

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Meagan Perkins  
Dr. Richard A. Hilsenbeck  
Roy Alaimo  
Greg Matovina

William McCormick PhD.  
Mike Koppenhafer  
Archie B. Wainright



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Mike Roberson, Director of Growth Management  
Paolo S. Soria, Assistant County Attorney

Thursday, February 20, 2020 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, February 20, 2020 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.
- ❖ Archie Wainright, Chair to select Vice-Chair.
- ❖ Reading of the Public Notice statement.
- ❖ Public Comments.

### AGENCY ITEMS

#### **Presenter - Jacob Smith, Planner**

#### **District 3**

1. **SUPMAJ19-11 Sims Byrd Camp Road Borrow Pit.** Request for a Special Use Permit pursuant to Land Development Code Section 2.03.10 to allow for a Borrow Pit within Open Rural (OR) zoning, subject to the criteria of Section 2.03.10 and Section 6.04.09 of the Land Development Code.

#### **Presenter - Teresa Bishop, AICP, Planning Division Manager**

#### **District 3**

2. **MINMOD 2019-13 Rock Springs PUD.** Minor Modification to the Rock Springs Planned Unit Development, Ordinance 2017-49 as amended, to revise the public park and private recreational areas as depicted on the Master Development Plan Map, to incorporate previously approved small adjustment changes, and to adopt a revised Master Development Plan Map and Text. The property is located off US1, south of SR 206.

#### **Presenter - Beverly Frazier, Senior Supervising Planner**

#### **District 2**

3. **MAJMOD 2019-11 SJSO Training Facility.** Request for a Major Modification to the St. Johns County Sheriff's Office Training Facility Planned Unit Development (Ordinance 2015-7, as amended) to rezone adjoining land to accommodate reconfiguration of the site design and update the Master Development Plan. The property is located on the west side of Interstate 95, south of County Road 208, with access provided from Agricultural Center Drive.

**Presenter - Valerie Stukes, Senior Planner**

**District 1**

4. **PUD 2019-13 Fountains North.** Request to rezone approximately 33.32 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate for up to 300 multi-family units, 120 age-restricted units, 200,000 square feet of retail, 80,000 square feet of professional and medical offices, and 30,000 square feet of outpatient surgical/clinical facilities. The property is located in the NE quadrant of I-95 & CR 210 interchange along CE Wilson Road.

**Presenter - Jacob Smith, Planner**

**District 3**

5. **PUD2019-14 Benchip Commercial.** Request to rezone approximately 33.4 acres of land from Open Rural (OR) and Commercial General (CG) to Planned Unit Development (PUD) to allow for a mix of up to 500,000 square feet of commercial uses, located west of the intersection of State Road 207 and Wildwood Drive.

**Presenter - Joseph Cearley, Special Projects Manager**

6. **COMPAMD 2020-01 Amendments to the Comprehensive Plan Text for new Workforce Housing Zoning designation.** Transmittal hearing for proposed amendments to the Comprehensive Plan "A Land Use Element" and "C Housing Element" to create a density category for the new Workforce Housing Zoning designation. These amendments will provide for an increase in the Residential B, Residential C, and Mixed Use land use categories for developments that rezone to the proposed Workforce Housing Zoning designation.

❖ 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.