

ST. JOHNS COUNTY Planning & Zoning

BOARD

Meagan Perkins

Jack Peter

Greg Matovina

Henry F. Green

Dr. Richard Hilsenbeck

Elvis Pierre

Judy Spiegel



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management

Christine Valliere, Sr. Assistant County Attorney

Thursday, March 21, 2024 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, March 21, 2024 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 that 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
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 03/07/24
- Public Comments

AGENCY ITEMS

Presenter - Jena Dennis

Staff - Marie Colee, Assistant Program Manager

District 2

1. **SUPMAJ 2024-01 Main Street Specialty Shops.** Request for a Special Use Permit pursuant to Section 3.12.04 and 2.03.01.A to allow for two Specialty Shops located within an existing building in RG-2 zoning, specifically located at 308 North Main Street.

Presenter - Douglas N. Burnett, St. Johns Law Group

Staff - Saleena Randolph, Senior Planner

District 5

2. **MAJMOD 2023-16 Pappy and 210 Commercial.** Request for a Major Modification to Phase III of the Fiore Industrial Park PUD (Ord. 1987-56, as amended) to accommodate several changes to the Master Development Plan (MDP) Text and Map, specifically located at 1460 County Road 210 West.

Presenter - Karen Taylor, Land Planner

Staff - Keisha Fink, AICP, Principal Planner

District 5

3. **PUD 2023-24 St. Marks Industrial Park.** Request to rezone approximately 7.43 acres of land from Industrial Warehousing (IW) to Planned Unit Development (PUD) to allow a maximum 78,000 square feet of Business Commerce, Light Manufacturing, Warehousing, and Outdoor Storage uses.

Presenter - Michael Burchfield, Property Owner

Staff - Saleena Randolph, Senior Planner

District 5

4. **CPA(SS) 2023-07 Burchfield Property.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 7.89 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of two (2) dwelling units; property is located on an unaddressed parcel located to the north of 1511 St. Marks Pond Blvd.

Presenter - Thomas Ingram | Sodl & Ingram, PLLC

Staff - Justin Kelly, Senior Planner

District 2

5. **CPA (SS) 2023-10 County Road 208 Multifamily.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 23.17 acres of land, located on the north side of County Road 208, approximately two miles west of the State Road 16/Interstate 95 interchange, from Rural/Silviculture to Residential-D, with a site specific text amendment stating that the subject property shall be entitled to a maximum density of fifteen (15) dwelling units per net acre, pursuant to Policy A.1.11.1(m)(7) of the 2025 Comprehensive Plan regarding the Affordable Housing Density Bonus, provided that 40% of the dwelling units shall be income-restricted from time of initial development until June 1, 2039.

Presenter - Thomas Ingram | Sodl & Ingram, PLLC

Staff - Justin Kelly, Senior Planner

District 2

6. **PUD 2023-19 County Road 208 Multifamily.** Request to rezone approximately 23.17 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 180 multifamily residential dwelling units. This request is a companion application to CPA (SS) 2023-10 County Road 208 Multifamily.

Presenter - Amy Ring, Special Projects Manager

Staff - Amy Ring, Special Projects Manager

7. **Amendments to the Land Development Code - Special Care Housing.** At the regular Board of County Commissioners meeting on September 19, 2023 staff received direction to draft an amendment to the Land Development Code regarding Assisted Living Facilities (ALFs) within Open Rural (OR) zoning. Land development regulations categorize ALFs under the broader term of Special Care Housing. Additional clarifications to Special Care Housing regulations were identified by staff and are included in the proposed amendment. The first reading of this ordinance took place at the Board of County Commissioners meeting on February 6, 2024. The Board voted unanimously to move the amendments forward to the Planning and Zoning Agency as presented. The second reading of the ordinance is anticipated to take place at the May 7, 2024 BCC meeting.

- 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 St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086, 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.