUD 2020-11 Stonecrest PUD.** Request to rezone approximately 46.5 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate a maximum of 147 single-family homes, located one-half mile east of the intersection of Interstate 95 and Race Track Road.

Presenter - Teresa Bishop, Planning Division Manager

Staff - Teresa Bishop, AICP, Planning Division Manager

- 16. COMPAMD 2021-11 Property Rights Element.** Transmittal Hearing for a Comprehensive Plan Text amendment to include a Property Rights Element in compliance with Section 163.3199(6)(i), Florida Statutes (2021).

- Staff Reports: Next PZA meeting is on August 19, 2021 with 9 items.
- Agency Reports
- Meeting Adjourned

If a person decides to appeal any decision made by the Planning and Zoning Agency with respect to any matter considered at the meeting or hearing, he or she will need a record of the proceedings, and for such purpose he/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 based.

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.