

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 5, 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 5, 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 - Teresa Bishop, AICP, Planning Manager

Staff - Teresa Bishop, AICP, Planning Manager

1. **Election of Chair and Vice-Chair.** The Planning and Zoning Agency is required to annually elect a Chair and Vice-Chair. Please see the attached recommended Nomination and Voting procedures. Alternatively, after public comment, the suggested motions for election may be made.

Presenter - Ellen Avery-Smith, Rogers Towers

Staff - Lauren Dwyer, Planner

District 3

2. **SUPMAJ 2023-08 Gate Car Wash.** A request for a Special Use Permit to allow for a Car Wash Facility in Commercial General (CG) zoning, pursuant to Section 2.03.50 of the Land Development Code, located at the intersection of Hometown Lane and State Road 207.

Presenter - David Touring, The Touring Company

District 1

3. **SUPMAJ 2023-10 Fruit Cove Plaza Outdoor Seating Area.** A request for a Special Use Permit to allow on-site sales and consumption of alcoholic beverages pursuant to Section 2.03.02 of the Land Development Code, and to allow Outdoor Seating on a property zoned for commercial uses that is located within the Residential-B Future Land Use Map (FLUM) designation pursuant to Section 2.04.05.B, specifically located at 540 State Road 13 N.

Presenter - Mark Brenchley

Staff - Trevor Steven, Planner

District 1

4. **NZVAR 2023-08 Walmart Fruit Cove Market Signs.** Request for a Non-Zoning Variance to Section 7.02.04.C of the Land Development Code to allow for building wall signs to exceed the maximum Advertising Display Area (ADA) of 150 square feet per sign, and 200 square feet per business.

Presenter - Gary Davenport

Staff - Saleena Randolph, Senior Planner

District 5

5. **REZ 2023-10 135 Nix Boat Yard.** Request to Rezone approximately 0.59 acres of land from Open Rural (OR) to Commercial Warehouse (CW) with conditions, specifically located at 135 Nix Boat Yard Road.

Presenter - Bill Miller

Staff - Evan Walsnovich, Planner

District 3

6. **REZ 2023-14 5461 & 5467 A1A S.** Request to rezone approximately .84 acres of land from Commercial General (CG) to Residential, Single Family (RS-3).

- 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.