

SCANNED
01/04/2024 *HE*



Minutes
Regular Meeting of the St. Johns County
PLANNING AND ZONING AGENCY

Thursday, July 20, 2023 at 1:30 pm

The regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency was held on Thursday, July 20, 2023 at 1:30 p.m. in the County Auditorium at the St. Johns County Administrative Complex located at 500 San Sebastian View, St. Augustine, Florida.

MEMBERS PRESENT: Gregory Matovina, District 1, Chair
Jack Peter, District 4, Acting Vice Chair
Dr. Richard A. Hilsenbeck, District 3
Elvis G. Pierre, District 2
Henry F. Green, District 5

MEMBERS ABSENT: Eugene Wilson, District 3
Meagan Perkins, District 4 Vice Chair

STAFF PRESENT: Lex Taylor, Asst. County Attorney; Michael Roberson, Growth Management Director; Teresa Bishop, Planning Division Manager; Debbie Willis, GIS Systems Analyst; Jasmine Allen, GIS Technician; Tom Stalling, Communications Specialist; Marie Colee, Assistant Program Manager.

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- Call meeting to order at 1:30 pm
 - Pledge of Allegiance
 - Reading of the Public Notice statement by Peter, Acting Vice Chair.
 - Public Comments: None

(02:45)

Motion by Green, seconded by Peter, carries 5/0, to approve PZA meeting minutes for 4/21/2022, 8/18/2022, 5/4/2023 and 5/18/2023

AGENCY ITEMS:

District 5

1. SUPMAJ 2023-05 V Pizza @ 5700 US 1 N. Request for a Special Use Permit to allow for the on-site sales and consumption of alcoholic beverages under the regulation of the State of Florida Type 4COP-SFS license in conjunction with a proposed restaurant located within Commercial Intensive (CI) zoning and pursuant to Land Development Code Section 2.03.02, specifically located at 5700 US 1 North.

Staff: Saleena Randolph, Senior Planner

No ex parte communication declared by Agency members.

Presenter: David Villmow, Manager of V Pizza (12821 Julington Forest Drive E, Jacksonville Fl 32528) Presented the request for a Special Use Permit to serve alcoholic beverages at the new V Pizza, located at 5700 US1 N. He presented photos and diagrams of the layout of the new restaurant and stated that this is the 11th location they will be opening.

Further discussion occurred with the applicant and the Agency. Mr. Villmow confirmed they will not be serving alcohol before 1pm on Sundays.

(07:11)

Motion by Green, seconded by Pierre, carries 5/0, to approve SUPMAJ 2023-05 V Pizza @ 5700 US 1 N based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.

FINDINGS:

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Commercial Intensive (CI) zoning district complies with all required regulations and standards of Article II of the Land Development Code.
4. The request is in compliance with Section 2.03.01.A, Section 2.03.02, and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Airport District.
6. The requested Use, although not generally appropriate or without restriction throughout the zoning district, when controlled as to the number, location and relationship to the neighborhood, promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is not in conflict with the development patterns of the area.
8. The applicant, at the public hearing, has stated no objections to the proposed conditions.

CONDITIONS:

1. The Special Use Permit is granted to V Pizza St. Augustine doing business at 5700 US Hwy 1 North, and shall be non-transferable to any other location or entity.
2. Approval is for the Use as regulated by the State of Florida Type 4COP-SFS license, specifically for on-site sales and consumption.
3. Sales and consumption area shall be limited to the area designated for such on the Site Plan labeled as **Exhibit B** submitted by the applicant and made a part of this application.

4. The hours of operation for the on-site sale and consumption of alcohol are Monday-Thursday 11 am-10 pm, Friday-Saturday 11 am-2 am, and Sunday 1 pm-9 pm.
5. Special Use Permit shall be governed by the St. Johns County Alcohol Beverage Ordinance (Ord. 1990-48) as may be amended.
6. Special Use Permit shall be governed by the St. Johns County Sale or Service to persons under Twenty-One Ordinance (Ord. 2011-46) as may be amended.
7. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at the time the Special Use is being exercised.
8. This approval of the Special Use Permit may be revoked by the County Administrator or designee, at his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.
9. The Special Use Permit is granted under the condition of continual use. A Special Use Permit that, once commenced, remains idle, discontinued or unused for a continuous period of one (1) calendar year shall no longer be valid and all rights granted herein shall become null and void.
10. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, Florida Building Code, and any other Agency having jurisdiction.
11. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

District 3

2. SUPMAJ 2023-04 Cravings and More Bakery. 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, specifically located at 4010 US 1 South, Suite 103.

Staff: Lauren Dwyer, Planner

No ex parte communication declared by Agency members.

Presenter: Sergio Reina, Owner (4010 US1 South). Presented the request for a Special Use Permit to allow for a wine and beer license.

Bryan Quinlan, Manager of Cravings and More Bakery presented the restaurant layout.

Further discussion occurred between the Agency and the presenter who verified that hours of service requested are 7am to 5pm, and they will not be serving alcohol on Sundays.

(12:30)

Motion by Peter, seconded by Green, carries 5/0 to approved SUPMAJ 2023-04, Cravings and More Bakery, based upon eight (8) findings of fact and eleven (11) conditions as provided in the Staff Report.

FINDINGS:

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or Land Development Code.
2. The Use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Commercial General (CG) zoning district complies with all required regulations and standards of Article II of the Land Development Code.
4. The request is in compliance with Section 2.03.01.A, Section 2.03.02, and Article XII of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Residential-C.
6. The requested Use, although not generally appropriate or without restriction throughout the zoning district, when controlled as to the number, location and relationship to the neighborhood, promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested Use is not in conflict with the development patterns of the area.
8. The applicant, at the public hearing, has stated no objections to the proposed conditions.

CONDITIONS:

1. The Special Use Permit is granted to Cravings and More Bakery doing business at 4010 US Hwy 1 South Suite 103, and shall be non-transferable to any other location or entity.
2. Approval is for the Use as regulated by the State of Florida Type 2COP license, specifically for on-site sales and consumption.
3. Sales and consumption area shall be limited to the area designated for such on the Site Plan labeled as **Exhibit B** submitted by the applicant and made a part of this application.
4. The hours of operation for the on-site sale and consumption of beer and wine are seven days per week from 7:00 AM to 5:00 PM.
5. Special Use Permit shall be governed by the St. Johns County Alcohol Beverage Ordinance (Ord. 1990-48) as may be amended.
6. Special Use Permit shall be governed by the St. Johns County Sale or Service to persons under Twenty-One Ordinance (Ord. 2011-46) as may be amended.

7. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at the time the Special Use is being exercised.
8. This approval of the Special Use Permit may be revoked by the County Administrator or designee, at his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.
9. The Special Use Permit is granted under the condition of continual use. A Special Use Permit that, once commenced, remains idle, discontinued or unused for a continuous period of one (1) calendar year shall no longer be valid and all rights granted herein shall become null and void.
10. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, Florida Building Code, and any other Agency having jurisdiction.
11. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.

District 3

3. ZVAR 2023-06 Woodlawn Apartments. ZVAR 2023-06 Woodlawn Apartments, a request for a Zoning Variance to Table 6.17 of the Land Development Code regarding parking requirements for Apartments in order to replace 24 unused parking spaces with an approximately 7,560 square foot recreation area, located at 200 S. Woodlawn Street.

Staff: Lauren Dwyer, Planner

No ex parte communication declared by the Agency.

Presenter: Joseph Eddy, President of JE Properties (219 South Boulevard, Orlando FL) described his real estate company as having about 13,000 apartments from Boston to Florida. He presented the request for replacing 24 unused parking spaces with a recreation area for children and residents in this affordable housing complex.

Various discussion occurred between the Agency and the applicant.

Public Speakers:

Ken Ward (200 S Woodlawn Street, Apt 63, St Augustine FL 32084) has lived at the apartment complex for 2 years and stated that he counted 76 units, yet only 57 car spaces in all three lots this morning. While the beautification has been occurring, tenants had to park on the street and then had their cars towed away. One night 13 cars were towed away. The towing company is charging \$200 to \$225 to get their car back. People living there cannot afford that. Mentioned he and his wife are disabled. They park against the fence by the dumpster because there is no other place to park. The handicap spot just had a sign put up, yet the space can't be used due to a pile of mulch for the past two months.

Eddy: Provided a rebuttal and explained how the parking is monitored. He stated that there are parking permits issued to ensure tenants with leases are only parking there. Guests may stay for a maximum of 13 days before they have to be on a lease.

Further discussion occurred between the Agency and the Applicant. The Applicant was recommended to come back for a further hearing with representation from the management company. Agency also wanted to hear from other tenants with regard to their parking concerns and issues.

(37:10)

Motion by Dr. Hilsenbeck, seconded by Pierre, carries 5/0, to defer ZVAR 2023-06, Woodland Apartments, for a request for a Zoning Variance to Table 6.17 of the Land Development Code regarding parking requirements for Apartments in order to replace 24 unused parking spaces with an approximately 7,560 square foot recreation area, located at 200 S. Woodlawn Street, to a time certain for the PZA meeting on August 3, 2023 or at the discretion of the Growth Management department to a later date.

District 3

4. ZVAR 2023-11 Ravenswood Village Fence. Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for an increase in fence height from six (6) feet to eight (8) feet in certain locations along the development's perimeter, located on unaddressed property north of Ravenswood Drive and part of the new Ravenswood Workforce Housing subdivision.

Staff: Saleena Randolph, Senior Planner

No ex parte communication declared by the Agency.

Presenter: Eric Almond, PE, President of Almond Engineering, (6279 Dupont Station Ct, Jacksonville, FL 32217) Presented the request to allow for an increase in fence height from six (6) feet to eight (8) feet in certain locations located on unaddressed property north of Ravenswood Drive. He displayed the site plan and showed locations for the increased height fence to screen the new development.

Various discussion occurred between the Agency and the presenter on the 8-foot fence request.

Public Speakers:

Judith Capo (458 Ravenwood Drive) Explained that she has spent over \$10,000 in expenses with regard to the developers using her water, ruined her pool, smashed down part of her fence, and when clearing the easement lifted up part of her roof. Has called the County numerous times to complain. Supports an 8-foot fence yet would prefer a 20-foot fence.

William Binninger (279 Cevantes Avenue) Supports the building of an 8-foot fence due to the difference in grade.

Almond: Presented a rebuttal. Explained that the developers (DR Horton) are always professional when dealing with the neighbors.

Staff (Roberson): Advised that Staff will get back to Ms. Capo to address her specific issues after the meeting.

(46:50)

Motion by Dr. Hilsenbeck, seconded by Peter, carries 4/0 (Matovina recused, submitted form 88 regarding conflict of interest) to approve ZVAR 2023-11 Ravenswood Village Fence based on five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

FINDINGS:

1. The request for this Zoning Variance has been fully considered after public hearing with legal notice duly published as required by law.
2. The Variance request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.
3. The request is not contrary to the public interest and is not in conflict with surrounding development.
4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Residential-C.

CONDITIONS:

1. The Variance will be transferable and apply only to the proposed fencing as submitted for this approval. Should the property be conveyed, the requested relief will run with the property.
2. Approval of the Variance does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.
3. Development of the Fence shall be consistent with improvements depicted on the site plan labeled **Exhibit B** submitted by the applicant and made part of this Order; height is limited to 8 feet as depicted.
4. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void.
5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.
6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.
7. The applicant, at the public hearing, has stated no objections to the proposed conditions.

District 1

5. **ZVAR 2023-13 1300 Wilshire Ct. S. Addition.** Request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a second Front Yard setback of 18 feet in lieu of the 20-foot requirement in Residential General (RG-2) Zoning.

Staff: Evan Walsnovich, Planner

No ex parte communication declared by the Agency.

Presenter: Michelle and Anthony Ortolani, Owners (1300 Wilshire Ct. S., St Johns Fl 322059) presented the request for a zoning variance to allow for an addition.

(52:05)

Motion by Peter, seconded by Green, carries 4/1 (dissent Matovina), to approve ZVAR 2023-13, 1300 Wilshire Ct. S. Addition, based upon five (5) findings of fact and seven (7) conditions as provided in the Staff Report.

FINDINGS:

1. The request for this Zoning Variance has been fully considered after public hearing with legal notice duly published as required by law.
2. The Variance request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.
3. The request is not contrary to the public interest and is not in conflict with surrounding development.
4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.
5. The request is not in conflict with the Future Land Use Map designation of Residential-B.

CONDITIONS:

1. The Variance will be transferable and apply only to the proposed fencing as submitted for this approval. Should the property be conveyed, the requested relief will run with the property.
2. Approval of the Variance does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.
3. Development of the Fence shall be consistent with improvements depicted on the site plan labeled **Exhibit B** submitted by the applicant and made part of this Order; height is limited to 8 feet as depicted.
4. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void.
5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations

and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.

6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.
7. The applicant, at the public hearing, has stated no objections to the proposed conditions.

District 5

6. MAJMOD 2023-07 New Twin Creeks (Parcel 8). Request for a Major Modification to the Twin Creeks PUD (Ordinance 2015-52, as amended) to modify the Unified Signage Plan, allowing the sign provisions of the Activity Center use area to apply to Parcel 8, which is designated as an Office/Retail use area.

Staff: Justin Kelly, Senior Planner

No ex parte communication declared by the Agency.

Presenter: Tony Robbins, AICP, Prosser, Inc. (13901 Sutton Park Dr S, Unit 200, Jacksonville, FL 32224) presented the request for a major modification to the Twin Creeks PUD text to modify the Unified Signage Plan to allow the Activity Center sign regulations to apply to neighboring Parcel 8. The requested modification will allow signage to match on both sides of Beachwalk Boulevard.

(56:03)

Motion by Green, seconded by Pierre, carries 5/0, to recommend approval of MAJMOD 2023-07, New Twin Creeks PUD (Parcel 8), based on six (6) findings of fact, as provided within the Staff Report.

FINDINGS:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the New Twin Creeks PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the New Twin Creeks PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the New Twin Creeks PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the New Twin Creeks PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the New Twin Creeks PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

7. MAJMOD 2023-08 Cumberland Industrial Park. Request for a Major Modification to the Cumberland Industrial Park PUD (Ord. 1994-32, as amended) to add permitted and special uses to Parcel A and Parcel B (Lots 2 and 4), to include maximum square footage allowances within each parcel, and to provide a revised MDP Text and Map, specifically located at 1301 and 1405 County Road 210 West.

Staff: Saleena Randolph, Senior Planner

No ex parte communication from the Agency.

Presenter: Lindsay Haga, England-Thims and Miller (14775 Old St Augustine Road) presented the request for a major modification including site plan, interconnectivity and access management plan.

Further discussion occurred between the Agency and the presenter in reference to CR 210 road access and the two access points from the development.

(1:03:06)

Motion by Peter, seconded by Green, carries 5/0, to recommend approval of MAJMOD 2023-08, Cumberland Industrial Park, based on six (6) findings of fact as provided in the Staff Report.

FINDINGS:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Cumberland Industrial Park PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Cumberland Industrial Park PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the Cumberland Industrial Park PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the Cumberland Industrial Park PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Cumberland Industrial Park PUD is consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.

8. REZ 2023-07 Airport One Parcel 2. Request to rezone approximately 1.15 acres of land from Commercial General (CG) to Commercial Intensive (CI).

Staff: Evan Walsnovich, Planner

Ex parte communication declared by Agency:

Matovina: Matt Roberts, one of the owners of the project, contacted me to discuss the project details.

Presenter: Michael Antonopoulos, MCS Development Corporation (228 Clatter Bridge Road, Ponte Vedra) presented the request. He presented the location maps and described the surrounding uses and recent zoning in the area. He also described the allowable uses as retail, services, office and warehouse.

Various discussion occurred between the Agency and the Applicant with regard to limiting the uses within the CI zoning proposed and required buffers. The intended use is currently personal property self-storage and/or RV/Boat Storage.

(1:10:26)

Motion by Green, seconded by Dr. Hilsenbeck, carries 5/0, to recommend approval of REZ 2023-07, Airport One Parcel 2, with CI with condition that RV and Boat Storage and Personal Property Storage is allowed and all other uses in Commercial General (CG) that are not within the high intensity commercial district, based on four (4) findings of fact, as provided in the Staff Report.

FINDINGS:

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to **Commercial Intensive (CI) with conditions** is consistent with the Comprehensive Plan, in that:
 - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
 - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
 - (c) The proposed project is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The rezoning to **Commercial Intensive (CI) with conditions** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Commercial Intensive (CI) with conditions** is consistent with the land uses allowed in the land use designation of **Mixed Use (MU)** as depicted on the 2025 Future Land Use Map.

District 5

9. REZ 2023-08 SJC SR 207 Water Reclamation Facility. Request to rezone approximately 143 acres of land from Open Rural (OR) and Commercial Highway Tourist (CHT) to Public Service (PS) to allow for the construction of a Water Reclamation Facility.

No ex parte communication declared by the Agency.

Presenter: Gordon Smith, Assistant Director SJC Utility Department, presented the request to rezone. He described the project history, site development plans and public benefits.

Various discussion occurred with the Agency and the presenter in relation to whether or not the size of the project would be sufficient in size to accommodate future needs of 5 years into the future. Applicant also advised the SJC Utility Department has addressed the concerns of the neighbor to the East.

(1:18:45)

Motion by Peter, seconded by Pierre, carries 5/0, to recommend approval of REZ 2023-08, SJC SR 207 Water Reclamation Facility, based on four (4) findings of fact, as provided in the Staff Report.

FINDINGS:

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to **Public Service (PS)** is consistent with the Comprehensive Plan, in that:
 - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
 - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
 - (c) The proposed project is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The rezoning to **Public Service (PS)** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Public Service (PS)** is consistent with the land uses allowed in the land use designation of **Mixed Use (MU) and Residential-B (Res-B)** as depicted on the 2025 Future Land Use Map.

District 3

10. REZ 2023-09 Devito's 6248 Costanero Road. Request to rezone 0.23 acres of land from Commercial Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family [RMH(S)], located specifically at 6248 Costanero Road.

Staff: Trevor Steven, Planner

Ex parte communication declared by the Agency:

Dr. Hilsenbeck: Advised he had spoken to the Presenter on the way into the meeting.

Presenter: James & Nancy Devito, Owner (6249 AIA S, St Augustine Fl) presented the request to rezone. She described the surrounding zoning and showed a site plan of the intended development of the site.

(1:21:43)

Motion by Dr. Hilsenbeck, seconded by Peter, carries 5/0, to recommend approval of REZ 2023-09, Devito's 6248 Costanero Road, based on four (4) findings of fact, as provided in the Staff Report.

FINDINGS:

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.

2. The rezoning to **Residential, Manufactured/Mobile Home or Single Family (RMH(S))** is consistent with the Comprehensive Plan, in that:
 - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
 - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
 - (c) The proposed project is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The rezoning to **Residential, Manufactured/Mobile Home or Single Family (RMH(S))** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Residential, Manufactured/Mobile Home or Single Family (RMH(S))** is consistent with the land uses allowed in the land use designation of Residential-C as depicted on the 2025 Future Land Use Map.

District 2

11. CPA(SS) 2023-03 Mensforth Family Community Commercial. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation for approximately 4.25 acres of land from Rural/Silviculture to Community Commercial. The subject property is located on CR 210 West, north County Road 16A.

Staff: Brandon Tirado, Planner

Ex parte communication declared by the Agency for companion items 11 and 12:

Dr. Hilsenbeck: Received a voice message from Mr. Whitehouse. Was not able to return call.

Presenter: James Whitehouse, Esq., St Johns Law Group (104 Seagrove Main Street, St Augustine, FL 32080) presented the request for a Small Scale Comprehensive Plan Amendment.

Various discussion occurred with the Agency and the applicant with regard to CR16A and the access from this development.

Staff: Ben Powelson, (Transportation Division, Growth Management) presented a map showing the First Coast Expressway future development and the links to CR 16A and the CR 16A Spur. Explained that the First Coast Express way is coming very close to the Mensforth Family Community Commercial project.

Further discussion occurred with the Agency, applicant and staff with regard to adjacent vacant properties and their potential need for access to SR 16A should they be developed.

(1:45:12)

Motion by Green, seconded by Pierre, carries 5/0, to recommend approval of CPA(SS) 2023-03, Mensforth Family Community Commercial, based upon four (4) findings of fact as provided in the Staff Report and that Staff will look into the CG parcel and their driveway access to the West.

FINDINGS:

1. The amendment was fully considered after public hearing pursuant to legal notice duly published as

required by Law.

2. The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.
3. The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.
4. The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.2.5, A.1.2.7, A.1.3.11, A.1.15.2, and with other provisions provided during the hearing.

District 2

12. PUD 2023-08 Mensforth Family Community Commercial PUD. Request to rezone approximately 4.25 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 25,000 square feet of Community Commercial uses. This request is a companion application to CPA(SS) 2023-03 Mensforth Family Community Commercial. The subject property is located on CR 210 West, north County Road 16A.

Presenter: James Whitehouse, Esq. presented this rezoning companion application in conjunction with Item 11.

(1:47:11)

Motion by Green, seconded by Pierre, carries 5/0, to recommend approval of PUD 2023-08 Mensforth Family Community Commercial PUD, based on nine (9) findings of fact as listed in the Staff Report and that Staff will look into the CG parcel and their driveway access to the West.

FINDINGS:

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Community Commercial (CC).
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.

8. The PUD would not adversely affect the orderly development of St. Johns County.
9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

District 2

13. COMPAMD 2023-02 SR 16 Rogero Self-Storage (FAR) (Transmittal). Transmittal hearing for a site-specific Text Amendment to Policy A.1.11.3 of the 2025 Comprehensive Plan to allow a Floor Area Ratio (FAR) of 120% in lieu of the required maximum of 50% in the Residential-A Future Land Use Map designation to accommodate construction of a Self-Storage Facility, specifically located at 6101 State Road 16.
Staff: Trevor Steven, Planner

Presenter: Douglas N. Burnett, St Johns Law Group, (104 Seagrove Main Street, St Augustine, FL 32080) presented the request for a 90% Floor Area Ratio instead of the original request for 120%. Explained that his client buys the land, builds, operates and retains their Self-Storage Facilities. He also stated that a rezoning to Planned Unit Development will be requested for this property.

Further discussion occurred between the Agency, presenter and staff with relation to floor area ratio dropping to 90% for Self-Storage and the height of the proposed building being less than 50 feet.

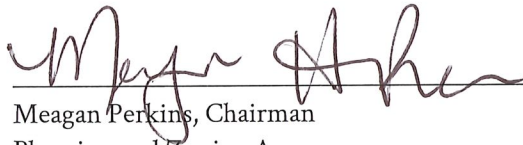
(2:11:45)

Motion by Green, seconded by Pierre, carries 5/0, to recommend approval of the transmittal of COMPAMD 2023-02 SR 16 Rogero Self-Storage (FAR), to allow for a Floor Area Ratio of 70% to a maximum of 90% only, based upon four (4) findings of fact as provided in the Staff Report.

FINDINGS:

1. The amendment was fully considered after public hearing pursuant to legal notice duly published as required by Law.
 2. The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.
 3. The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.
 4. The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County comprehensive Plan, including Policies A.1.2.5, A.1.2.7, A.1.3.11, A.1.15.2, and with other provisions provided during the public hearing.
- Staff Reports: Mike Roberson advised that Ms. Joy Andrews is the interim County Administrator.
 - Agency Reports: None
 - Meeting Adjourned at 3:44 pm.

Minutes approved on the 7 day of December, 2023.



Meagan Perkins, Chairman
Planning and Zoning Agency



Clerk, Growth Management

*For more detailed Minutes, please visit the St. Johns County GTV video recording:
<http://www.sjcfl.us/GTV/WatchGTV.aspx>