

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, October 6, 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, October 6, 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 - Ellen Avery Smith, Esq., Rogers Towers

Staff - Trevor Steven, Planner

District 5

1. **MAJMOD 2022-05 Race Track Square (aka Project Family).** A Comprehensive Plan Amendment is required for this item to go forward. Staff requests a continuance to a date uncertain. This is a 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. At the 9/15/2022 PZA, the applicant requested a continuance for a date certain (10/6/2022), and was approved by the agency members 4-0.

Presenter - Geoffrey C. Battiger

Staff - Brandon Tirado, Planner

District 3

2. **SUPMIN 2022-13 Gleason-Johnson Residence.** Request for a Special Use Permit to allow for a Manufactured/Mobile Home as a residence in Residential, Single-Family (RS-3) zoning, pursuant to Land Development Code Section 2.03.08

Presenter - Donah M. Parent

Staff - Trevor Steven, Planner

District 5

3. **SUPMAJ 2022-07 Fresh Market Island 2COP.** 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 - Alan Aptheke

Staff - Evan Walsnovich, Planner

District 5

4. **ZVAR 2022-15 2761 S. Ponte Vedra Boulevard.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a fifteen (15) foot Front Yard setback in lieu of the platted twenty (20) foot Building Restriction Line (BRL) to accommodate the relocation of the proposed building footprint out of the 30-Year Erosion Projection, located at 2761 S. Ponte Vedra Boulevard.

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

Staff - Saleena Randolph, Planner

District 1

5. **MAJMOD 2022-06 ICI Middlebourne PUD.** Request for a Major Modification to the ICI Middlebourne PUD (Ord. 2018-29, as amended) to (i) add one land use, a Car Wash Facility, to the permitted uses within the PUD solely for the Gate Property; and (ii) add landscaping requirements and a related waiver for commercial and office parcels within the PUD property. The subject property is an unaddressed parcel located on the north side of Longleaf Pine Parkway, approximately 650 feet south of Veterans Parkway.

Presenter - Terry Pacetti

Staff - Evan Walsnovich, Planner

District 3

6. **REZ 2022-15 2890 Hilltop Road.** Request to rezone approximately .73 acres of land from Commercial Highway and Tourist (CHT) to Residential, Manufactured/Mobile Home or Single-Family (RMH-S)

Presenter - Karen Taylor, Land Planner

Staff - Brandon Tirado, Planner

District 2

7. **CPA(SS) 2022-13 Cracker Swamp Commercial.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 8.02 acres of land from Agricultural-Intensive (A-I) to Rural Commercial (RC).

Presenter - Karen Taylor, Land Planner

District 2

8. **REZ 2022-14 Cracker Swamp Properties.** Request to rezone approximately 88.06 acres of land from Residential General (RG-2) and Commercial General (CG) to Open Rural (OR).

Presenter - Scott Clay

District 2

9. **CPA(SS) 2022-12 8465 County Road 208.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 1.12 acres of land from Rural/Silviculture (R/S) to Residential-A (Res-A) to allow construction of a single-family dwelling unit.

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

Staff - Saleena Randolph, Planner

District 2

10. **PUD 2022-14 Integra State Road 16 PUD.** Request to rezone approximately 56 acres of land from Open Rural (OR) and Commercial General (CG) to Planned Unit Development (PUD) to allow for a maximum 10,000 square feet of commercial space and 300 multi-family residential units. The subject property is located at 2980 State Road

16 and an unaddressed parcel located on the north side of SR 16, west of the interchange of SR 16 and I-95.

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

Staff - Teresa Bishop, AICP, Planning Division Manager

District 1

- 11. PUD 2022-15 Katepally Family Community Commercial.** Request to rezone approximately 7.1 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow up to 84,000 square feet of non-residential uses, RV/Boat Storage, and Personal Property Mini-warehouse storage facility.

Presenter - Lindsay Haga, Planning Manager, England-Thims & Miller, Inc.

Staff - Trevor Steven, Planner

District 3

- 12. PUD 2022-18 SR 207 Multifamily.** Request to rezone approximately 34.03 acres of land from Open Rural (OR) and Commercial General (CG) to Planned Unit Development (PUD) to allow for a maximum 272 multi-family residential dwelling units.

Presenter - Teresa Bishop, AICP, Planning Division Manager

Staff - Teresa Bishop, AICP, Planning Division Manager

- 13. Recommendation to the Board of County Commissioners for Planning and Zoning Agency Member Appointments.** Mr. Mr. Greg Matovina (District 1) PZA term expired October 2, 2022 and Mr. Zach Miller (District 4) resigned his PZA position on August 29, 2022. Mr. Matovina is eligible to serve an additional four year term and requested to be reappointed to serve a second four year term. Mr. Miller's seat will need to be filled with a four year term. Appointed members whose terms have expired continue to serve de facto until dismissed or a replacement is appointed by the Board of County Commissioners. This position was most recently advertised for the required thirty (30) days with the following applications meeting the minimum criteria for consideration. PZA members serve at the pleasure of the Board of County Commissioners as the local planning agency for St. Johns County and fulfill any other duties and responsibilities as determined by Part 8.01.00. Members are not appointed by District; however reasonable attempt will be made to have all County Commission districts equally represented. The following eight persons have applied: Henry F. Green (District 5), Kerri Gustavson (District 4), Charles Labanowski (District 2), Jeffery Mason (Jeff) (District 5), Gregory Matovina (District 1), William McCormick (District 3), Donald G. Rehberg (District 5), Vernon Hawley Smith III, (District 1). The Agency will be filling two positions.

- 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.