

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, August 4, 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, August 4, 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.
- Plaque presentation: Dr. William McCormick
- Public Comments.

AGENCY ITEMS

Presenter - Lake's Housing Center Inc.

Staff - Evan Walsnovich, Planner

District 3

1. **SUPMIN 2022-03 Murphy 2nd Home (1185 Cypress Rd).** Request for a Special Use Permit to allow the placement of More Than One Main Use Structure on a Residential Lot in Open Rural (OR) zoning, pursuant to Sections 2.03.28 and 2.04.07 of the Land Development Code.

Presenter - Maggie K Kasten-Currier

Staff - Brandon Tirado, Planner

District 2

2. **ZVAR 2022-03 Florio AFU on 1715 Carter Road.** Request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a third Front Yard setback of 15.3 feet in lieu of the 20-foot requirement in Residential, Single Family (RS-3) zoning to allow for construction of an Accessory Family Unit (AFU).

Presenter - Clay Murphy

Staff - Trevor Steven, Planner

District 2

3. **MINMOD 2021-05 Sonny's 4COP.** Request for a Minor Modification to the Treasure Properties Planned Special Development (ORD 1994-34, as amended) to allow for the on-premise sale and consumption of alcoholic beverages under regulation of the State of Florida Type 4COP SFS license for an existing restaurant.

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

Staff - Evan Walsnovich, Planner

District 2

4. **MINMOD 2022-10 Baptist Health Medical Office Expansion.** Request for a Minor Modification to the South Hampton PUD (ORD 1997-41, as amended) to revise the Master Development Plan for an addition to a Medical Office Building for Baptist Health.

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

Staff - Brandon Tirado, Planner

District 5

5. **MAJMOD 2022-01 New Twin Creeks PUD.** Request for a Major Modification to the New Twin Creeks PUD, AKA Twin Creeks, (ORD 2006-3, as amended) and within the Twin Creeks Development of Regional Impact (Res. 2005-208, as amended), to remove approximately 2.14 acres from the PUD boundaries in order to add such parcel to the Momentum Twin Creeks Planned Unit Development to provide for workforce housing contemplated in Special Condition 27 of the Amended and Restated Development Order.

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

District 5

6. **PUD 2022-06 Momentum Twin Creeks PUD.** Request to rezone approximately 15.2 acres of land from New Twin Creeks Planned Unit Development (PUD) to Momentum Twin Creeks Planned Unit Development (PUD) to allow for a maximum of 192 multi-family workforce housing residential units.

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

Staff - Saleena Randolph, Planner

District 2

7. **CPA(SS) 2021-21 Pacetti Homestead Property.** 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 site is specifically located at 2400 and 2410 Pacetti Road.

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

Staff - Justin Kelly, Senior Planner

District 3

8. **CPA (SS) 2021-22 The Quadrant.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 8.8 acres of land, located at the eastern terminus of the unopened LE Parrish Road right-of-way, and west of Interstate 95, from Rural/Silviculture (R/S) to Mixed Use District (MD).

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

District 3

9. **PUD 2021-20 The Quadrant.** Request to rezone approximately 134 acres of land from Open Rural (OR) and Commercial Highway and Tourist (CHT) to Planned Unit Development (PUD) to allow a maximum 1.35 million square feet of non-residential uses and 300 Hotel Rooms.

Presenter - Greg Matovina, PZA Chair

Staff - Teresa Bishop, AICP, Planning Division Manager

10. **Appointment to the Affordable Housing Advisory Committee.** Florida Statutes Chapter 420.9076 (2) (h) requires local governments, participating in the State Housing Initiatives Partnership (SHIP), to have an Affordable Housing Advisory Committee (AHAC). The Statute further provides a member of the local land planning agency will serve on the AHAC. The PZA serves as the local land planning agency. Dr. McCormick served as the PZA member to AHAC and with his resignation from PZA, a new member will need to be selected. Pursuant to Resolution 2010-92, this member is appointed by

the PZA and no further action is required by the Agency or the Board of County Commissioners. AHAC meets on the third Wednesday of each month, for the purpose of discussion and possible action on various items that may come before the AHAC. The meetings begin at 3:00 P.M. in the Kingfisher Conference Room on the Second Floor in the St. Johns County Health & Human Services Building, 200 San Sebastian View, St. Augustine, Florida 32084. The AHAC reviews established policies and procedures, ordinances, land development regulations and adopted local government comprehensive plan to recommend specific action or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

- 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.