

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 21, 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 21, 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.
- Public Comments.

AGENCY ITEMS

Presenter - Michael Sznajstajler

Staff - Jacob Smith, Senior Supervising Planner

District 2

1. **CPA(SS) 21-24 The Cottages at St. Johns.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 25.8 acres of land from Residential (Res-C) to Residential-D (Res-D) to allow for the development of 250 multi-family residential units. This request is a companion application to PUD 2021-18 The Cottages at St. Johns. The Applicant requests a continuance to the May 5th PZA hearing.

Presenter - Michael Sznajstajler

District 2

2. **PUD 21-18 The Cottages at St. Johns.** Request to rezone approximately 25.8 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate development of a maximum 250 multi-family residential units. This request is a companion application to CPA (SS) 2021-24 The Cottages at St. Johns. The Applicant requests a continuance to the May 5th PZA hearing.

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

Staff - Justin Kelly, Senior Planner

District 5

3. **MINMOD 2022-06 New Twin Creeks PUD.** Request for a Minor Modification to the Twin

Creeks PUD (Ordinance 2006-3, as amended) to add Big Box Retailers and Home Improvement Centers as a permitted commercial use on Parcel 8.

Presenter - Karen Taylor, Land Planner

Staff - Brandon Tirado, Planner

District 2

4. **REZ 2022-01 North Orange Place.** Request to rezone approximately .92 acres of land from Residential, Single-Family (RS-3) to Workforce Housing (WH). The subject parcel is located at 781 N. Orange Street.

Presenter - Karen M. Taylor, Land Planner

Staff - Trevor Steven, Planner

District 3

5. **REZ 2022-02 Banner Elk.** Request to rezone approximately 3.39 acres of land from Open Rural (OR) to Commercial Warehouse (CW) to allow for commercial and light industrial uses.

Presenter - Max Garcia

Staff - Evan Walsnovich, Planner

District 2

6. **REZ 2022-03 Cooksey Commercial.** A request to rezone approximately 17.5 acres of land from Open Rural (OR) and Commercial Highway Tourism (CHT) to Commercial Highway Tourism (CHT) to provide for the same zoning district over the entirety of the site.

Presenter - Blair Knighting, AICP

Staff - Jacob Smith, Senior Supervising Planner

District 3

7. **PUD 21-26 Mivo Multi-Family Development PUD.** Request to rezone approximately 15.7 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 204 multifamily residential dwelling units. The project is located at the intersection of US 1 South and Watson Road.

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

Staff - Saleena Randolph, Planner

District 2

8. **CPA(SS) 2021-21 Pacetti Homestead Property.** A request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 25 acres of land from Rural/Silviculture (R/S) to Residential-C (RES-C) with a text amendment limiting the density within the property to three (3) units per acre. The subject property is specifically located at 2400 and 2410 Pacetti Road.

- Staff Reports
- 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.