

ST. JOHNS COUNTY
PLANNING & ZONING BOARD REGULAR MEETING AGENDA
500 San Sebastian View
Thursday, February 17, 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, February 17, 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 that 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.
- Public Comments.

AGENCY ITEMS

AGENDA

Presenter - James Whitehouse Esq, St. Johns Law Group

Staff - Saleena Randolph, Planner

District 3

1. ZVAR 2021-29 5480 Atlantic View (178180-0000). Request for a Zoning Variance to Land Development Code Table 6.01 and Section 6.01.03.E.3 to allow for a Second Front Yard setback of three (3) feet in lieu of the fifteen (15) foot requirement in Residential, Single Family (RS-3) zoning to bring the existing single-family home into compliance and accommodate an addition, specifically located at 5480 Atlantic View. This request was previously heard by the Planning and Zoning Agency on 2/03/2022. The request was continued to a date certain of 2/17/2022 with a vote of 6 to 0 in order to allow the applicant to provide a Structural Engineer to discuss the hardship.

Presenter - Karen M. Taylor, Land Planner

Staff - Saleena Randolph, Planner

District 5

2. REZ 2021-32 Unleashed Dog Park. Request to rezone approximately 2.37 acres of land from Commercial, General (CG) with Conditions to Commercial, Intensive (CI), and a request to rezone approximately 0.23 acres of land from Residential Manufactured/Mobile Home (RMH) to Commercial, Intensive (CI), specifically located at 6550 US 1 North, 6580 US 1 North, 100 Ronald Road, and 104 Ronald Road.

Presenter - Karen M. Taylor, Land Planner

Staff - Trevor Steven, Planner

District 5

3. SUPMAJ 2021-17 Unleashed Dog Park. 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. This request is a companion application to REZ 2021-32 Unleashed Dog Park.

Presenter - Sally R. Walters; Our Family & Friends, Inc.

Staff - Justin Kelly, Senior Planner

District 2

4. ZVAR 2021-30 435 N. Orange Street. Request for a Zoning Variance to Land Development Code, Table 6.01, to allow the Front Yard setback to measure 12 feet in lieu of the 25 foot requirement in Residential, Single Family (RS-3) zoning, to accommodate construction of a new single family home; specifically located at 435 N. Orange Street.

Presenter - Sally R. Walters; Our Family & Friends, Inc.

Staff - Justin Kelly, Senior Planner

District 2

5. ZVAR 2021-31 455 N. Orange Street. Request for a Zoning Variance to Land Development Code, Table 6.01, to allow the Front Yard setback to measure 12 feet in lieu of the 25 foot requirement in Residential, Single Family (RS-3) zoning, to accommodate construction of a new single family home; specifically located at 455 N. Orange Street.

Presenter - Courtney P. Gaver, Rogers Towers, P.A.

Staff - Saleena Randolph, Planner

District 3

6. MAJMOD 2021-22 Deerpark Commerce Center. Request for a Major Modification to the St. Augustine 500,000 SF Warehouse PUD (Ord. 2005-91, as amended) to add approximately 5.98 acres; to change the PUD name to Deerpark Commerce Center; to allow a 4% upland natural vegetation in lieu of the 5% requirement; to increase the maximum height of buildings to 49 feet; and to revise the Master Development Plan (MDP) Text and Map. The subject property is located at 3800 Deerpark Blvd and includes the two unaddressed lots located to the north.

Presenter - Karen M. Taylor, Land Planner

Staff - Brandon Tirado, Planner

District 2

7. REZ 2021-37 Ashton Downs. Request to rezone approximately 73.72 acres of land from Planned Rural Development (PRD) to Open Rural (OR). The subject parcel is located on an unaddressed parcel on the west side of the State Road 13A North, 1.1 miles South of County Road 208 and County Road 13A North intersection.

Presenter - Karen M. Taylor, Land Planner

District 5

8. REZ 2021-38 Sandy Creek Storage. Request to rezone approximately 7.85 acres of land from Open Rural (OR) to Commercial Highway Tourist (CHT). The subject property is located at 1735 County Road 210 W and an unaddressed parcel South of the previously mentioned address.

Presenter - Douglas N. Burnett, St. Johns Law Group

Staff - Saleena Randolph, Planner

District 5

9. CPA(SS) 2021-19 Pacetti Burchfield Family. Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 8.6 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A). The subject property is located on the south side of Saint Marks Pond Boulevard, approximately 2.5 miles from International Golf Parkway.

Presenter - Bryan Gaines, RVI Planning

Staff - Justin Kelly, Senior Planner

District 2

10. CPA (SS) 2021-16 Mac V Property. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 49 acres of land from Rural/Silviculture (R/S) to Residential-C (RES-C), with a text amendment limiting residential uses on the subject property to a maximum 118 dwelling units.

Presenter - Bryan Gaines, RVI Planning

District 2

11. PUD 2021-14 Mac V Property. Request to rezone approximately 49 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 118 single family dwelling units.

Presenter - Christine Valliere, Senior Assistant County Attorney

Staff - Christine Valliere, Senior Assistant County Attorney

12. Election of Chair and Vice-Chair. The Planning and Zoning Agency is required to annually elect a chair and vice chair. Please see the attached recommended Nomination and Voting procedures. Alternatively, after public comment, the simple suggested motions for election may be made.

- Staff Reports: Next PZA 3/3/22 with 11 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.

