

# ST. JOHNS COUNTY Planning & Zoning

## PLANNING & ZONING BOARD

Greg Matovina  
Meagan Perkins  
Eugene Wilson  
Dr. Richard Hilsenbeck  
Jack Peter

Elvis Pierre  
Henry F. Green



## REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Thursday, February 16, 2023 1:30:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, February 16, 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.
- Approval of meeting minutes for PZA 3/03/2022 and 1/05/2023
- Public Comments.

### AGENCY ITEMS

**Presenter - Karen Taylor, Land Planner**

**Staff - Teresa Bishop, AICP, Planning Division Manager**

#### **District 2**

1. **SUPMAJ 2022-11 SEA Resource Center.** Request to allow for a Resource Center in the RS-3 zoning district. The property is located along the northeast side of Armstrong Road, south of the Rails to Trails bike trail, currently addressed as 6284, 6312 and 6324 Armstrong Road.

**Presenter - Ramona Paluh**

**Staff - Lauren Dwyer, Planner**

#### **District 2**

2. **ZVAR 2022-09 10240 Dillon Ave.** ZVAR 2022-09 10240 Dillon Variance, a request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a one (1) foot one (1) inch Side Yard Setback in lieu of the ten (10) feet required in Open Rural (OR) zoning to allow the existing mobile home to remain in its current location on the property.

**Presenter - Richard Diaz | Card Holding, LLC/Land First North, LLC**

**Staff - Justin Kelly, Senior Planner**

#### **District 3**

3. **ZVAR 2022-25 De Novo Village.** Request for a Zoning Variance to Section 6.01.03.C.3 of the Land Development Code to allow for a reduced second Front Yard setback of ten (10) feet in lieu of the required 25 feet for three (3) Through Lots, and Section 6.01.03.E.4 to

allow for reduced Front Yard setbacks of eight (8) feet and ten (10) feet along the northern and western property boundary for a Corner Through Lot in lieu of the required fifteen (15) feet in Residential, Single Family (RS-3) zoning.

**Presenter - Christina Evans, Matthews Design Group**

**Staff - Evan Walsnovich, Planner**

**District 3**

- 4. REZ 2022-26 Continental Truck Service Rezoning.** Request to rezone approximately 6.1 acres of land from Commercial Highway and Tourist (CHT) to Commercial Intensive (CI). The property is located within the southwest quadrant of the SR 206 and I-95 interchange.

- 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.