

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

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

Thursday, January 20, 2022 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, January 20, 2022 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.
- NZVAR 2021-15 Tire Outlet (Parkway Place PUD) Signage is pulled from the Agenda because the NZVAR is no longer needed. The sign is in review with the Clearance Sheet.
- Applicant request continuance of CPA(SS) 2021-12 Norwood and PUD 2021-12 Norwood to a date uncertain.
- Formal reading of Section 112.3143, Florida Statutes Form 8B. Meagan Perkins declared on December 16, 2021, a measure came before the Agency which inured to her special private gain or loss. Her employer Hart Resources, LLC represents the applicant for MAJMOD 2021-20 Benchip Commercial and REZ 2021-24 Benchip Workforce Housing.
- Public Comments.

AGENCY ITEMS

Presenter - Lindsay Haga, AICP, Senior Planner ETM, Inc.

Staff - Teresa Bishop, AICP, Planning Division Manager

District 5

- 1. 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 a maximum of 223 single-family dwelling units. This item was heard by the Board of County Commissioners at their regularly scheduled public hearing on September 21, 2021. The request was remanded back to the Planning and Zoning Agency for their consideration of the several revisions made by the applicant in response to concerns by the community and the Board of County Commissioners.

Presenter - Casey Dendor - England-Thims & Miller, Inc.

Staff - Jacob Smith, Senior Planner

District 2

- 2. MINMOD 2021-17 Parkway Village Dumpster Setback.** Request for a Minor Modification to Section Q.2.4 of the World Commerce Center PUD (Ordinance 2020-24) and Land Development Code, Section 2.02.04.C.3 to allow for a reduced setback for dumpster pads from seven (7) feet to three (3) feet for outparcel property boundary lines located within Parkway Village portion of the PUD.

Presenter - Amy Graham

Staff - Marie E Colee, Assistant Program Manager

District 4

- 3. MINMOD 2021-15 165 Bear Pen Rd. Pool.** Request for a Minor Modification to the Old Palm Valley PUD (Ordinance 90-08) to allow for a reduction in the rear yard setback to allow 5' in lieu of 20' required for the installation of a swimming pool, specifically located at 165 Bear Pen Road.

Presenter - James R. Young

Staff - Teresa Bishop, AICP, Planning Division Manager

District 1

- 4. MAJMOD 2021-19 Julington Lakes.** Request to modify the Julington Lakes PUD, Ordinance No. 2014-46 to allow up to 46,000 square feet of Neighborhood Commercial uses on a 4.54 acre parcel that was previously used for construction staging, located at 3264 Longleaf Pine Parkway.

Presenter - Gary B Davenport, PA

Staff - Jacob Smith, Senior Planner

District 4

- 5. MAJMOD 2021-21 Marsh Landing Lot 42 Expansion.** Request for a Major Modification to the Marsh Landing PUD (ORD 1975-15, as amended) to incorporate twenty (20) feet of land lying west of Lot 42 into the PUD boundaries to accommodate construction of a single-family home.

Presenter - Curtis Hart

District 3

- 6. MAJMOD 2021-20 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

- 7. REZ 2021-24 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 - Kenan Wang

Staff - Justin Kelly, Senior Planner

District 5

- 8. REZ 2021-28 Oakland Avenue.** Request to rezone approximately .23 acres of land from Commercial General (CG) to Residential, Single Family (RS-3) to accommodate construction of one (1) single-family home.

Presenter - Bill Miller

Staff - Justin Kelly, Senior Planner

District 3

- 9. REZ 2021-35 Red Moon Properties.** Request to rezone approximately 1.34 acres of land from Commercial Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to allow for one (1) single-family home on each of the six (6) platted lots.

Presenter - Lindsay Haga, AICP, Senior Planner, ETM, Inc.

Staff - Teresa Bishop, AICP, Planning Division Manager

District 1

- 10. COMPAMD 2021-02 Greenbriar Helow, Adoption Hearing.** Adoption hearing for COMPAMD 2021-02 Greenbriar Helow, Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Silviculture (R/S) to Residential-B, Residential-C, Residential-D, and Mixed Use District, with a Text Policy Amendment to accommodate development of a maximum 3,500 residential units and a maximum 2.5 million square feet of non-residential uses for approximately 2,198 acres of land.

Presenter - Lindsay Haga, AICP, Senior Planner, ETM, Inc.

Staff - Teresa Bishop, AICP, Planning Division Manager

District 1

- 11. PUD 2021-15 Greenbriar Helow.** Request for the Greenbriar Helow PUD to accommodate development of a maximum 3,500 residential units and a maximum 2.5 million square feet of non-residential uses for approximately 2,158 acres of land.

- Staff Reports: Next PZA meeting is on February 3, 2022 with 10 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.