

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, November 3, 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, November 3, 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 - Brad Wester, Driver McAfee Hawthorne & Diebenow

Staff - Saleena Randolph, Planner

District 2

1. **CPA(SS) 2022-10 St. Johns Commerce Park.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 20.41 acres of land from Rural/Silviculture (R/S) and Residential-B (RES-B) to Mixed Use District (MD). The subject property is located just west of Interstate 95, on unaddressed parcels at the SW corner of EOC Drive and Agricultural Center Drive.

Presenter - Brad Wester, Driver McAfee Hawthorne & Diebenow

District 2

2. **PUD 2022-16 St. Johns Commerce Park.** Request to rezone approximately 40.33 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for up to 310,350 sqft of commercial/office uses and industrial warehouse type uses. The subject property is located just west of Interstate 95, on unaddressed parcels at the SW corner of EOC Drive and Agricultural Center Drive. This request is a companion application to CPA(SS) 2022-10.

Presenter - Doug Burnett, St. Johns Law Group

District 3

3. **PUD 2021-19 Bella Terra PUD.** Request to rezone approximately 31.589 acres of land

from Open Rural (OR), Commercial General (CG), and Commercial Intensive (CI) with conditions to Planned Unit Development (PUD) to allow for a multifamily residential development with a maximum 240 dwelling units.

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

Staff - Evan Walsnovich, Planner

District 2

- 4. PUD 2022-12 Edgewater Business Center PUD.** Request to rezone approximately 7.27 acres of land from Planned Unit Development (PUD) to Planned Unit Development (PUD) to allow for a maximum of 39,000 square feet of commercial warehouse flex space.

Presenter - Beverly Frazier, Assistant Director

Staff - Beverly Frazier, Assistant Director

- 5. Affordable Housing Impact Fee Deferral.** Proposed amendment to the Impact Fee Ordinance to include criteria and procedure for the allowance of impact fee deferral for affordable housing projects. The Board of County Commissioners directed Growth Management and Health & Human Services staff to collaborate on drafting the amendment to facilitate construction of affordable rental housing for low-income households.

***** The public hearings for COMPAMD 2022-05 and REZ 2022-18, Colonel Hinman Intermodal Exchange Facility (CHIEF), will be rescheduled to a time certain December 1, 2022. The applications will be re-advertised and noticed for the hearing date. *****

- 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.