

ST. JOHNS COUNTY

Planning & Zoning

BOARD

Meagan Perkins

Jack Peter

Greg Matovina

Henry F. Green

Dr. Richard Hilsenbeck

Elvis Pierre

Judy Spiegel



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management

Christine Valliere, Sr. Assistant County Attorney

Thursday, March 7, 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, March 7, 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: 2/15/2024 PZA
- Public Comments

AGENCY ITEMS

Presenter - Dick D'Souza, Assistant Director-Transportation

Staff - Dick D'Souza, Assistant Director Transportation

1. **Transportation Presentation.** Transportation update regarding major projects.

Presenter - Janet Wantage

Staff - Evan Walsnovich, Planner

District 3

2. **SUPMIN 2024-01 580 Lena St.** Request for a Special Use Permit to allow for a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08, specifically located at 580 Lena St.

Presenter - Neri Benjamin Barnea, Owner

Staff - Cynthia A. May, ASLA, Principal Planner

District 1

3. **ZVAR 2024-02 Barnea Fence.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a fence height of eight (8) feet in lieu of the four (4) foot maximum height requirement on the frontage of SR 13 N, specifically located at 12 State Road 13.

Presenter - Gina Penney, Director of Permitting - Atlas Signs Holdings, Inc.

Staff - Cynthia A. May, ASLA, Principal Planner

District 5

4. **NZVAR 2023-24 Lowes Signs (Beachwalk) Twin Creeks.** Request for a Non-Zoning Variance to Section G.4.2 of the Unified Sign Plan for New Twin Creeks PUD Ordinance 2015-52, as amended, to allow 1,357.65 square feet of total Advertising Display Area (ADA) for the Lowe's building wall signage in lieu of the maximum 200 square feet of signage per business, and to allow 1,159.66 square feet of ADA for a single sign in lieu of the maximum 150 square feet of ADA for the primary Lowe's building sign, specifically located at 87 Beachwalk Boulevard, Saint Johns.

Presenter - Doug Burnett of St. Johns Law Group

Staff - Saleena Randolph, Senior Planner

District 3

5. **PUD 2023-21 Bella Terra.** A request to rezone approximately 37.73 acres of land from Open Rural (OR), Commercial General (CG) and Commercial Intensive (CI) with conditions to Planned Unit Development (PUD) to allow for a maximum of 155 single family dwelling units; specifically located at 150 Bella Terra Drive, 4855 Winton Circle, 4565 US Hwy 1 South, and two unaddressed parcels on US Hwy 1 South.

Presenter - Karen M. Taylor, Land Planner

Staff - Teresa Bishop, Planning Manager

District 3

6. **PUD 2023-15 Sunset View PUD.** Request to rezone approximately 2.42 acres of land from Commercial General (CG), Open Rural (OR) and Residential, Single Family (RS-3) to Planned Unit Development (PUD) to allow for a maximum three (3) residential units, and a maximum 6,854 square feet of commercial uses, located west of Dondanville Road, west of A1A (Saltwater Cowboys).

Presenter - Curtis Hart, Hart Resources LLC

Staff - Saleena Randolph, Senior Planner

District 4

7. **CPA(SS) 2023-08 Pine Island.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 20.67 acres of land from Rural/Silviculture (R/S) to Mixed Use District (MD); specifically located at 9050, 9060, and 9080 US Hwy 1 North along with unaddressed parcels located on US Hwy 1 North and Old Dixie Highway. This request is a companion application to PUD 2023-17.

Presenter - Curtis Hart, Hart Resources LLC

Staff - Saleena Randolph, Senior Planner

District 4

8. **PUD 2023-17 Pine Island.** Request to rezone approximately 20.67 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 50,000 square feet of commercial uses and 202 multi-family units; specifically located at 9050, 9060, and 9080 US Hwy 1 North along with unaddressed parcels located on US Hwy 1 North and Old Dixie Highway. This request is a companion application to CPA(SS) 2023-08.

- 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.