

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 18, 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 18, 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 - Janis Fleet - Fleet Architects/Planners

Staff - Trevor Steven, Planner

District 3

1. **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. At the 8/4/22 PZA Meeting this item was voted 7-0 for a continuance to the 8/18/22 PZA Meeting.

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

Staff - Brandon Tirado, Planner

District 2

2. **SUPMAJ 2022-09 Coastal Aggregates Borrow Pit (Haul Route).** Request to modify the previously approved Special Use Permit (SUPMAJ 2017-17), modified by PLNAPPL 2019-03, for a Borrow Pit located in Open Rural (OR) zoning to allow for a north and south haul route.

Presenter - Danny Sapp, Contractor

District 3

3. **ZVAR 2022-12 Braswell Residence.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a Side Yard setback of four (4) foot in lieu of the eight (8) feet required and a Front Yard setback of twenty (20) feet in lieu of the twenty-five (25) feet required in Residential, Single Family (RS-2) zoning to accommodate construction of an attached garage.

Presenter - Bradley Ernst

Staff - Evan Walsnovich, Planner

District 4

4. **MINMOD 2022-11 497 Marsh Cove Dr (Pool).** Request for a Minor Modification to The Lakes at Ponte Vedra PUD (ORD. 2015-37) to allow for a reduction of the Rear Yard setback to five (5) feet in lieu of the 10-foot requirement to accommodate construction of a pool.

Presenter - Max Garcia, Matthews Design Group

District 2

5. **MAJMOD 2022-04 Bartram Downs Unit II (Chappell Storage).** Request for a Major Modification to the Bartram Downs PRD (ORD 2002-08, as amended) to remove approximately 6.5 acres of land from the development, thereby resulting in a remaining area of 42.1 acres.

Presenter - Max Garcia, Matthews Design Group

District 2

6. **CPA(SS) 2022-07 Chappell RV/Boat Storage.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 6.5 acres from Agricultural-Intensive (A-I) to Neighborhood Commercial (NC).

Presenter - Max Garcia, Matthews Design Group

District 2

7. **PUD 2022-09 Chappell RV/Boat Storage.** Request to rezone approximately 6.5 acres of land from Planned Rural Development (PRD) to Planned Unit Development (PUD) to allow for an RV/Boat Storage Facility. This request is a companion application to CPA(SS) 2022-07 and MAJMOD2022-04.

Presenter - Curtis Hart of Hart Resources, LLC

Staff - Saleena Randolph, Planner

District 4

8. **CPA(SS) 2021-23 Clatter Bridge.** 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-B (RES-B). The site is specifically located at 125 Clatter Bridge Road.

Presenter - Curtis Hart of Hart Resources, LLC

District 4

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

Presenter - Linda Green, Property Owner

Staff - Sloane Stephens, Planner

District 3

10. **REZ 2022-10 Green Rezoning.** Request to rezone approximately 0.17 acres of land from Commercial General (CG) to Residential, Single Family (RS-3), located at 4954 A1A S.

Presenter - Lindsay Haga, AICP, ETM

Staff - Teresa Bishop, AICP, Planning Division Manager

District 2

11. **PUD 2022-08 Ferber SR 16 PUD.** Request to rezone approximately 33 acres from Commercial Intensive (CI) and Planned Unit Development (PUD) to PUD to allow 95,000 square feet of commercial, retail and office uses, and 405 multi-family dwelling units.

Presenter - Ellen Avery-Smith, Esq. Rogers Towers

Staff - Jacob Smith, Senior Supervising Planner

District 2

- 12. COMPAMD 2021-12 Laurel Point.** Request for a Large Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 80.4 acres of land from Rural/Silviculture/St. Johns River Water Management District (R/S/SJRWMD) to Residential-C (Res-C), with a companion text amendment policy limiting development to a maximum of 175 single-family residential units and a maximum 23,000 square feet of commercial and office space.

Presenter - Douglas N. Burnett, Esq., St. Johns Law Group

Staff - Teresa Bishop, AICP, Planning Division Manager

District 3

- 13. COMPAMD 2022-03 SR 207 & Wildwood Self Storage (Transmittal).** Transmittal hearing for a Comprehensive Plan amendment to amend Policy A.1.11.3 to increase the Floor Area Ratio (FAR) from 70 % to 120 % for the construction of a personal property self-storage facility, within the Mixed Use Future Land Use designation and specifically located at 1855 SR 207.

- 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.