

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, April 20, 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, April 20, 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 - Katrina Gilyard, Owner

Staff - Lauren Dwyer, Planner

District 3

1. **SUPMIN 2023-03 Gilyard Family Residence.** 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 - Mark Shelton, Kimley-Horn and Associates, Inc.

Staff - Evan Walsnovich, Planner

District 5

2. **ZVAR 2023-04 CR 210 Commercial.** Request for a Zoning Variance to Section 2.03.02.A of the Land Development Code to allow for the package sale of alcoholic beverages within one thousand (1,000) feet of an existing church. This is a companion item to SUPMAJ 2023-01: CR 210 Commercial.

Presenter - Mark Shelton, Kimley-Horn and Associates, Inc

District 5

3. **SUPMAJ 2023-01 CR 210 Commercial.** Request for a Special Use Permit per Section 2.03.02 of the Land Development Code to allow for the package sale of alcohol exceeding 14% ABV for off-site consumption. This is a companion item to ZVAR 2023-04.

Presenter - Berlinda Crooms, Owner

Staff - Lauren Dwyer, Planner

District 3

- 4. ZVAR 2023-09 Crooms Zoning Variance.** ZVAR 2023-09, Request for a Zoning Variance to Table 6.01 to allow a Second Front Yard setback of 12' in lieu of 20' required together with an additional Front Yard setback of 8' in lieu of the 20' required for a Corner Through Lot in Residential, Single Family (RS-3) zoning to accommodate placement of a manufactured/mobile home.

Presenter - Berlinda Crooms, Owner

District 3

- 5. SUPMIN 2023-05 Crooms Mobile Home.** SUPMIN 2023-05, Request for a Special Use Permit to allow a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08.

- 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.