

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Greg Matovina
Meagan Perkins
Eugene Wilson

Elvis Pierre
Henry 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, November 17, 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, November 17, 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 - Ramona Paluh

Staff - Lauren Dwyer, Planner

District 2

- 1. ZVAR 2022-09 10240 Dillon Variance.** ZVAR 2022-09 10240 Dillon Variance, a request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a two (2) feet six (6) inch Side Yard Setback in lieu of the ten (10) feet required in Open Rural (OR) zoning to allow the existing mobile home to remain in its current location on the property, located at 10240 Dillon Avenue.

Presenter - Christina Evans; Matthew's Design Group, Inc.

Staff - Justin Kelly, Senior Planner

District 2

- 2. SUPMAJ 2022-05 Smith Borrow Pit.** Request for a Special Use Permit to allow a 16.4-acre Borrow Pit area within Open Rural (OR) zoning, pursuant to Sections 2.03.10 and 6.04.09 of the Land Development Code, and to allow for a residential dwelling unit to be located on the same property subject to the general provisions on Special Uses per Section 2.03.01.A.

Presenter - Mackenzie Smith, St. Johns County

Staff - Trevor Steven, Planner

District 3

- 3. CPA(SS) 2022-15 875 W. King Street.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately .35 acres

of land from Community Commercial (CC) to Residential-D (Res-D) to accommodate one (1) residential dwelling unit being placed on the property.

Presenter - Mackenzie Smith, St. Johns County

District 3

4. **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. This request is a companion application to CPA(SS) 2022-15 875 W King St.

Presenter - Gary Davenport

Staff - Evan Walsnovich, Planner

District 3

5. **CPA(SS) 2022-14 Kings Estate Road.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 3.89 acres of land from Residential-C (Res-C) to Mixed Use District (MD).

Presenter - Douglas N. Burnett, Esq., St. Johns Law Group

Staff - Teresa Bishop, AICP, Planning Division Manager

District 3

6. **COMPAMD 2022-03 SR 207 & Wildwood Self-Storage.** Adoption hearing for a Comprehensive Plan amendment to amend Policy A.1.11.3 to increase the Floor Area Ratio (FAR) from 70% to 120% for the construction of a personal property self-storage facility, within the Mixed Use Future Land Use designation and specifically located at 1855 SR 207.

- 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.