

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

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

Zach Miller
Elvis Pierre



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, April 7, 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, April 7, 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.**

AGENCY ITEMS

Presenter - Karen M. Taylor

Staff - Justin Kelly, Senior Planner

District 3

1. **REZ 2022-04 5900 US 1 South.** Request to rezone approximately 2.21 acres of land from Open Rural (OR) to Commercial General (CG) to allow for a combination of commercial and office uses.

Presenter - Curtis Hart of Hart Resources, LLC

Staff - Saleena Randolph, Planner

District 4

2. **CPA(SS) 2021-23 Clatter Bridge.** A request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 4.14 acres of land from Rural/Silviculture (R/S) to Residential-C (RES-C). The property is specifically located at 125 Clatter Bridge Road.

Presenter - Curtis Hart of Hart Resources, LLC

District 4

3. **REZ 2021-15 Clatter Bridge.** A request to rezone approximately 4.14 acres of land from Open Rural (OR) to Residential, Single Family (RS-2). The subject property is specifically located at 125 Clatter Bridge Road.

Presenter - Kathryn Whittington, Esq., WhittingtonLaw, PLLC

Staff - Jacob Smith, Senior Supervising Planner

District 3

4. **MAJMOD21-17 Cypress Lakes Village.** MAJMOD 2021-17 Cypress Lakes Village, Request for a Major Modification to the Cypress Lakes PUD (ORD. 1986-15, as amended)

to reinstate 240,000 square feet of commercial development.

Presenter - Douglas Burnett

Staff - Evan Walsnovich, Planner

District 3

5. **MAJMOD 2021-23 Southwood Phases 3 and 4.** Request for a Major Modification to Southwood PUD (Ordinance 1988-34, as amended) to revise Phase 3 and 4 in order to facilitate development of 101 single family lots.

Presenter - Michael Sznajstajler, Esq

Staff - Jacob Smith, Senior Supervising Planner

District 5

6. **PUD 21-17 County Road 210 W Mixed Use PUD.** Request to rezone approximately 14.96 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow a maximum of 262,000 square feet of commercial, office, educational, and assisted living uses.

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

Staff - Teresa Bishop, AICP, Planning Division Manager

District 2

7. **COMPAMD 2021-10 SilverLeaf DRI (Adoption).** 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 Commercial 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. This is a Second Adoption Hearing due to the Florida Department of Economic Opportunity (DEO) determining the application required a State Coordinated Review rather than the Expedited State Review. On December 21, 2021, the Board of County Commissioners re-transmitted the amendment for a State Coordinated Review. This Coordinated State Review was completed February 16, 2022 with no additional comments being provided.

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.