

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Greg Matovina
Meagan Perkins
Dr. William McCormick
Dr. Richard Hilsenbeck

Zach Miller
Elvis Pierre
Jack Peter



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Mike Roberson, Interim Director of Growth Management
Christine Valliere, Sr. Assistant County Attorney

Thursday, December 16, 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 16, 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 by Vice-Chair.
- Approval of meeting minutes for PZA 5/6/21, 7/15/21 and 8/19/21.
- MAJMOD 2021-19 Julington Lakes - Applicant requests a continuance to PZA 1/20/2022.
- Public Comments.

AGENCY ITEMS

Presenter - Karen M. Taylor, Land Planner

Staff - Teresa Bishop, AICP, Planning Division Manager

District 5

1. **MAJMOD 2020-07 Tolomato River Farms.** Request to modify the Tolomato River Farms PUD (Ordinance No. 2002-34) to remove approximately 1.31. acres, change the overall layout of the project on the northern side, remove a planned shared access point, relocate the planned RV/Boat Storage area, add commercial square footage, and change lot layout. The property is located at 3301 and 3303 Coastal Highway in the Vilano Beach area.

Presenter - Geoffrey C. Batteiger

Staff - Marie E Colee, Assistant Program Manager

District 2

2. **SUPMIN 2021-10 Rivers Mobile Home.** Request for a Special Use Permit to allow a replacement mobile home in RS-3 (Residential, Single-Family) zoning subject to Section 2.03.08 of the Land Development Code.

Presenter - James L. Pearce, Esq.

Staff - Marie E Colee, Assistant Program Manager

District 4

3. **ZVAR 2021-06 7324 Lynette Lane (Endangered Species Enclosures).** Request for a Zoning Variance to Table. 6.01 of the Land Development Code to allow reduced setbacks to accommodate existing Endangered Species Enclosures as shown on Exhibit B - Site Plan.

Presenter - Lori Romein and Russell Simmons

Staff - Teresa Bishop, AICP, Planning Division Manager

District 3

4. **REZ 2020-22 Bella Terra Storage.** A request to rezone approximately 1.7 acres of land from Open Rural (OR) to Commercial General (CG). The applicant is proposing a mini-warehouse facility with office and boat and RV storage. The property is located west of US 1 and south of Bella Terra Drive.

Presenter - Lori Romein and Russell Simmons

District 3

5. **ZVAR 2021-24 Bella Terra Storage.** A request for a zoning variance to allow for a 70 percent Floor Area Ratio (FAR), as allowed by the Mixed Use Future Land Use District in lieu of the 50 percent FAR required by the Commercial General (CG) zoning district. The property is located west of US 1 and south of Bella Terra Drive.

Presenter - Lori Romein and Russell Simmons

District 3

6. **SUPMAJ 2021-13 Bella Terra Storage.** A request for a special use permit to allow for a mini-warehouse and RV/Boat storage facility in the Commercial General (CG) zoning district. The property is located west of US 1 and south of Bella Terra Drive.

Presenter - Karen M. Taylor, Land Planner

Staff - Saleena Randolph, Planner

District 2

7. **REZ 2021-29 Volusia Woods.** Request to rezone approximately 5.24 acres of land from Residential, Single Family (RS-3) to Workforce Housing (WH) to allow for a residential subdivision that will consist of up to 36 single-family homes. The subject property is located on an unaddressed parcel with frontage on N Volusia St, Josiah St, N St. Johns St, and Helen St.

Presenter - Curtis Hart

Staff - Jacob Smith, Senior Planner

District 3

8. **MAJMOD21-20 Benchip Commercial.** Major Modification to the Benchip Commercial PUD (ORD 2020-13) to remove Phase 2 from the Master Development Plan in order to allow for the rezoning of approximately 19.9 acres to Workforce Housing (WH). This request is a companion item to rezoning application REZ2021-24.

Presenter - Curtis Hart

District 3

9. **REZ21-24 Benchip Workforce Housing.** REZ 2021-24 Benchip Workforce Housing, request to rezone approximately 19.9 acres of land from Planned Unit Development (PUD) to Workforce Housing (WH). This Rezoning is a companion application to MAJMOD 2021-20 Benchip Commercial.

Presenter - Scott Clay

Staff - Saleena Randolph, Planner

District 2

- 10. CPA(SS) 2021-15 Wallace Property.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 8.16 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A). Property is on an unaddressed parcel located on the north side of County Road 208 and approximately 0.076 miles east of County Road 13 North.

Presenter - Justin Kelly, Senior Planner (St. Johns County)

Staff - Justin Kelly, Senior Planner

District 3

- 11. CPA (SS) 2021-17 Price Family.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 40.4 acres of land from Parks and Open Space (PKOS) to Rural/Silviculture (R/S).

Presenter - Max Garcia

Staff - Jacob Smith, Senior Planner

District 3

- 12. PUD 2021-11 Rolling Hills.** PUD 2021-11 Rolling Hills, a request to rezone approximately 12.7 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate a 47-lot single-family residential subdivision.

Presenter - Shannon Acevedo, Matthews Design Group

Staff - Jacob Smith, Senior Planner

District 2

- 13. PUD 2021-07 Winding Oaks.** PUD 2021-07 Winding Oaks, a request to rezone approximately 217.36 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 279 single family residential units, specifically located at the north side of SR 207, east of Allen Nease Road. This item was continued from the October 21, 2021 PZA hearing.

- Staff Reports: PZA 1/6/22 is canceled; the next PZA meeting is 1/20/22 (12 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.