

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Mike Koppenhafer
Archie B. Wainright
Roy Alaimo

Greg Matovina
Meagan Perkins

William McCormick PhD.
Dr. Richard Hilsenbeck



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, July 16, 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, July 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.**

- Call meeting to order.
- Reading of the Script for Regular Meeting including Remote Public Participation.
- Reading of the Public Notice statement.
- Public Comments.

AGENCY ITEMS

Presenter – Michael Gwiazda / Danielle Gwiazda, Applicant

Staff - Marie E. Colee, Assistant Program Manager

- District 3**
1. ZVAR 2020-12 Island Prep Elementary Expansion Zoning Variance. Request for Zoning Variance to Section 2.03.17.C of the Land Development Code to allow for a Private School with Conventional Academic Curriculum to be located within 1,000 feet of an established vendor of alcoholic beverages.
- District 3**
2. SUPMAJ 2020-09 Island Prep Elementary Expansion. This is a request for Special Use Permit to use the property located at 4035 A1A South as an extension of the existing Island Prep Elementary School. Expansion will include 4 classrooms to accommodate elementary school students for grades 2-5.

Presenter - Karen M. Taylor [Taylor Planning], Applicant's Representative

Staff - Justin Kelly, Planner

District 3

3. **REZ 2020-10 215 State Road 206 East.** Request to rezone approximately 7.92 acres of land from Residential, Single-Family (RS-2) with conditions to Open Rural (OR) to allow for agricultural type uses.

Presenter - Ellen Avery-Smith [Rogers Towers], Applicant's Representative

Staff - Teresa Bishop, AICP, Planning Division Manager

District 2

4. **DRI MOD 2020-03 SilverLeaf DRI.** A request to modify the SilverLeaf DRI to increase Retail/Commercial Uses from 1,140,000 to 2,000,000 square feet; increase Office Uses from 300,000 square feet to 650,000 square feet; add 300,000 square feet of Hospital Use; incorporate legislative extensions; revise the Master Development Plan Map (Map H), revise Land Use Equivalency Table and Phasing Table to reflect additional square footage changes. SilverLeaf is generally located north of CR 16A, south of CR 210 and west of I-95 with a portion of the DRI located at Longleaf Pine Parkway, CR 210, north of SR 13.

District 2

5. **MAJMOD 2020-01 SilverLeaf.** A request to modify the SilverLeaf PUD to increase Retail/Commercial Uses from 1,140,000 to 1,954,160 square feet; increase Office Uses from 300,000 square feet to 650,000 square feet; add 300,000 square feet of Hospital Use; incorporate legislative extensions; revise the Master Development Plan Map, revise Land Use Equivalency Table and Phasing Table to reflect additional square footage changes. SilverLeaf is generally located north of CR 16A, south of CR 210 and west of I-95 with a portion of the PUD located at Longleaf Pine Parkway, CR 210. The Grande Creek PUD is part of the SilverLeaf DRI; however, is not included in this PUD modification.

District 1

6. **MAJMOD 2020-05 ICI Middlebourne.** Request to modify the ICI Middlebourne PUD to revise certain roadway improvements, to reflect minor changes to the recreation improvements and phasing, to provide options for roadway access to the southwest quadrant of the property, and add waiver to allow a connector road from Longleaf Pine Parkway into the southwest quadrant of the property. ICI Middlebourne is generally located at the intersection of Longleaf Pine Parkway and Veterans Parkway, north CR 210 and west of I-95.

Presenter - Ellen Avery-Smith [Rogers Towers], Applicant's Representative

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

District 1

7. **COMPAMD 2020-03 Bannon Lakes (Transmittal).** Request to modify the previously approved Bannon Lakes Comprehensive Plan Text Policy A.1.11.1(m)(8)(f) in order to increase the maximum allowed residential units from 999 to 1,286 for approximately 580 acres of land located on the north side of International Golf Parkway east of I-95.

- 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. 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
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.