

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 21, 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, May 21, 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:
 - Gregory Matovina
 - Roy Alaimo
 - Meagan Perkins
 - Mike Koppenhafer
 - Archie Wainright
 - Dr. Richard Hilsenbeck
 - Dr. William McCormick
- Reading of the Public Notice statement
- Reading of the Virtual Quorum and Remote Public Participation
- Public Comments

AGENCY ITEMS

Presenter - Georgia Katz, Planner

District 5

1. **SUPMAJ 2020-03 St. Marks C&D Disposal Facility.** Amend a previously approved Special Use Permit to allow a 12' X 44' Modular Building to an existing Solid Waste Facility pursuant to Land Development Code, Section 2.03.11.

Presenter - Marie E. Colee, Assistant Program Manager

District 2

2. **SUPMAJ 2020-06 Cracker Barrel #289 (2COP).** Request for a Special Use Permit to allow for the on-site sale and consumption of beer and wine under the regulation of the State of Florida Type 2COP license pursuant to Section 2.03.02 of the Land Development Code.

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

District 5

3. **COMPAMD 2019-07 St. Marks Campground (ADOPTION).** Adoption hearing for COMPAMD 2019-07 St. Marks Campground to change the Future Land Use Map designation of approximately 74.14 acres of land from Rural/Silviculture (R/S) to Rural Commercial (RC). The subject property is located approximately 1 mile west of US Highway 1 on the south side of International Golf Parkway, and west of St. Marks Pond Boulevard. the Planning and Zoning Agency heard this item on February 6, 2020 and voted 7-0 in favor of recommending Transmittal. The Board of County Commissioners heard this item on March 17, 2020 and voted 5-0 in favor of transmitting to State and Regional Agencies.

District 5

4. **REZ 2019-24 St. Marks Rezoning.** REZ 2019-24 St. Marks Rezoning, request to rezone approximately 1,122.4 acres of land from Planned Rural Development (PRD) to Commercial Rural (CR) and Open Rural (OR), located on the south side of International Golf Parkway and the west side of St. Marks Pond Boulevard.

Presenter - Megan Kuehne, Planner

District 1

5. **COMPAMD 2020-04 4560 Race Track Road TRANSMITTAL.** Transmittal hearing for a Comprehensive Plan Amendment to change the Future Land Use designation of approximately 14.3 acres of land from Community Commercial (CC) with a text limitation of 90,000 square feet to Community Commercial (CC) with a text limitation of 170,000 square feet, located at 4560 Race Track Road, south of Race Track Road, and east of St. Johns Parkway.

Presenter - Jacob Smith, Planner

District 1

6. **PUD19-15 Brookside Preserve.** PUD 2019-15 Brookside Preserve, request to rezone approximately 36.1 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate a maximum of 147 single-family homes, located one quarter mile northwest of the intersection of Interstate 95 and County Road 210.

Presenter - Joseph Cearley, Special Projects Mgr

7. **COMPAMD 2020-01 Comprehensive Plan Text Amendments – Adoption Hearing.** These amendments include: 1) reformatting density chart in Policy A.1.11.1.m; 2) creating an allowable density increase for developments utilizing the Workforce Housing Zoning district; and 3) amending policy to reflect current BOCC goals.
8. **Land Development Code Amendments - Articles II, V, VI, and XII.** The proposed amendments to Articles II, VI, VI and XII would implement policy for the creation of a Workforce Housing Zoning District that would cater to the "lower" to lower "moderate" income brackets according to HUD standards and guidelines. These amendments would provide new site development standards as well as implement Comprehensive Plan policy amendments that will be heard concurrently with these amendments.

- 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: plandep@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: plandep@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.