

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Greg Matovina
Meagan Perkins
Eugene Wilson
Dr. Richard Hilsenbeck
Jack Peter

Zach Miller
Elvis Pierre



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, September 1, 2022 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 1, 2022 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 - William Freeman, St. Johns County

Staff - Jacob Smith, Senior Supervising Planner

District 3

1. **SUPMIN 2022-4 871 W 4th St (Wright MH).** Request for a Special Use Permit to allow for the replacement of an existing Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08.

Presenter - William Freeman, Chief Engineer of CDBG-DR Housing

Staff - Evan Walsnovich, Planner

District 3

2. **SUPMIN 2022-05 780 Pearl St (Perkins MH for 115570-0000).** Request for a Special Use Permit to allow for the replacement of an existing Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08

Presenter - William Freeman, St. Johns County

Staff - Sloane Stephens, Planner

District 2

3. **SUPMIN 2022-06 500 E. Cochran Ave (Zizka MH 042570-0000).** Request for a Special Use Permit to allow for the replacement of an existing Manufactured/Mobile Home as a residence in Residential, General (RG-2) zoning, pursuant to Land Development Code, Section 2.03.08.

Presenter - William Freeman, St. Johns County

District 2

4. **SUPMIN 2022-07 6337 Armstrong (Williams MH 035355-0070).** Request for a Special Use Permit to allow for the replacement of an existing Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08.

Presenter - William Freeman, Chief Engineer of CDBG-DR Housing

Staff - Trevor Steven, Planner

District 3

5. **SUPMIN 2022-08 875 W King St (Burns MH 131300-0000).** Request for a Special Use Permit to allow for the replacement of an existing Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08. The applicant requests that this item be continued to a date uncertain.

Presenter - William Freeman, Chief Engineer of CDBG-DR Housing

District 5

6. **SUPMIN 2022-09 4616 Third Ave (Danford MH 081370-0000).** Request for a Special Use Permit to allow for the replacement of an existing Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08

Presenter - William Freeman, Chief Engineer of CDBG-DR Housing

Staff - Brandon Tirado, Planner

District 3

7. **SUPMIN 2022-10 388 Fortuna Ave (DeVito MH).** Request for a Special Use Permit to allow for the replacement of an existing Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08.

Presenter - William Freeman, Chief Engineer of CDBG-DR Housing

District 5

8. **SUPMIN 2022-11 2880 Lord Street (Seiler MH).** Request for a Special Use Permit to allow for the replacement of an existing Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08

Presenter - William Freeman, Chief Engineer of CDBG-DR Housing

District 2

9. **SUPMIN 2022-15 201 N. Orange Street.** Request for a Special Use Permit to allow for the placement of a Manufactured/Mobile Home as a residence in Residential, General (RG-2) zoning, pursuant to Land Development Code, Section 2.03.08.

Presenter - William Freeman, Chief Engineer of CDBG-DR Housing

District 2

10. **SUPMIN 2022-16 205 N. Orange Street.** Request for a Special Use Permit to allow for the placement of a Manufactured/Mobile Home as a residence in Residential, General (RG-2) zoning, pursuant to Land Development Code, Section 2.03.08.

Presenter - James Whitehouse, St. Johns Law Group

Staff - Trevor Steven, Planner

District 3

- 11. REZ 2022-12 Bittar-Sandhu Residence.** Request to rezone approximately 0.19 acres of land from Commercial General (CG) to Residential, Single Family (RS-3)

Presenter - James Whitehouse, St. Johns Law Group

District 3

- 12. REZ 2022-13 Vermillion Residence.** Request to rezone approximately 0.19 acres of land from Commercial General (CG) to Residential, Single Family (RS-3).

- 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 County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32085, 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.