

# ST. JOHNS COUNTY Planning & Zoning

## BOARD

Meagan Perkins

Jack Peter

Greg Matovina

Henry F. Green

Dr. Richard Hilsenbeck

Elvis Pierre

Judy Spiegel



## REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Michael Roberson, Director of Growth Management

Christine Valliere, Sr. Assistant County Attorney

Thursday, April 4, 2024 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, April 4, 2024 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 that 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
- PZA Meeting Minutes for Agency Approval: 03/21/2024
- Public Comments

### AGENCY ITEMS

\*\* The public hearing for MAJMOD 2023-03 Marsh Landing Golf Course Lots, will NOT be heard and will be rescheduled to a date uncertain. The applications will be re-advertised and noticed for the hearing date. \*\*\*

**Presenter - James Wear**

**Staff - Marie Colee, Assistant Program Manager**

#### District 5

1. **ZVAR 2023-36 Wear House Addition.** Request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a reduced Second Front Yard setback on a Corner Lot from 15' to 14' to accommodate an addition to the existing Non-Conforming Home, located at 315 Eleventh Street.

**Presenter - Brad Wester**

**Staff - Evan Walsnovich, Planner**

#### District 4

2. **ZVAR 2023-35 Harper AFU Variance.** Request for a Zoning Variance to Section 2.02.04.B.16(d) of the Land Development Code to allow for an Accessory Family Unit to exceed the maximum allowable square footage of 2,000 square feet to allow a 4,353 Accessory Family Unit, along with allowing an existing detached garage to remain 1.8 feet from the side property line in lieu of the three (3) foot setback required by Section 2.02.04.A.3(c), specifically located at 61 South Roscoe Boulevard.

**Presenter - Noah Welton**

**Staff - Marie Colee, Assistant Program Manager**

**District 3**

3. **NZVAR 2023-22 Welton Pool & Spa Signage.** Request for a Non-Zoning Variance to allow for proposed wall signs to exceed the maximum Advertising Display Area (ADA) prescribed within Section 9.B of the Commerce Center South Planned Special Development (ORD 1995-65), specifically located at 5830 US 1 South.

**Presenter - Stanley B. Hollenbach, Epic Pools**

**Staff - Brandon Tirado, Planner**

**District 4**

4. **MINMOD 2023-22 Turner Pool.** Request for a Minor Modification to the Marsh Harbor at Palm Valley PUD (Ordinance 1997-10, as amended) to allow for a Side Yard setback of five (5) feet in lieu of the required ten (10) feet to accommodate placement of a swimming pool.

**Presenter - Karen Taylor, Land Planner**

**Staff - Evan Walsnovich, Planner**

**District 3**

5. **REZ 2023-30 Mai Office Complex.** Request to rezone approximately 1.65 acres from OR (Open Rural) to CN (Commercial Neighborhood) to allow for an office complex on the North side of the property.

**Presenter - Gordon Smith, Assistant Utility Director**

**Staff - Amy Ring, Special Projects Manager**

6. **COMPAMD 2024-01 HB 1379 Amendments- Transmittal.** The proposed change is a Comprehensive Plan text amendment adding required revisions from s. 163.3177, F.S., issued under House Bill 1379. The provisions will require the County to consider, within its jurisdiction, the feasibility within a 10-year planning horizon of providing sanitary sewer service to developments of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal systems (OSTDS) per 1 acre. The provisions will also require the County to include in its Five-Year Schedule of Capital Improvements a list of applicable pollutant load reduction projects for the Lower St. Johns River Basin Management Action Plan (BMAP) area in the County's jurisdiction.

**Presenter - Meagan Perkins, PZA Chair**

**Staff - Teresa Bishop, Planning Manager**

7. **Appointment to the Affordable Housing Advisory Committee.** Florida Statutes Chapter 420.9076 (2) (h) requires local governments, participating in the State Housing Initiatives Partnership (SHIP), to have an Affordable Housing Advisory Committee (AHAC). The Statute further provides a member of the local land planning agency will serve on the AHAC; PZA serves as the local land planning agency. Mr. Pierre currently serves as the PZA AHAC member and has requested to be replaced. Pursuant to Resolution 2010-92, this member is appointed by the PZA and no further action is required by the Agency or the Board of County Commissioners. AHAC meets on the third Wednesday of each month, for the purpose of discussion and possible action on various items that may come before the AHAC. The meetings begin at 3:00 P.M. in the Muscovy Conference Room in the St. Johns County Health & Human Services Building, 200 San Sebastian View, St. Augustine, Florida 32084. The AHAC reviews established policies and procedures, ordinances, land development regulations and adopted local government comprehensive plan to recommend specific action or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

- 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.