

# 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  
Patrick McCormack, County Attorney  
Alice Cline Morris, Assistant County Attorney

Thursday, May 7, 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, May 7, 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
- Agency Roll Call:
  - Dr. William McCormick
  - Dr. Richard Hilsenbeck
  - Archie Wainright
  - Mike Koppenhafer
  - Meagan Perkins
  - Roy Alaimo
  - Gregory Matovina
- Reading of the Public Notice Statement
- Reading of the Virtual Quorum and Remote Public Participation
- Alice C. Morris to address FORM 8B. Reading of the conflict form pursuant to Chapter 112 WBW 41, which states that M. Koppenhafer disclosed on April 16, 2020. M. Koppenhafer recused himself on agenda item # 6 COMPAMD 2019-05 Durbin Park – Adoption, # 7 PUD 2019-12 – Durbin Park, and # 8 Amendment to the Durbin Creek National Road Capacity Charge Ordinance 201506.
- Public Comments

### AGENCY ITEMS

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

#### **District 1**

1. **PUD19-15 Brookside Preserve - Continued To 5/21/20.** Staff requests PUD 2019-15 Brookside Preserve be continued to May 21, 2020 at 1:30 PM.

**Presenter - Valerie Stukes, Senior Planner**

**District 2**

2. **MINMOD 2020-03 Murabella Station, Markets at Murabella Phase 2.** A request to allow for the reconfiguration of the northern 15' averaged Development Edge, for the building to encroach 7 feet into the northern setback, for a community space to be within the Development Edge, and for the sale of alcoholic beverages in a bonafide restaurant located within 1,000 feet of a church, located in Northwest St. Johns County near the intersection of State Road 16 and Pacetti Road, along Murabella Parkway, on the boundary of the Murabella Commercial Shopping Center,

**Presenter - Kim K. Del Rance, Senior Planner**

**District 4**

3. **MINMOD 2019-09 Palm Valley Child Development.** Request for a Minor Modification to the Odom's Mill PUD (Ordinance 2005-61, as amended) to allow for a Private School (Grades 1-5) consistent with Section 2.03.17 of the Land Development Code.

**Presenter - Justin Kelly, Planner**

**District 3**

4. **REZ 2019-23 Tortoise Holdings Rezoning.** Request to rezone approximately 0.44 acres from Commercial, Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)).

**Presenter - Kim K. Del Rance, Senior Planner**

**District 5**

5. **CPA(SS) 2019-08 Vilano Beach Town Center Addition 2 Corruna St/ 2806 Coastal Hwy.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map classification of approximately 2.21 acres total of land at 2806 Coastal Highway and 2 Corruna Street, both adjacent to Vilano Beach Town Center, from Residential-C (Res-C) to Town Center Mixed Use District (TCMUD); and a text amendment limiting the density of both properties to the existing Residential-C (Res-C) Coastal limits.

**District 5**

6. **REZ 2020-04 Vilano Beach Town Center Addition 2 Corruna St/ 2806 Coastal Hwy.** Request to rezone approximately 2.21 acres of land from Residential General (RG-1) and Residential General (RG-2) to Town Center Mixed Use (TCMU)

**Presenter - Cynthia A. May, ASLA, Senior Supervising Planner**

**District 3**

7. **COMPAMD 2019-06 Faver Dykes Homesites.** Adoption hearing for COMPAMD 2019-06 Faver Dykes Homesites, request for a Comprehensive Plan Amendment to change the Future Land Use classification of approximately 16.48 acres of land from Rural/Silviculture (R/S) to Residential-A (Res-A) with a Text Amendment limitation of five (5) dwelling units, specifically located at 820-860 Faver Dykes Road. Transmitted by the Board of County Commissioners on March 3, 2020 by a vote of 5 - 0. There was no public input provided during this meeting. Please see Growth Management Report for application details.

**District 2**

8. **COMPAMD 2019-08 Trailmark Added Lands TRANSMITTAL.** Transmittal hearing for a Comprehensive Plan Amendment to change the Future Land Use designation of approximately 71 acres of land from Rural/Silviculture (R/S) to Residential-C (Res-C), located at 360 Indian Branch Ranch Road, West of Pacetti Road, to be accessed through Six Mile Creek South.

- Staff Reports
- Agency Reports
- Meeting Adjourned

**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. Should a person wish to submit printed material, it must be submitted a minimum 5 days in advance of this meeting. Such printed documentation will be presented at the meeting.**

**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.**

**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**

**If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or 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 to be based. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.**

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.