

ST. JOHNS COUNTY Planning & Zoning

BOARD

Greg Matovina
Meagan Perkins
Henry F. Green
Dr. Richard Hilsenbeck
Jack Peter

Elvis Pierre



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, September 7, 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, September 7, 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 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.
- Public Comments.

AGENCY ITEMS

Presenter - Stanley Hollenbach, Epic Pools

Staff - Lauren Dwyer, Planner

District 1

1. **MINMOD 2023-06 Demeester Pool.** Request for a Minor Modification the Bartram Park PUD (ORD. 2006-102, as amended) to allow a maximum Impervious Surface Ratio (ISR) of 60% in lieu of the 55% requirement, in order to accommodate placement of a swimming pool, specifically located at 180 Arella Way.

Presenter - Russell and Patricia Van Zile, Owner

District 2

2. **MINMOD 2023-08 350 Saint Vincent Drive.** A request for a Minor Modification to the Windward Ranch PUD (ORD. 2014-10, as amended) to allow for mechanical equipment to encroach into the required five (5) foot Side Yard setback, specifically located at 350 Saint Vincent Drive.

Presenter - Mark Shelton, Kimley-Horn and Associates, Inc.

Staff - Brandon Tirado, Planner

District 1

3. **MAJMOD 2023-06 Race Track Road PUD.** Request for a Major Modification to the Race Track Road PUD (Ordinance 2006-61) to revise currently allowed commercial and office square footage to accommodate construction of a Personal Property Mini-Warehouse (Self-Storage) facility, which is an allowable use within the PUD. The project is specifically located at 3635 Race Track Road.

Presenter - Kathleen O. Berkey, Esq., Becker and Poliakoff

Staff - Saleena Randolph, Senior Planner

District 2

4. **TOWER 2023-01 Flagler Estates Wireless Communication Tower.** Request for a Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 250-foot AGL self-support style wireless communication tower and support facility in Open Rural (OR) zoning, specifically located at 4400 Helena Street.

Presenter - Brad Wester | Driver McAfee Hawthorne & Diebenow

Staff - Justin Kelly, Senior Planner

District 4

5. **COMPAMD 2023-03 11280 US 1 North Self-Storage (FAR).** Adoption 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 110% in lieu of the required maximum of 50% in the Intensive Commercial Future Land Use Map designation to accommodate construction of a Self-Storage Facility, specifically located at 11280 US 1 North.

*** The public hearing for ZVAR 2023-06 Woodlawn Apartments and REZ 2023-10 135 Nix Boat Yard Rezoning, will be rescheduled. The applications will be re-advertised and noticed for the hearing date. ***

- 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.