

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Greg Matovina  
Meagan Perkins  
Eugene Wilson

Elvis Pierre  
Henry F. Green

Dr. Richard Hilsenbeck  
Jack Peter



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Thursday, December 1, 2022 1:30:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, December 1, 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.
- Approval of meeting minutes for PZA 9/2/21, 9/16/21, 10/7/21, 10/21/21 and 11/4/21
- Public Comments.

### AGENCY ITEMS

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

**Staff - Justin Kelly, Senior Planner**

#### **District 3**

1. **COMPAMD 2022-05 Colonel Hinman Intermodal Exchange Facility (CHIEF).** Request for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 214.13 acres of land, located at 2775 County Road 214, from Residential-B (Res-B) to Industrial (I).

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

#### **District 3**

2. **REZ 2022-18 Colonel Hinman Intermodal Exchange Facility (CHIEF).** Request to rezone approximately 214.13 acres of land from Open Rural (OR) to Heavy Industrial (HI) to allow for a proposed intermodal distribution facility.

**Presenter - Maggie K Kasten-Currier, Owner**

**Staff - Brandon Tirado, Planner**

#### **District 2**

3. **ZVAR 2022-22 Florio (AFU) 1715 Carter Road.** Request for a Zoning Variance to Section 2.02.04.B.16.d of the Land Development Code to allow for an Accessory Family Unit to exceed thirty five percent (35%) of the square footage of the main use Structure.

**Presenter - W. Frank DiMare, Florida Cracker Properties LLC**

**Staff - Saleena Randolph, Planner**

**District 3**

4. **MINMOD 2022-15 Florida Cracker Properties LLC.** Request for a Minor Modification to the Moultrie Lakes Commercial PUD (ORD 1986-83, as amended) to allow a Private School as an allowable use and to allow the Private School to be located within 1,000 feet of a retailer of alcoholic beverages. The subject property is specifically located at 1765 Tree Boulevard.

**Presenter - Donald Gullion, Dreamfinders Homes, LLC**

**Staff - Justin Kelly, Senior Planner**

**District 1**

5. **MINMOD 2022-17 Shearwater Lot 82.** Request for a Minor Modification to the Ashford Mills PUD AKA Shearwater (ORD 2006-119, as amended) to allow for reduced Side Yard setbacks of 4'4" and 4'8" in lieu of the required 5-foot setback to accommodate the placement of a single family home.

**Presenter - Michael Iannella**

**Staff - Sloane Stephens, Planner**

**District 5**

6. **REZ 2022-24 2885 Coastal Highway.** Request to rezone approximately .43 acres of land from Commercial Highway Tourist (CHT) to Residential, Single Family (RS-3).

**Presenter - Amy Ring, Special Projects Manager**

**Staff - Amy Ring, Special Projects Manager**

7. **LDC Amendment to Workforce Housing Zoning District.** Proposed amendment to Workforce Housing element of Land Development Code, Section 5.11.00, to increase the Maximum Initial Sales Price to \$260,000; decrease minimum percentage of overall units to 30%. The Board of County Commissioners directed Growth Management to draft the amendment on October 18, 2022.

**\*\*\* The public hearing for SUPMAJ 2022-05 Smith Borrow Pit, will be rescheduled to a time certain January 19, 2023. The application 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.