

ST. JOHNS COUNTY

Planning & Zoning

BOARD

Greg Matovina
Meagan Perkins
Henry F. Green
Dr. Richard Hilsenbeck
Jack Peter

Elvis Pierre



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management
Christine Valliere, Sr. Assistant County Attorney

Thursday, October 19, 2023 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, October 19, 2023 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.
- Public Comments.

AGENCY ITEMS

Presenter - Geoffrey Batteiger, Representative

Staff - Lauren Dwyer, Planner

District 5

1. **SUPMIN 2023-06 Mobile Home at 2979 Bradford Street.** 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, located at 2979 Bradford Street.

Presenter - Robert Shelnett, DCI

District 5

2. **SUPMAJ 2023-06 Car Wash at 1720 US 1 S.** Request for a Special Use Permit to allow for an Car Wash facility in Commercial General (CG) zoning, pursuant to Section 2.03.50 of the Land Development Code, located at 1720 US 1 S.

Presenter - Edward Danial Griffin II, Owner

Staff - Marie Colee, Asst. Program Mgr.

District 3

3. **SUPMAJ 2023-14 Nuthouse Enterprise, Inc. 3PS Beverage License.** Request for a Special Use Permit to allow for the package sale only of alcoholic beverages under the regulation of the State of Florida Type 3PS license pursuant to Section 2.03.02 of the Land Development Code, specifically located at 9980 US 1 South.

Presenter - Julie Kendig-Schrader, Greenberg Traurig, P.A.

Staff - Evan Walsnovich, Planner

District 2

- 4. NZVAR 2023-10 The Home Depot - 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 610.5 square feet of total Advertising Display Area (ADA) for the Home Depot building wall signage in lieu of the maximum 200 square feet of signage per business, and to allow a maximum size of 438 square feet of ADA per sign in lieu of the maximum 150 feet of ADA per sign.

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

Staff - Brandon Tirado, Planner

District 2

- 5. MINMOD 2023-10 Ashford Mills Planned Unit Development (Shearwater).** Request for a Minor Modification to the Ashford Mills PUD (ORD. 2006-119, as amended) to allow for Outdoor Events such as food trucks and open air markets, including the sale of alcoholic beverages, to be located at the Amenity Center and Outpost recreational area.

Presenter - Lukas Guthrie, Owner

District 4

- 6. MINMOD 2023-11 Guthrie Pool @ 397 Marsh Cove Dr..** Request for a Minor Modification to the Lakes at Ponte Vedra PUD (ORD. 2015-37) to allow for the placement of a swimming pool within the required Rear Yard setback, located at 397 Marsh Cove Drive.

Presenter - Blair Knighting, Kimley-Horn and Associates, Inc.

District 1

- 7. MAJMOD 2023-06 Race Track Road PUD.** Request for a Major Modification to the Race Track Road PUD (Ordinance 2006-61) to revise currently allowed commercial and office square footage to accommodate construction of a Personal Property Mini-Warehouse (Self-Storage) facility, which is an allowable use within the PUD. The project is specifically located at 3635 Race Track Road.

Presenter - Brenna M. Durden, Esq.

Staff - Teresa Bishop, Planning Manager

District 5

- 8. MAJMOD 2023-15 Villages of St. Augustine.** Request for a Major Modification to the Villages of St. Augustine PUD (Ordinance No. 2007-35, as amended) to add Class III Geriatric Acute Care Psychiatric Specialty Hospital for seniors 55 and older as an allowed use within the PUD. The property is located at 150 Village Crossing Court.

*** The public hearing for CPA(SS) 2023-4 4400 South Francis and PUD 2023-6 4400 South Francis, will be rescheduled to a date certain of November 16, 2023. The applications will be re-advertised and noticed for the hearing date. ***

- 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.