

ST. JOHNS COUNTY Planning & Zoning

BOARD

Meagan Perkins

Jack Peter

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Dr. Richard Hilsenbeck

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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management

Christine Valliere, Sr. Assistant County Attorney

Thursday, June 6, 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, June 6, 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 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 Board Approval: 05/16/2024
- Public Comments

AGENCY ITEMS

Presenter - James G. Whitehouse, Esq.

Staff - Cynthia A. May, Principal Planner

District 2

1. **ZVAR 2023-38 Jennings Fence.** ZVAR 2023-38 Jennings Fence, a request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a fence and shrub height of eight (8) feet on a portion of the lot on the northwest side in lieu of the six (6) foot maximum height requirement, specifically located at 601 County Road 13 South.

Presenter - Douglas Tarbox, CIP Program Manger

Staff - Keisha Fink, AICP, Principal Planner

District 2

2. **ZVAR 2024-05 Hastings Community Center and Library.** Request for a Zoning Variance pursuant to the following: Table 6.01 of the Land Development Code to allow for a Front Yard setback of eight (8) feet in lieu of the ten (10) foot requirement in the Public Service (PS) zoning district, Table 6.20 of Sec. 6.06.04 to allow for a reduction in the required buffer to minimum of three (3) feet in lieu of ten (10) feet and Sec. 6.06.04.B.8 to remove Solid Waste Storage screening requirement, specifically located at 401 N. Main Street.

Presenter - Tony Robbins, AICP | Prosser

Staff - Evan Walsnovich, Planner

District 5

- 3. MINMOD 2024-07 Twin Creeks Parcel 6B (Oil Change Facility).** Request for a Minor Modification to the New Twin Creeks PUD (ORD. 2015-52, as amended) to add "Oil Change Facility" as a permissible Neighborhood Commercial use on Parcel 6B, specifically located on the south side of CR 210W, west of Beacon Lake Parkway.

Presenter - Mark Shelton, AICP

Staff - Cynthia A. May, Principal Planner

District 2

- 4. PUD 2023-23 Village Commons PUD.** Request to rezone three (3) parcels from Open Rural (OR) and PUD (Ord 2008-20) to PUD to accommodate a maximum of 55,000 square feet of commercial/retail uses as permitted in the Neighborhood Commercial zoning designation of the Land Development Code, and a 7,000 square foot expansion of the existing church, specifically located at 5845, 5865, and 5885 State Road 16, Saint Augustine.

Presenter - Zach Miller, Esq.

Staff - Keisha Fink, AICP, Principal Planner

District 1

- 5. CPA(SS) 2023-12 ALSOP Race Track Road Commercial PUD.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 10.64 acres of land from Residential-A and Rural/Silviculture to Mixed Use District, specifically located at 4280 and 4286 Race Track Road.

Presenter - Zach Miller, Esq.

Staff - Keisha Fink, AICP, Principal Planner

District 1

- 6. PUD 2023-27 ALSOP Race Track Road Commercial PUD.** Request to rezone approximately 10.64 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 150,000 square feet of general business and commercial, and light industrial uses, specifically located at 4280 and 4286 Race Track Road. This request is a companion application to CPA(SS) 2023-12 ALSOP Race Track Road Commercial with the address of 4280 and 4286 Race Track Road.

- 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.