

ST. JOHNS COUNTY Planning & Zoning

PLANNING & ZONING BOARD

Greg Matovina
Meagan Perkins
Eugene Wilson

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Henry F. Green

Dr. Richard Hilsenbeck
Jack Peter



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management
Christine Valliere, Sr. Assistant County Attorney

Thursday, July 20, 2023 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 20, 2023 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.
- Pledge of Allegiance
- Reading of the Public Notice statement.
- Approval of meeting minutes for PZA 4/21/2022, 8/18/2022, 5/4/2023 and 5/18/2023
- Public Comments.

AGENCY ITEMS

Presenter - David Villmow, Manager of V Pizza

Staff - Saleena Randolph, Senior Planner

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.

Presenter - Sergio Reina and Patricia Gadea, Owners

Staff - Lauren Dwyer, Planner

District 3

2. **SUPMAJ 2023-04 Cravings and More Bakery.** SUPMAJ 2023-04 Cravings and More Bakery, a 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.

Presenter - Joseph Eddy, JE Properties

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.

Presenter - Eric Almond, PE and President of Almond Engineering, PA

Staff - Saleena Randolph, Senior Planner

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.

Presenter - Michelle and Anthony Ortolani, homeowners

Staff - Evan Walsnovich, Planner

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.

Presenter - Tony Robbins, AICP | Prosser, Inc.

Staff - Justin Kelly, Senior Planner

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.

Presenter - Lindsay Haga, AICP, ETM and Ellen Avery-Smith, Esq, Rogers Towers, P.A.

Staff - Saleena Randolph, Senior Planner

District 5

- 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.

Presenter - Michael Antonopoulos, property owner

Staff - Evan Walsnovich, Planner

District 5

- 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).

Presenter - Colin D. Groff, SJC Utility Department

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.

Presenter - James & Nancy Devito

Staff - Trevor Steven, Planner

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.

Presenter - James Whitehouse, Esq

Staff - Brandon Tirado, Planner

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.

Presenter - James Whitehouse, Esq.

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 - Douglas N. Burnett, St. Johns Law Group

Staff - Trevor Steven, Planner

District 2

- 13. COMPAMD 2023-02 SR 16 Rogero Self-Storage (FAR) (Transmittal).** Transmittal hearing for a 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 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.