

ST. JOHNS COUNTY Planning & Zoning

PLANNING & ZONING BOARD

Greg Matovina
Meagan Perkins
Eugene Wilson

Elvis Pierre
Henry F. Green

Dr. Richard Hilsenbeck
Jack Peter



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, June 1, 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, June 1, 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 6/16/2022, 7/21/2022, 8/4/2022, 12/1/2022 and 3/16/2023
- Public Comments.

AGENCY ITEMS

Presenter - Michael Sundberg, Galaxy Homebuilders

Staff - Lauren Dwyer, Planner

District 1

1. **ZVAR 2023-08 Rundle Residence.** Request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a second Front Yard setback of 10 feet in lieu of the 20-foot secondary front yard requirement in Open Rural (OR) zoning, and to request a Zoning Variance to Section 2.02.04.A.3.a to allow an accessory structure in a second Front Yard.

Presenter - Karen M. Taylor

Staff - Justin Kelly, Senior Planner

District 3

2. **REZ 2023-01 RV & Boat Storage of St. Augustine.** A request to rezone approximately 4.2 acres of land located on the west side of US 1 South between Bella Terra Drive and Watson Road from Office Professional (OP) to Commercial Intensive (CI) with conditions to limit the use to RV/Boat Storage, Accessory Residential, Cultural or Institutional uses, Neighborhood Business or Commercial uses, General Business uses, or Offices and Professional uses and increased buffer and screening standards.

Presenter - Matt Lahti | Gulfstream Design Group, LLC.

District 5

- 3. REZ 2023-02 St. Marks Industrial.** Request to rezone approximately 15.98 acres of land from Open Rural (OR) to Industrial Warehouse (IW). The subject property is located south of International Golf Parkway, just east of US 1 North.

Presenter - Matthew Lahti, Gulfstream Design Group, LLC.

Staff - Evan Walsnovich, Planner

District 2

- 4. CPA(SS) 2021-09 Little Florence Cove.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of 19.81 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of five (5) single-family dwelling units, located South of SR 16/SR 13 N merger, approximately half mile east of the Shands Bridge.

- 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.