

ST. JOHNS COUNTY Planning & Zoning

BOARD

Meagan Perkins

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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, February 20, 2025 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, February 20, 2025 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: 01/23/2025 and 02/06/2025
- Public Comments

AGENCY ITEMS

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

Staff - Saleena Randolph, Senior Planner

District 3

1. **MAJMOD 2024-09 St. Johns Marketplace PUD.** Request for a Major Modification to the St. Johns Marketplace PUD (Ord. 2014-4, as amended) to (i) allow the community to be gated; (ii) eliminate the option of constructing an assisted living facility; (iii) provide a change in interconnectivity; and (iv) revise project phasing dates based on recent emergency declaration extensions pursuant to Section 252.363 of the Florida Statutes. A revised Master Development Plan (MDP) Text and Map is provided to reflect the proposed changes. Site is specifically located at 320, 350, 375, 400 and 425 Bay Laurel Drive.

Presenter - William Harvey, Absolute Construction & Pools, Inc.

Staff - Marie Colee, Assistant Program Manager

District 3

2. **ZVAR 2024-28 Johnson Pool.** Request for a Zoning Variance to Section 6.01.03.E.3 and Table 6.01 of the Land Development Code to allow for second Front Yard setback of ten (10) feet in lieu of the required twenty (20) feet to accommodate placement of a swimming pool in RS-3 zoning, specifically located at 3692 Flamingo Street.

Presenter - Emily Vazquez

Staff - Evan Walsnovich, Planner

District 5

3. **MINMOD 2024-21 369 Tavistock Drive.** Request for a Minor Modification to the Kensington Planned Unit Development (ORD. 2005-107, as amended) to allow for a swimming pool to encroach into the required 10-foot landscape/natural vegetated perimeter buffer, specifically located at 369 Tavistock Drive.

Presenter - Abby Porter, TEP Group

Staff - Evan Walsnovich, Planner

District 3

4. **TOWER 2024-03 Entrada.** Request for a Special Use Permit pursuant to Land Development Code Section 2.03.26 to allow for the construction of a 160-foot wireless communication tower and support facilities in Open Rural (OR) zoning, specifically located at 1740 State Road 207.

Presenter - Karen Taylor

Staff - Evan Walsnovich, Planner

District 2

5. **REZ 2024-22 1675 State Road 16.** Request to rezone approximately 6.09 acres of land from Open Rural (OR) to Commercial Warehouse (CW).

- 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.