

ST. JOHNS COUNTY
Planning & Zoning
PLANNING & ZONING BOARD REGULAR MEETING AGENDA
County Auditorium
500 San Sebastian View
Thursday, May 06, 2021 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, April 01, 2021 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.
- Reading of the Script for Regular Meeting including Remote Public Participation by Chair.
- Reading of the Public Notice statement by Vice Chair.
- Public Comments

AGENCY ITEMS ([Agenda](#))

Presenter - Bradley Wester, Driver, McAfee, Hawthorn & Deibenow, PLLC

Staff - Cynthia A. May, ASLA, Senior Planner

District 5

1. [NZVAR 2021-05 Costco Wholesale at World Commerce Center](#). Request for a Non-Zoning Variance to Sections 7.02.04.C and 7.02.04.D of the Land Development Code to allow 1,778 square feet of total Advertising Display Area (ADA) for the Costco Wholesale building wall signage in lieu of the maximum 200 square feet of signage per business, and to allow a maximum size of 380 square feet of ADA per sign in lieu of the maximum 150 sq. ft. of ADA per sign. The 157,509 sq. ft. warehouse building wall signage will include multiple signs totaling 1,778 square feet. The signs will be externally illuminated, not internally illuminated. The project will not include any monument or pole signage.

Presenter - Thomas Underwood

Staff - Marie E. Colee, Assistant Program Manager

District 3

2. [ZVAR 2020-16 Costanza Williams Fence](#). Request for Zoning Variance to Section 2.02.04.B.12.b of the Land Development Code to allow a 6 foot fence within 25 feet of the front property line in lieu of the 4 foot requirement, specifically located at 312 Mystical Way.

Presenter - Holly Hull

Staff - Megan Kuehne, Planner

District 1

3. [MINMOD 2020-21Smith Family Pool](#). Request for a Minor Modification to the Oxford Estates PUD, Ord.

2013-16, as amended, to allow a five (5) foot rear yard setback in lieu of the ten (10) foot requirement to accommodate placement of a pool, specifically located at 103 Blackwell Road.

Presenter - William Woinski, Jr, Owner

Staff - Saleena Randolph, Planner

District 2

4. [REZ 2021-06 920 Francis Street](#). Request to rezone approximately 0.33 acres of land from Commercial, Neighborhood (CN) to Residential, Single Family (RS-3) specifically located at 920 Francis Street.

Presenter - Jan Brewer, Environmental Division Manager and Larry Miller, Utilities Department Chief Engineer

Staff - Jan Brewer/Larry Miller, Environmental Division Manager

5. [Adoption Hearing for COMPAMD 2018-06 a Comprehensive Plan Amendment to amend the Comprehensive Plan Goals, Objectives and Policies to comply Section 163.3177, Florida Statutes, and adoption of the St. Johns County Water Supply Facilities Work Plan..](#) This is the adoption hearing for a Comprehensive Plan Amendment to amend Goals, Objectives and Policies of the St. Johns County 2025 Comprehensive Plan in order to comply with Chapter 163.3177, Florida Statutes. Chapter 163, Florida Statutes, requires local governments to amend their Comprehensive Plans to adopt a Water Supply Facilities Work Plan (Work Plan) to provide for consistency with the State's Regional Water Supply Plans that were prepared by each Water Management District.

- **Staff Reports.**
- **Agency Reports**
- **Meeting Adjourned**

In accordance with St. Johns County Emergency Order No. 2020-10, this meeting may be conducted remotely and may provide remote public participation under communication media technology (CMT). CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum of 5 days in advance of this meeting. Such printed documentation will be presented at the meeting.

A person may attend this CMT meeting by calling the telephone number at 904.209.1265 and viewing the meeting on [GTV or <http://www.sjcfl.us/GTV/watchgtv.aspx>]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: plandep@sjcfl.us.

Additional information may be obtained at:

Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084

Email address: plandep@sjcfl.us

Phone number: 904.209.0675

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or 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 to be based. Any evidence, testimony, and argument which is offered

utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

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 County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32085, 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.

Event Details

Event Type: Meeting