

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Greg Matovina
Meagan Perkins
Eugene Wilson
Dr. Richard Hilsenbeck
Jack Peter

Elvis Pierre



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management
Christine Valliere, Sr. Assistant County Attorney

Thursday, September 15, 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, September 15, 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 - William Freeman, Chief Engineer of CDBG-DR Housing

Staff - Evan Walsnovich, Planner

District 2

1. **SUPMIN 2022-12: 511 Carter St Ext (McMillan MH 041770-000).** Request for a Special Use Permit to allow for the replacement of an existing Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08

Presenter - Onassis D. Burress, MBA; Simon Property Group

Staff - Justin Kelly, Senior Planner

District 2

2. **Premium Outlets Site Plan Approval for Outside Sales.** Request to allow Outside Sales and Display within the St. Augustine Premium Outlets PUD. Per ORD. 1989-51 Outside Sales and Display shall be permitted subject to site plan approval and length of time approval by the Planning and Zoning Agency (PZA).

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

District 3

3. **PUD 2022-04 Madison St. Augustine.** 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. The Agency recommended denial of the request by a vote of 5-1 at their regularly scheduled public

hearing on June 16, 2022. At the request of the applicant, the Board of County Commissioners (BCC) remanded the application back to the PZA at their regularly scheduled public hearing on July 19, 2022 by a vote of 4-1 to review changes made by the applicant.

Presenter - Doug Burnett, St. Johns Law Group

Staff - Saleena Randolph, Planner

District 1

- 4. MINMOD 2022-07 Lot 180 at Worthington Estates.** Request for a Minor Modification to the Worthington Estates PUD (Ord. 2016-42, as amended) to clarify that Lot 180 (i) can be developed for single family use with utilities and infrastructure consistent with the existing Open Rural (OR) properties located on Scott Road, (ii) can be served by well and septic, and (iii) will be the only lot allowed to access Scott Road.

Presenter - Anthony Bordanaro

Staff - Evan Walsnovich, Planner

District 4

- 5. MINMOD 2022-12 138 Cornwall Drive.** Request for a Minor Modification to the Nocatee PUD (ORD. 2002-46, as amended) to allow for a reduced Rear Yard setback of eight (8) feet in lieu of the 10-foot requirement to accommodate construction of a screened-in lanai.

Presenter - Anish Patel, Old City Law

Staff - Sloane Stephens, Planner

District 5

- 6. SUPMAJ 2022-10 Toms Since 1970.** Request for a Special Use Permit to allow for the on-site sale and consumption of beer and wine, under the regulation of the State of Florida Type 2COP license, pursuant to Section 2.03.02 of the Land Development Code.

Presenter - Ellen Avery Smith, Esq.; Rogers Towers

Staff - Trevor Steven, Planner

District 5

- 7. MAJMOD 2022-05 Race Track Square (aka Project Family).** Request for a Major Modification to the Project Family PUD (ORD 2017-15) in order to (i) develop the Property with a maximum of 382 multi-family residential units with related recreation areas and amenities (ii) to provide a maximum of 50,000 square feet of commercial and office space, and (iii) to change the name to Race Track Square PUD.

Presenter - Karen Taylor, Land Planner

Staff - Brandon Tirado, Planner

District 5

- 8. REZ 2022-09 tag! Children's Museum.** Request to rezone approximately four (4) acres of land from Industrial Warehousing (IW) and Open Rural (OR) to Open Rural (OR) to allow for a non-profit, educational and cultural institution.

Presenter - Karen Taylor, Land Planner

District 3

- 9. REZ 2022-11 Binnering Trust Rezoning.** Request to rezone approximately 1.78 acres of land from Open Rural (OR) to Commercial Intensive (CI).

- 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.