

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
Mike Roberson, Director of Growth Management
Patrick McCormack, County Attorney
Alice Cline Morris, Assistant County Attorney

Thursday, October 1, 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, October 1, 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 Script for Regular Meeting including Remote Public Participation (with or without physical quorum by Chairman.
- Reading of the Public Notice statement by Vice-Chairman
- Approval of meeting minutes: PZA August 6, 2020.
- Public Comments

AGENCY ITEMS

Presenter – Ross McArthur (remotely)

Staff - Saleena Randolph, Planner

District 3

1. **NZVAR 2020-02 Planet Fitness Signs.** Request for a Non-Zoning Variance to Sections 7.02.04.C and 7.02.04.D of the Land Development Code to allow 474 sq. ft. of Advertising Display Area (ADA) for building signage in lieu of the maximum 200 sq. ft. of signage per business, and to allow a maximum size of 158 sq. ft. of ADA per sign in lieu of the maximum 150 sq. ft. of ADA per sign, specifically located at 80 Epic Blvd.

Presenter – Karen Taylor

Staff - Saleena Randolph, Planner

District 4

2. **REZ 2020-16 Flagler Commerce Center Addition.** Request to rezone approximately 1.01 acres of land from Residential, Single Family (RS-3) to Commercial, Intensive (CI) to provide the required buffer and retention area that will serve the main use commercial site located at 6236 US Hwy 1 North.

Presenter - James G. Whitehouse

Staff - Justin Kelly, Planner

District 4

3. **REZ 2020-07 Frog Hollow Mobile Home Park.** Request to rezone approximately 6.5 acres of land from Commercial General (CG) to Residential, Manufactured/Mobile Home (RMH) with conditions.

Presenter - Jamie Mackey

Staff - Justin Kelly, Planner

District 4

4. **CPA(SS) 2020-04 Bell Covered Storage.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation of approximately 1.16 acres of land from Rural/Silviculture (R/S) to Mixed Use District (MD).

District 4

5. **ZVAR 2020-17 Bell Covered Storage.** Request for a Zoning Variance to Land Development Code, Section 6.06.04, Tables 6.19 and 6.20, to allow an incompatibility buffer of 10 feet in lieu of the 20-foot requirement. This request is a companion item to REZ 2020-15 Bell Covered Storage.

District 4

6. **REZ 2020-15 Bell Covered Storage.** Request to rezone approximately 1.16 acres of land from Open Rural (OR) to Commercial Intensive (CI) to allow for a covered RV/Boat Storage facility. This request is a companion item to CPA(SS) 2020-04 Bell Covered Storage.

Presenter - Rick Welch

Staff - Megan Kuehne, Planner

District 1

7. **MAJMOD 2020-03 4560 Race Track Road PUD.** MAJMOD 2020-03 4560 Race Track Road PUD request for a Major Modification to the 4560 Race Track Road Planned Unit Development (Ordinance 2017-02) to allow an increase in the permitted commercial and office development rights from 90,000 square feet to 170,000 square feet; update the PUD phasing and buildout dates; include the use of mini warehouse/ personal property (restricted to Enclosed Personal Property Storage); and update MDP Map consistent with the changes. The 4560 Race Track Road PUD is located along the southern side of Race Track Road, and east of St. Johns Parkway.

District 1

8. **COMPAMD 2020-04 4560 Race Track Road (ADOPTION).** Adoption hearing for a Comprehensive Plan Amendment to change the Future Land Use designation of approximately 14.32 acres of land from Community Commercial (CC) with a text limitation of 90,000 square feet to Community Commercial (CC) with a text limitation of 170,000 square feet, located at 4560 Race Track Road, south of Race Track Road, and east of St. Johns Parkway. The Planning and Zoning Agency heard this item on May 21, 2020 and voted 6-0 in favor of recommending Transmittal. The Board of County Commissioners heard this item on July 7, 2020 and voted 5-0 in favor of transmitting to State and Regional Agencies.

- Staff Reports
- Agency Reports
- Meeting Adjourned

In accordance with Executive Order 20-69, and St. Johns County emergency proclamation 2020-03, this meeting may be conducted remotely, under communication media technology (CMT) without a physical quorum of the members present. 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 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: plandept@sjcfl.us. A designated access point to this CMT meeting is located at 500 San Sebastian View.

Additional information may be obtained at:

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

Email address: plandept@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.