

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Mike Koppenhafer  
Archie B. Wainright  
Roy Alaimo  
Greg Matovina

William McCormick PhD.  
Dr. Richard Hilsenbeck  
Meagan Perkins



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Mike Roberson, Director of Growth Management  
Alice Cline Morris, Assistant County Attorney

Thursday, April 16, 2020 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, April 16, 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.**

In accordance with Executive Order 20-69, and St. Johns County emergency proclamation 2020-03, this meeting may be conducted remotely, under communication media technology (CMT) without a physical quorum of the members present. CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone.

A person may attend this CMT meeting by calling the telephone number at **904.209.1265** and viewing the meeting on [GTV or <http://www.sjcfl.us/GTV/watchgtv.aspx> ]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: [plandept@sjcfl.us](mailto:plandept@sjcfl.us). A designated access point to this CMT meeting is located at 500 San Sebastian View. Callers with technical/communication difficulties during the meeting, can send TEXT message to 904.599.8917 for assistance.

#### **Additional information may be obtained at:**

**Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084**

**Email address: [plandept@sjcfl.us](mailto:plandept@sjcfl.us)**

**Phone number: 904.209.0675**

- Call meeting to order.
- Agency roll call:
  - Dr. William McCormick
  - Dr. Richard Hilsenbeck
  - Archie Wainright
  - Mike Koppenhafer
  - Meagan Perkins
  - Roy Alaimo
  - Gregory Matovina

- Reading of the Virtual Quorum and Remote Public Participation
- Reading of the Public Notice statement
- Approval of meeting minutes: PZA 3/5/20 and PZA 3/19/20.
- Public Comments

#### **AGENCY ITEMS**

##### **Presenter - Justin Kelly, Planner**

##### **District 3**

1. **REZ 2020-01 Content A1A Properties.** Request to rezone approximately .74 acres of land from Commercial General (CG) to Residential, Single-Family (RS-3) to allow for three (3) single-family homes.

##### **Presenter - Saleena Randolph, Planner**

##### **District 3**

2. **REZ 2020-02 Enterprise Rental Fleet Parking.** Request to rezone approximately 0.24 acres of land from Commercial General (CG) to Commercial Intensive (CI) to accommodate additional rental fleet parking for the adjacent, existing vehicle rental business. The subject property is located at 2120 US Highway 1 South.

##### **Presenter - Megan Kuehne, Planner**

##### **District 4**

3. **REZ 2020-03 Flagler Boulevard.** Request to rezone approximately 3.7 acres of land from Open Rural (OR) and Industrial Warehouse (IW) to Commercial Intensive (CI) to allow for future commercial uses.

##### **Presenter - Georgia Katz, Planner**

##### **District 1**

4. **MAJMOD 2019-09 World Commerce Center (WCC) PUD.** A request for Major Modification to the World Commerce Center Planned Unit Development Commercial properties, to allow beer and wine to serve on premise consumption within 1,000 feet of a church/school; allow for sidewalk café and outdoor seating areas, to add the Industrial use to the Commercial use on Parcel T and administrative changes.

##### **Presenter - Jan Brewer, Environmental Division Manager**

5. **Amendment to Article IV, Section 4.01.05.E.3 and Article XII, Definition of Protected Tree of the Land Development Code.** Land Development Code amendments to Articles IV and XII to revise tree enforcement requirements that include a tiered approach for unauthorized tree removal, a time delay for development approvals, a fine for Specimen tree removal, a per acre fine for unauthorized clearing when tree inches lost cannot be determined. The Board of County Commissioners discussed these proposals on October 15, 2019, December 17, 2019, and March 3, 2020. After this discussion from the Board of County Commissioners, staff was directed to draft proposed amendments to Article IV Section 4.01.05.E and Article XII definition of Protected Tree of the St. Johns County Land Development Code.

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

##### **District 1**

6. **COMPAMD 2019-05 Durbin Park - Adoption.** Comprehensive Plan Amendment to amend Comprehensive Plan Site Specific Policy A.1.11.1(M)(8)(O) to provide for hospital uses and reduced scenic edge for non-residential uses along portions of East Peyton Parkway with enhanced landscaping in those specific areas.

##### **District 1**

7. **PUD 2019-12 – Durbin Park.** Request to rezone approximately 1,281 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a mixed use project that includes commercial retail, office, hotel, hospital, and multi-family residential uses. The subject property is located on Race Track Road, east and west of I-95 along SR 9-B.

- 8. Amendment to the Durbin Creek National Road Capacity Charge Ordinance 2015-06.** The Road Capacity Charge Ordinance (RCC) is one of two implementing ordinances of the Durbin Creek National Development Agreement. The other is the Durbin Tax Increment Ordinance 2015-05. Both ordinances provide a financing mechanism for funding the roadway improvements required by the Durbin Creek National Development Agreement. The RCC ordinance suspends the normal transportation impact fee in the same geographic area as the Durbin Creek National Urban Service Area, Development Agreement and Tax Increment Ordinance. It imposes a road capacity charge instead of the road impact fee for development within the same area. Upon payment, the road capacity charge goes into the St. Johns County Transportation Trust Fund along with the tax increment to fund required transportation improvements in the area. The proposed amendment to the Durbin Creek National Road Capacity Charge Ordinance adds the hospital use, incorporates the land use conversion requested to accommodate the Durbin Park PUD plan of development, and updates the anticipated revenue to \$12,862,873 based on the revised plan of development. The proposed amendments are consistent with the modification to the Durbin Creek National Development Agreement (DEVAGRMOD 2019-01). Please see GMD report for additional details

- 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.