

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, March 2, 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, March 2, 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 2/2/2023
- Public Comments.

AGENCY ITEMS

Presenter - Autumn L. Martinage; Mattews Design Group

Staff - Justin Kelly, Senior Planner

District 3

- 1. SUPMAJ 2022-15 Pioneer School.** Request to modify a previously approved Special Use Permit (SUPMAJ 2021-12), to allow for a Private School with Conventional Academic Curriculum within Open Rural (OR) zoning, pursuant to Section 2.03.17 of the Land Development Code. The subject property is located on the western side of Rolling Hills Drive, south of State Road 207.

Presenter - Jack Strickland

Staff - Evan Walsnovich, Planner

District 2

- 2. ZVAR 2022-24 Strickland Carport.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced side yard setback of 0 feet and front yard setback of 12 feet, in lieu of the required 8 feet side and 20 feet front setbacks for an existing carport. The applicant also requests a Zoning Variance for an existing metal shed to remain encroached 7 feet into the access easement in lieu of the required 8 feet side and 20 feet front setbacks. The subject property is located at 8473 Perry's Park Rd.

Presenter - James Vose

District 5

- 3. ZVAR 2022-30 3220 Coastal Highway.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a fifteen (15) foot front yard setback in lieu of the required twenty-five (25) feet in Residential, Single Family (RS-2) to accommodate construction of a single-family home.

Presenter - Paul Zebouni, Bluewave Builders

Staff - Lauren Dwyer, Planner

District 4

- 4. ZVAR 2022-32 Cheek Accessory Building.** Request for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to permit an accessory building with an eave height greater than the main residential building. The subject property is located on the east side of South Wilderness Trail, off Canal Boulevard in Palm Valley.

Presenter - Douglas N. Burnett, St. Johns Law Group

Staff - Trevor Steven, Planner

District 3

- 5. CPA(SS) 2022-06 Puerta Del Sol.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 23.72 acres of land from Residential-B (Res-B) to Residential-C (Res-C), with a text amendment limiting the maximum number of dwelling units to 138.

Presenter - Douglas N. Burnett, St. Johns Law Group

District 3

- 6. PUD 2022-19 Puerta Del Sol.** Request to rezone approximately 23.72 acres of land from Open Rural (OR) and Residential, Manufactured/Mobile Home (RMH) to Planned Unit Development (PUD) to allow for a single family home, 137 townhome units, and 25,000 square feet of commercial uses. The property is located west of US-1 South and north of State Road 206.

- 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.