

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

Michael Roberson, Interim Director of Growth Management
Christine Valliere, Assistant County Attorney

Thursday, December 2, 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, December 2, 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.
- Pledge of Allegiance
- Reading of the Public Notice statement.
- Formal reading of Section 112.3143, Florida Statutes Form 8B. Zachary-Watson Miller declared on November 18, 2021, a measure came before the Agency which inured to his special private gain or loss of the applicant (Baptist Health) for MINMOD 2021-13.
- Public Comments.

AGENCY ITEMS

Presenter - Inel Callwood

Staff - Marie E Colee, Assistant Program Manager

District 2

- 1. SUPMAJ 2021-02 Callwood Animals.** Request for Special Use Permit to allow "Other Animals", specifically goats, pursuant to Section 2.03.06 of the Land Development Code within Residential, Manufactured/Mobile Home (RMH) zoning, specifically located at 3125 Audra Road.

Presenter - Brendan Schneck

Staff - Marie E Colee, Assistant Program Manager

District 5

- 2. SUPMAJ 2021-14 Village Garden FTP 2COP.** Request for a Special Use Permit to allow for the on-site sale and consumption of beer and wine, under the regulation of the State of Florida Type 2COP license, in conjunction with an existing mobile food dispensing units within the conditional Commercial Intensive (CI) zoning (Ord. 2016-27), consistent with Section 2.03.02 of the Land Development Code, specifically located at 1480 Old A1A South.

Presenter - Mack and Julie Lemke

Staff - Marie E Colee, Assistant Program Manager

District 5

3. **SUPMAJ 2021-15 Sporks 2COP.** Request for a Special Use Permit to allow for the on-site sale and consumption of beer and wine under the regulation of the State of Florida Type 2COP license pursuant to Section 2.03.02 of the Land Development Code, specifically located at 1943 A1A South.

Presenter - Isela Gonzalez

Staff - Marie E Colee, Assistant Program Manager

District 3

4. **SUPMAJ 2021-16 Paladar Cuban Eatery 2COP.** Request for a Special Use Permit to allow for the on-site sale and consumption of beer and wine under the regulation of the State of Florida Type 2COP ABT license pursuant to Section 2.03.02 of the Land Development Code, and to allow for Outdoor Seating on a property zoned for commercial uses and located within a Residential Future Land Use (FLU) designation, in accordance with Section 2.04.05.B of the Land Development Code, specifically located at 5575 A1A South.

Presenter - Karen Taylor, Land Planner

Staff - Saleena Randolph, Planner

District 1

5. **MINMOD 2021-12 The Markets @ Twin Creeks - Badger Industrial Park.** Request for a Minor Modification to the Badger Industrial Park PUD (ORD. 2005-02, as amended) to allow an increase in signage and a reduction to buffers on Parcel 4, and to adopt and record a revised Master Development Plan Map for construction of a 15,900 square foot retail center, specifically located on the north side of County Road 210 West and west of Badger Park Drive.

Presenter - Karen Taylor

Staff - Jacob Smith, Senior Planner

District 5

6. **REZ 2021-31 Freedom Boat Club.** request to rezone approximately 1.62 acres of land from Residential, Mobile Home (RMH) to Commercial, Highway and Tourist (CHT) to allow for a boating facility.

Presenter - Janis Fleet

Staff - Jacob Smith, Senior Planner

District 3

7. **PUD 2021-09 Bacon Storage (Brinkoff Rd).** Request to rezone approximately 4.9 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for up to 16,000 square feet of neighborhood commercial uses and a RV, boat, and mini storage facility.

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

Staff – Teresa Bishop, AICP, Planning Division Manager

District 2

- 8. COMPAMD 2021-10 SilverLeaf (Adoption).** Adoption Hearing for COMPAMD 2021-10 SilverLeaf DRI, a request to amend the Comprehensive Plan Future Land Use Map from Rural/Silviculture (R/S) and Agricultural Intensive (A-I) to Residential A, Residential C, and Community Commercial (CC) for approximately 2,394 acres of land located in the northwest portion of St. Johns County, generally south of the planned First Coast Expressway and east of Trout Creek. The additional 2,394 acres of land is being added into the existing SilverLeaf DRI. The applicant has further proposed a Text Amendment to limit development timing and density on certain parcels.

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

Staff – Teresa Bishop, AICP, Planning Division Manager

District 2

- 9. DRI MOD 2021-03 SilverLeaf.** Request to modify the SilverLeaf DRI to add 2,394 acres of land to the DRI boundaries, to include additional development rights by increasing permitted Office uses by 250,000 square feet, Single-Family residential by 3,000 units, Multi-Family residential by 600 units and Age-Restricted residential by 2,000 units, to provide transportation, school and other mitigation for the additional development rights, to incorporate certain legislative date changes, and other revisions. SilverLeaf is generally located north of CR 16A, south of CR 210 and west of I-95 with a portion of the DRI located at Longleaf Pine Parkway, CR 210, north of SR 13.

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

Staff – Teresa Bishop, AICP, Planning Division Manager

District 2

- 10. MAJMOD 2021-16 SilverLeaf.** Request to modify the SilverLeaf PUD to add 2,394 acres of land to the DRI boundaries, to include additional development rights by increasing permitted Office uses by 250,000 square feet, Single-Family residential by 3,000 units, Multi-Family residential by 600 units and Age-Restricted residential by 2,000 units, to provide transportation, school and other mitigation for the additional development rights, to incorporate certain legislative date changes, and other revisions. SilverLeaf is generally located north of CR 16A, south of CR 210 and west of I-95 with a portion of the DRI located at Longleaf Pine Parkway, CR 210, north of SR 13.

- Staff Reports - Next PZA meeting is on 12/16/21 with 14 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.