

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Mike Koppenhafer
Archie B. Wainright
Roy Alaimo

Greg Matovina
Meagan Perkins

William McCormick PhD.
Dr. Richard Hilsenbeck



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management
Paolo S. Soria, Assistant County Attorney
Alice Cline Morris, Assistant County Attorney

Thursday, March 5, 2020 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 5, 2020 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 Public Notice statement
- Public Comments

AGENCY ITEMS

Presenter - Jacob Smith, Planner

District 3

1. **MAJMOD 2019-6 Robert F. Ensslin Jr. Armory PUD.** MAJMOD 2019-06, Request for a Major Modification to the Robert F. Ensslin Armory PUD (Ord. 2008-54) to allow for an expansion of 60,535 sqft to the existing principle structure of the Florida Army National Guard Headquarters, specifically located on State Road 207 one-half mile northeast of Interstate 95.

Presenter - Beverly Frazier, Senior Supervising Planner

District 4

2. **MINMOD 2020-01 Dalton Residence.** Request for a Minor Modification to the Odom's Mills Planned Unit Development (Ordinance 1996-8, as amended) to allow encroachment of the rear yard setback for construction of a screened enclosure, specifically located at 336 Odom's Mill Boulevard.

District 5

3. **SUPMAJ 2019-18 Postal Fleet Services Parking.** Request for a Special Use permit to allow temporary, off-site parking for up to 12 vehicles in Residential, Single Family (RS-3) zoning, pursuant to Section 2.03.15 of the Land Development Code, specifically located at 2855 N Fourth Street.

District 4

4. **SUPMAJ 2019-20 Roscoe Landing Boat Storage.** Request for a Special Use Permit to allow for RV/Boat storage in Commercial, General (CG) zoning, in accordance with Section 2.03.42 of the Land Development Code, specifically located at 405 S. Roscoe Boulevard within the Palm Valley Overlay District.

Presenter - Marie E. Colee, Assistant Program Manager

District 3

- 5. ZVAR 2019-30 5243 Medoras Avenue - DiStefano Shed.** Request for a Zoning Variance to Land Development Code, Table 6.01 to allow for a reduced second front yard setback of 8', in lieu of 25' required, together with a reduced southern side yard setback of 5', in lieu of 8' required to allow for completion of a shed in Residential, Single Family (RS-3) zoning.

Presenter - Justin Kelly, Planner

District 4

- 6. REZ 2019-18 Stokes Industrial.** Request to rezone approximately 9.42 acres of land from Industrial Warehousing (IW) and 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 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.