

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Greg Matovina
Meagan Perkins
Eugene Wilson
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, July 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, July 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 - Ryan Mauch, Environmental Supervisor

Staff - Ryan Mauch, Environmental Supervisor

1. **Request to repeal outdated Ordinances 1997-61 and 2009-59, Ad Valorem Tax Exemption Ordinances, and replace with updated Ordinance..** Request to repeal outdated Ordinances 1997-61 and 2009-59, the St. Johns County Historic Preservation Property Tax Exemption Ordinances, and replacing said Ordinances with an updated Ad Valorem Tax Exemptions Ordinance to be consistent with Section 196.1997, Florida Statutes, and Chapter 1A-38, Florida Administrative Code.

Presenter - Tara Dodson, Environmental Supervisor

Staff - Jan Brewer, Environmental Supervisor

2. **Amendment to Article IV, Section 4.01.09.E.3 of the Land Development Code..** Request to amend Article IV, Section 4.01.09.E.3 of the Land Development Code to clarify and simplify the text for better understanding.

Presenter - Ryan Mauch, Environmental Supervisor

Staff - Ryan Mauch, Environmental Supervisor

3. **Request to amend Land Development Code Article XII, Definitions.** In order to be consistent with Chapter 1A-38, Florida Administrative Code, Tax Exemptions for Historic

Properties, staff is requesting an amendment to the St. Johns County Land Development Code, Article XII Definitions, to amend the definition of Historic Structures, and to add the definitions for Contributing Property and Noncontributing Property.

Presenter - Shannon Acevedo, AICP, Matthews Design Group

Staff - Saleena Randolph, Planner

District 2

4. **SUPMAJ 2021-05 Sunnyside Borrow Pit.** Request for a Special Use Permit to allow a 50-acre Borrow Area within Open Rural (OR) zoning, pursuant to Sections 2.03.10 and 6.04.09 of the Land Development Code; subject property is on an unaddressed site located on the south side of County Road 208.

Presenter - Russel Francis and Steve Francis

Staff - Teresa Bishop, AICP, Planning Division Manager

District 2

5. **SUPMAJ 2022-02 Francis Home Small Wedding Venue.** Request for a wedding venue meeting the general special use criteria of Section 2.03.01.A. of the Land Development Code (LDC), specifically located at 2900 Joe Ashton Road.

Presenter - St. Johns County Utility Department

Staff - Evan Walsnovich, Planner

District 3

6. **SUPMAJ 2022-08 SJC Utility Department Water Reclamation Facility.** Request for a Special Use Permit pursuant to Section 2.03.25 of the Land Development Code to allow for a Wastewater Treatment and Water Reclamation Facility.

Presenter - St. Johns County Utility Department

District 3

7. **ZVAR 2022-17 SJC Utility Department Water Reclamation Facility.** Request for Zoning Variance to Section 2.03.25.E.3.b to allow for a 100' setback along the eastern and northern property line, in lieu of the 500' requirement to allow for the development of a Water and Wastewater Treatment Plant. This request is a companion application to SUPMAJ 2022-08.

Presenter - Anna Dice

Staff - Brandon Tirado, Planner

District 2

8. **ZVAR 2021-35 Dice Residence.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a Front Yard setback of 8.1 feet in lieu of the twenty-five (25) foot requirement within Residential, Single Family (RS-2) zoning, to accommodate construction of a single family home. The subject property is located at 5245 River Park Villas Drive.

Presenter - Kevin Voelker

District 3

9. **ZVAR 2022-13 Voelker Carport @ 2932 Gray Jay.** Request for a Zoning Variance to Land Development Code, Table 6.01 to allow for a four (4) foot Side Yard in lieu of the required eight (8) foot Side Yard setback in Residential, Manufactured/Mobile Home or Single Family [RMH(S)] zoning to accommodate the placement of a carport.

Presenter - Casey L. Dendor, Planner, ETM, Inc.

Staff - Teresa Bishop, AICP, Planning Division Manager

District 4

10. **MINMOD 2022-05 Wheelhouse West End.** Request for a Minor Modification to the Nocatee PUD, Ordinance No. 2002-46, as amended, to allow private garage

condominiums on an individual parcel.

Presenter - Karen Taylor, Land Planner

Staff - Trevor Steven, Planner

District 1

- 11. MINMOD 2022-09 Westminster Woods PUD.** Request for a Minor Modification to the Westminster Woods PUD (ORD 1998-30, as amended) to provide for a pedestrian access from the southernmost portion of the development to allow for interconnectivity with a new site that is being developed adjacent to the southern border for a memory care facility, duplex, and triplex units.

Presenter - Janis Fleet - Fleet Architects/Planners

District 3

- 12. MAJMOD 2022-02 Ellianos Coffee Shop.** Request for a Major Modification to the Indian Creek Forest Campground and Commercial Park PUD (ORD 1997-56, as amended) to revise the Master Development Plan Text and Map to accommodate the construction of a coffee shop and add an access point along State Road 207.

Presenter - Karen Taylor, Land Planner

Staff - Evan Walsnovich, Planner

District 1

- 13. CPA(SS) 2022-04 Southwood IV (Westminster).** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 6.05 acres of land from Residential-A (Res-A) to Residential-C (Res-C).

Presenter - Karen Taylor, Land Planner

District 1

- 14. PUD 2022-11 Southwood IV (Westminster) PUD.** Request to rezone approximately 6.05 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for ten (10) independent senior living units and a 32-bed memory care facility.

Presenter - Wayne Driggers

Staff - Jacob Smith, Senior Supervising Planner

District 2

- 15. CPA(SS) 2022-8 1180 County Road 13 S (021350-0110).** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately .53 acres of land from Agricultural-Intensive (A-I) to Residential-B (Res-B).

Presenter - Michael & Kyrsten Hicks

Staff - Trevor Steven, Planner

District 2

- 16. CPA(SS) 2022-09 3560 Joe Ashton Road (013135-0000).** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately ten (10) acres of land from Rural/Silviculture (R/S) to Residential-A (Res-A) with a text amendment limiting the maximum number of single-family dwelling units allowed on the property to two (2).

Presenter - Kathryn Whittington, Esq., Whittington Law, PLLC

Staff - Teresa Bishop, AICP, Planning Division Manager

District 3

- 17. COMPAMD 2022-04 Elkton Industrial Park (Transmittal).** Request for Transmittal of proposed Comprehensive Plan Amendment to changes the Future Land Use from Agriculture-Intensive (A-I) to Industrial (I) for approximately 92 acres of land for the development of up to 1,250,000 square feet of light industrial, warehouse, and distribution uses. The property is located on the south side of SR 207 at intersection with CR 305.

- 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.