

ST. JOHNS COUNTY
PLANNING & ZONING BOARD REGULAR MEETING AGENDA
500 San Sebastian View
Thursday, March 3, 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, March 3, 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.
- Public Comments.

AGENCY ITEMS

AGENDA

Presenter - Gary B. Davenport

Staff - Saleena Randolph, Planner

District 3

1. PUD 2021-05 Deerfield Forest. Request to rezone approximately 37 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a maximum of 63 single family homes, located on the south side of Watson Road and west of Deerfield Meadows Circle.

Presenter - Jennifer Corbitt

Staff - Marie E Colee, Assistant Program Manager

District 1

2. SUPMAJ 2021-18 2353 State Road 13 North. Request for a Special Use Permit to allow for an Event Center meeting the general special use criteria of Section 2.03.01.A. of the Land Development Code (LDC), specifically located at 2353 State Road 13 North.

Presenter - James G. Whitehouse. Esq.

District 3

3. SUPMIN 2021-09 Grimes Family Horses. Request for a Special Use Permit to allow for five (5) horses to be located on approximately 5.25 acres of land in Residential Single Family (RS-2) zoning pursuant to Section 2.03.01.A and Section 2.03.05 of the Land Development Code; specifically located at 3700 Winterhawk Court.

Presenter - Gary B. Davenport

Staff - Marie E Colee, Assistant Program Manager

District 5

4. ZVAR 2021-34 Hiers First Street. Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a Front Yard setback of ten (10) feet in lieu of the twenty-five (25) foot requirement in Residential, Single Family (RS-3) zoning, to accommodate construction of a single-family residence, specifically located at 520 First Street.

Presenter - Renee J. Tice

Staff - Evan Walsnovich, Planner

District 2

5. ZVAR 2021-33 6381 Jack Wright Island Rd. Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a Front Yard setback of 90 feet in lieu of the platted Building Restriction Line (BRL) requirement of 155-feet, and a Side Yard setback of five (5) feet in lieu of the eight (8') requirement for Residential, Single Family (RS-3) zoning to accommodate an addition to the existing single family home.

Presenter - Morgan Hampton; Common Oak Engineering

Staff - Justin Kelly, Senior Planner

District 5

6. MINMOD 2021-18 7-Eleven Beacon Lake Parkway. Request for a Minor Modification to the Twin Creeks PUD (ORD 2006-3, as amended) to add Car Wash Facilities as a permitted commercial use on Parcel 6B-1.

Presenter - Matthew Lahti, Gulfstram Design Group LLC

Staff - Trevor Steven, Planner

District 3

7. REZ 2021-34 Island Doctors Old Moultrie. Request to rezone approximately 1.29 acres of land from Commercial Neighborhood (CN) to Office & Professional (OP) to facilitate a proposed expansion of the existing medical office located to the north.

Presenter - Douglas N Burnett - St. Johns Law Group

Staff - Jacob Smith, Senior Supervising Planner

District 5

8. CPA(SS) 2021-14 Mills Place. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 24.31 acres of land from Residential-B (Res-B) to Residential-C (Res-C).

Presenter - Douglas N Burnett - St. Johns Law Group

District 5

9. PUD 2021-6 Mills Place PUD. Request to rezone approximately 24.31 acres of land from Residential, Single Family (RS-3) and Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 103 single-family residential dwelling units.

Presenter - Douglas N. Burnett - St Johns Law Group

Staff - Jacob Smith, Senior Supervising Planner

District 3

10. PUD 2021-23 Orchard Park II PUD. Request to rezone approximately 21.72 acres of land from Open Rural (OR) and Planned Unit Development (PUD) to Planned Unit Development (PUD) to allow for a maximum 136

residential townhome dwelling units that will be an extension of the existing Orchard Park townhome community located along Silver Fern Drive with direct access to Wildwood Drive.

Presenter - Ellen Avery-Smith, Esq.

Staff - Jacob Smith, Senior Supervising Planner

District 2

11. DRI MOD 2021-05 World Commerce DRI. Request to modify the World Commerce Center Development of Regional Impact (DRI) to amend the project phasing consistent with the Legislative extensions, revise reporting requirements, update the Master Plan Map (Map H) for consistency with the Planned Unit Development (PUD) Master Development Plan (MDP), revise the Land Use Conversion Tables, and revise the Transportation Improvements Map. The World Commerce Center DRI is generally located south of International Golf Parkway and north of SR 16.

- 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.