

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

Lex Taylor III, Assistant County Attorney

Thursday, September 5, 2024 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, September 5, 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 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 Board Approval: 08/15/2024
- Public Comments

AGENCY ITEMS

Presenter - Larry Einheuser, Pool Contractor

Staff - Brandon Tirado, Planner

District 3

1. **ZVAR 2024-12 5324 A1A South Pool.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Side Yard setback of three (3) feet in lieu of the required eight (8) feet to accommodate the placement of a swimming pool in Residential, Single Family (RS-3) zoning.

Presenter - Kevin Smith, Property Owner

Staff - Evan Walsnovich, Planner

District 3

2. **SUPMIN 2024-05 460 Aiken Street Mobile Home.** 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 Land Development Code, Section 2.03.08, specifically located at 460 Aiken Street,

Presenter - Efrain G. Reyes

Staff - Trevor Steven, Planner

District 1

3. **MINMOD 2024-05 473 Servia Drive Pergola & Deck.** Request for a Minor Modification to the Durbin Crossing PUD (Ordinance 2004-07, as amended) to allow for reduced Side Yard setbacks to accommodate an existing pergola and deck.

Presenter - Christina Evans, Planner

Staff - Keisha Fink, AICP, Principal Planner

District 1

- 4. MINMOD 2024-15 V-Pizza Longleaf Pine Parkway.** Request for a Minor Modification to the Durbin Crossing PUD (ORD. 2004-7, as amended) to increase commercial development rights for parcel 023630-0083 from 44,561sq. ft. to 46,561 sq. ft. to allow for the construction of an 8,000 ft. V-Pizza restaurant with an outdoor patio and bar.

Presenter - Casey Dendor, AICP

Staff - Cynthia A. May, Principal Planner

District 1

- 5. MINMOD 2024-14 Shoppes of Mill Creek Signage.** MINMOD 2024-14 Shoppes of Mill Creek Signage, Request for a Minor Modification to the Shoppes at Mill Creek Forest Unified Sign Plan (Ordinance 2018-45, as amended) to correct a scrivener's error on the Signage Standards Table to match the text, so that Outparcel Building Signage shall be in accordance with Land Development Code Section VII.

Presenter - Karen M. Taylor

Staff - Justin Kelly, Senior Planner

District 5

- 6. REZ 2024-08 U-Haul of Palencia.** Request to rezone approximately 1.85 acres of land, located at the northeast corner of the US 1 North and Stokes Landing Road intersection, from Commercial General (CG) to Commercial Warehouse (CW) with conditions to allow for a Self-Storage and Rental Vehicle facility.

- 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.