

ST. JOHNS COUNTY

Planning & Zoning

BOARD

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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management

Lex Taylor III, Assistant County Attorney

Thursday, August 1, 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, August 1, 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: 7/11/24
- Public Comment

AGENCY ITEMS

Presenter - Gary B. Davenport, PA

Staff - Evan Walsnovich, Planner

District 3

1. **ZVAR 2024-10 Guerra Fence Variance.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for portions of a fence to be developed at a developed at a height of eight (8) feet and ten (10) feet, as shown on the provided site plan, in lieu of the six (6) foot and four (4) foot maximum height requirements along the western property boundary, specifically, at 5513 Sunset Landing Circle.

Presenter - Matthew Lahti | Gulfstream Design Group, LLC

Staff - Evan Walsnovich, Planner

District 5

2. **ZVAR 2024-06 Whole 9 Yards Outdoor Storage.** Request for a Zoning Variance pursuant to Section 6.06.04 of the Land Development Code to allow for 10/A buffering and screening in lieu of the 30/C requirement, specifically located at 5285 Big Oak Rd S.

Presenter - Ellen Avery-Smith, Esq. of Rogers Towers, P.A.

Staff - Saleena Randolph, Senior Planner

District 5

3. **MAJMOD 2024-05 Bannon Lakes PUD.** Request for a Major Modification to the Bannon Lakes PUD (Ord. 2015-11, as amended) to combine the permitted office and commercial development rights; revise project phasing dates based on recent emergency declaration extensions pursuant to Section 252.363 of the Florida Statutes; clarify buffering and screening; and revise the Master Development Plan (MDP) Text and Map to reflect the proposed changes, specifically located at 250 Duran Drive.

Presenter - Brad Wester | Driver McAfee Hawthorne & Diebenow

Staff - Evan Walsnovich, Planner

District 3

4. **MINMOD 2024-10 Retail Plant Nursery (Cacique).** Request for a Minor Modification to the St. Augustine Shores PUD (ORD 1974-16, as amended) to add Retail Plant Nursery as an allowable use, specifically located at the SW Corner of Cacique Dr and Shores Blvd.

Presenter - Zach w. Miller, Esq.

Staff - Jacob Smith, AICP, Planning Manager

District 4

5. **MAJMOD 2023-03 Marsh Landing Golf Course Lots.** Request for a Major Modification to the Marsh Landing PUD (ORD. 1975-15, as amended) to convert approximately 1.9 acres of golf course to one (1) single-family lot. This item was heard at the regularly scheduled February 1, 2024 Planning and Zoning Hearing and was continued with a vote of 7-0. The original request was for four single-family homes but has since been reduced to one single-family home on the Kingfisher parcel.

Presenter - Ellen Avery-Smith, Rogers Towers

Staff - Trevor Steven, Planner

District 3

6. **REZ 2023-23 Osceola Lakes (WF Housing).** Request to rezone approximately 145 acres of land from Open Rural (OR) and Planned Unit Development (PUD) to Workforce Housing (WH) to allow for a maximum 640 single-family, duplex and townhouse dwelling units; specifically located south of Wildwood Drive and north of Watson 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.