

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, June 15, 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 15, 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 - Geoffrey Batteiger, Percman

Staff - Lauren Dwyer, Planner

District 5

1. **SUPMIN 2023-01 Porter MH- 2980 Bay Street.** Request for a Special Use Permit to allow for the placement of a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Section 2.03.08 of the Land Development Code.

Presenter - Brad Wester | Driver McAfee Hawthorne & Diebenow

Staff - Evan Walsnovich, Planner

District 3

2. **MINMOD 2023-02 St. Augustine Shores Daycare and Preschool.** Request for a Minor Modification to the St. Augustine Shores PUD (ORD 1974-16) to allow for a Daycare and Preschool.

Presenter - Cora Johnston - Generation Homes, LLC

Staff - Sloane Stephens, Planner

District 3

3. **MINMOD 2023-04 Case Residence (104 Seychelles Ct).** Request for a Minor Modification to the Seychelles PSD (ORD 1987-71) to allow for a living space on the first floor of a residential dwelling unit, and to allow for a reduction in the required Side Yard setback to two (2') feet in lieu of the five (5') foot requirement to accommodate placement of an Air Conditioning Unit.

Presenter - Karen Taylor, Planner

Staff - Lauren Dwyer, Planner

District 2

- 4. REZ 2023-03 Elkton Center.** REZ 2023-03 Elkton Center, a request to rezone approximately .76 acres of land from Commercial General (CG) and Residential Single Family (RS-3) to Commercial Rural (CR), located at 4855 State Road 207.

Presenter - Evan Futch, Avid Group

District 3

- 5. REZ 2023-05 Strickland Oil Brothers.** REZ 2023-05 Strickland Oil Brothers, a request to rezone approximately .86 acres of land from Open Rural (OR) to Commercial Intensive (CI), located at 980 S. Holmes Blvd.

- 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.