

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, May 19, 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, May 19, 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 - Josh Mead

Staff - Brandon Tirado, Planner

District 3

- 1. ZVAR 2022-04 Shed for 5902 Rio Royale Road.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Detached Accessory Structure that is separated by less than ten (10) feet from the Main Use structure to have a Side Yard setback of four (4) feet in lieu of the eight (8) requirement in Residential, Manufactured/Mobile Home or Single Family [RMH(S)] zoning.

Presenter - James Whitehouse, Esq., St. Johns Law Group

Staff - Teresa Bishop, AICP, Planning Division Manager

District 5

- 2. MINMOD 2021-16 Bartram Springs Brewpub.** Request for a Minor Modification to the Bartram Park PUD, Ordinance No. 2001-3, as amended to allow for a brewpub, pursuant to Land Development Code Section 2.03.58, specifically located at 175 Rainier Lane, Building A, Suites 8-10, within a developing business park.

Presenter - Dale Murray

Staff - Trevor Steven, Planner

District 2

- 3. REZ 2022-05 8292 River Road.** Request to rezone approximately 4.18 acres of land from Commercial Intensive (CI) to Residential Single Family (RS-2) to allow for construction of a Single Family Home.

Presenter - Barbara Jenness, Real Estate Broker

Staff - Brandon Tirado, Planner

District 5

4. **REZ 2022-07 Surfside Residential Lots.** Request to rezone .42 acres of land zoned Commercial Highway Tourist (CHT) to Residential, Single Family (RS-3) to provide for uses under the Residential C Land Use designation.

Presenter - Douglas Burnett - St. Johns Law Group

Staff - Jacob Smith, Senior Supervising Planner

District 5

5. **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). This item was previously heard by the PZA on March 3, 2022, and received a recommendation to deny with a vote of 4-2. The BCC remanded this item back to the PZA at their April 5, 2022 hearing due to substantial changes regarding traffic mitigation.

Presenter - Douglas Burnett - St. Johns Law Group

District 5

6. **PUD 2021-16 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 92 single-family residential dwelling units. This item was previously heard by the PZA on March 3, 2022, and received a recommendation to deny with a vote of 4-2. The BCC remanded this item back to the PZA at their April 5, 2022 hearing due to substantial changes regarding traffic mitigation.

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

Staff - Justin Kelly, Senior Planner

District 5

7. **CPA (SS) 2021-27 6148 Race Track Road.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation of approximately 4.17 acres of land located at 6138 and 6148 Race Track Road, from Rural/Silviculture (R/S) to Mixed Use District (MD).

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

District 3

8. **PUD 2021-25 6148 Race Track Road.** Request to rezone approximately 4.17 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow Self-Storage Facility.

Presenter - Tyler Lee

Staff - Evan Walsnovich, Planner

District 2

9. **CPA(SS) 2022-03 7501 Cowpen Branch.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 16.78 acres of land from Agricultural-Intensive (A-I) to Residential-A (Res-A) to allow for a maximum one (1) single-family home.

Presenter - Brad Wester; Driver, McAfee, Hawthorne & Diebenow

Staff - Justin Kelly, Senior Planner

District 3

10. **PUD 2022-04 Madison St. Augustine PUD.** Request to rezone approximately 19.22 acres of land from Commercial General (CG) with conditions to Planned Unit Development (PUD) to allow for a maximum 238 multifamily residential dwelling units.

- 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.