

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

Christine Valliere, Sr. Assistant County Attorney

Thursday, May 2, 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, May 2, 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: 04/18/24
- Public Comments

AGENCY ITEMS

Presenter - James G. Whitehouse, Esq.

Staff - Marie Colee, Assistant Program Manager

District 5

1. **ZVAR 2024-01 Kurosko Family (1 Zamora Street).** Request for a Zoning Variance to Section 6.01.03.E(3) of the Land Development Code to allow for a reduction in the required Second Front Yard setback to ten (10) feet in lieu of the fifteen (15) foot requirement to allow for the enclosure of existing stairs to provide for an elevator, located at 1 Zamora Street.

Presenter - Patrick Paris

Staff - Trevor Steven, Planner

District 2

2. **ZVAR 2023-10 6345 Jack Wright Island Road Fence.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a portion of fence to be 9.5 feet in height in lieu of the six (6) foot maximum requirement, and to allow for a portion of fence to be six (6) feet in height within the front yard setback in lieu of the four (4) foot maximum requirement, located specifically at 6345 Jack Wright Island Road.

Presenter - Tony Robbins, AICP | Prosser, Inc.

Staff - Justin Kelly, Senior Planner

District 2

3. **NZVAR 2024-05 Ring of Honor Memorial at World Commerce Center.** Request for a Non-Zoning Variance pursuant to Section 7.02.04.B.6 of the Land Development Code to allow for a Flag Pole height of 120 feet in lieu of the 30-foot maximum height requirement, and a flag size that will not exceed 25% of the total height of the proposed 120-foot flag pole, in lieu of the maximum 20% requirement, as prescribed within the World Commerce Center PUD (ORD. 2003-108, as amended).

Presenter - Brett and Chelsey Dasher - owner

Staff - Marie Colee, Assistant Program Manager

District 4

4. **MINMOD 2024-02 Dasher Pool.** Request for a Minor Modification to the Lakes at Ponte Vedra PUD (ORD. 2015-37), as may be amended, to allow for a Second Front Yard Setback of 8' in lieu of 16' required, together with a Side Yard Setback of 3', in lieu of 5' required for pavers to allow for installation of a swimming pool and associated pool equipment, specifically located at 23 Davin Court.

Presenter - Andrew Rakowski | Langan Engineering

Staff - Keisha Fink, AICP, Principal Planner

District 5

5. **REZ 2023-27 SWC-20 RecNation St. Augustine.** Request to rezone approximately 1.52 acres of land from Residential, Single Family (RS-3) to Industrial Warehousing (IW); specifically located at 4533 Avenue A.

Presenter - Bill Miller | Coldwell Banker Premier Properties

Staff - Justin Kelly, Senior Planner

District 3

6. **REZ 2024-02 GSLR Enterprises.** Request to rezone approximately .43 acres of land, located along the eastern side of AIA South, north of Treasure Beach Road, from Commercial Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family [RMH(S)] to allow for two (2) single family homes on each of the platted lots of record.

Presenter - Ellen Avery-Smith, Rogers Towers

Staff - Trevor Steven, Planner

District 3

7. **MAJMOD 2024- 02 Brinkhoff Charter School.** Request for a Major Modification to the Treaty Grounds Planned Unit Development (Ordinance 1987-37, as amended) to remove approximately five (5) acres of land. This request is a companion application to REZ 2024-01 Brinkhoff Charter School, which seeks to rezone the property to Open Rural (OR) to allow for a K-8 Charter School and Early Learning Center, specifically at 1600 Brinkhoff Road.

Presenter - Ellen Avery-Smith, Rogers Towers

Staff - Trevor Steven, Planner

District 3

8. **REZ 2024-01 Brinkhoff Charter School.** Request to rezone approximately five (5) acres of land from Planned Unit Development (PUD) to Open Rural (OR) to allow for a K-8 Charter School and Early Learning Center, located specifically at 1600 Brinkhoff Road. This request is a companion application to MAJMOD 2024-01, which seeks to remove the property from the Treaty Grounds PUD (Ord. 1987-37, as amended).

- 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.