

ST. JOHNS COUNTY Planning & Zoning

BOARD

Greg Matovina
Meagan Perkins
Henry F. Green
Dr. Richard Hilsenbeck
Jack Peter

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, November 2, 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, November 2, 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 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.
- Public Comments.

AGENCY ITEMS

Presenter - Joseph Eddy, JE Properties

Staff - Lauren Dwyer, Planner

District 3

1. **ZVAR 2023-06 Woodlawn Apartments.** Request for a Zoning Variance to Table 6.17 of the Land Development Code regarding parking requirements for Apartments in order to replace 24 unused parking spaces with an approximately 7,560 square foot recreation area, located at 200 S. Woodlawn Street.

Presenter - David Mikel, Site Enhancement Services

Staff - Evan Walsnovich, Planner

District 3

2. **NZVAR 2023-15 Mavis Tire Supply Signs.** Request for a Non-Zoning Variance to Section 7.02.04.C of the Land Development Code to allow three (3) proposed building signs to exceed the required maximum Advertising Display Area (ADA) of 200 square feet per business by approximately 58 square feet, located at 1960 State Road 207.

Presenter - Emily Bernahl, Bernahl Development Services

Staff - Justin Kelly, Senior Planner

District 5

3. **NZVAR 2023-17 Texas Roadhouse Pole Sign.** Request for a Non-Zoning Variance pursuant to Section 7.02.04.B.6 of the Land Development Code to allow for a Pole Sign height of 120 feet in lieu of the 85-foot maximum height requirement prescribed within the St. Augustine Centre PUD (ORD. 2021-83, as amended).

Presenter - Geoffrey C. Batteiger

Staff - Marie Colee, Asst. Program Mgr.

District 3

4. **SUPMIN 2023-08 Collier Residence.** Request for a Special Use Permit to allow for a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code Section 2.03.08, located at 900 West 4th Street.

Presenter - Philip Smith, Owner

District 2

5. **SUPMAJ 2023-13 Down Yonder.** Request for a Special Use Permit to allow on-site sales and consumption of alcoholic beverages under the regulation of the State of Florida Type 4COP-SFS license pursuant to Land Development Code, Section 2.03.02 in conjunction with a proposed restaurant.

Presenter - Jennifer Corbitt

Staff - Saleena Randolph, Senior Planner

District 1

6. **SUPMAJ 2023-07 2353 State Road 13 North Venue & Events.** Request for a Special Use Permit to allow for an indoor/outdoor wedding and special event venue, meeting the general special use criteria of Land Development Code Section 2.03.01.A; specifically located at 2353 State Road 13 N; request includes the Emergency Vehicle Access to the Pole Barn is by way of adjoining property at 2369 State Road 13 N.

Presenter - Cora Johnston, Generation Homes

Staff - Lauren Dwyer, Planner

District 5

7. **ZVAR 2023-18 DeArment Residence.** request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of 15 feet in lieu of the required 25 feet, and to allow for the placement of a swimming pool within the required Second Front Yard setback, adjacent to the platted, unopened Right-of-Way, located at 3780 Coastal Highway.

Presenter - James Whitehouse, St. Johns Law Group

Staff - Trevor Steven, Planner

District 4

8. **ZVAR 2023-20 Smith Driveway Gatehouse.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a 0' front yard setback in lieu of the 25' required to accommodate the construction of a gate building, and Section 2.02.04.B.12.b to allow for a 6'-foot-tall fence attached to the gate building in lieu of the 4' maximum in Residential, Single Family (RS-3) zoning, located specifically at 51 Cat Road.

Presenter - Qiaomin Ye

District 3

9. **ZVAR 2023-22 Sushi 99 St. Augustine.** Request for a Zoning Variance to Section 2.03.02.A of the Land Development Code to allow for the on-site sale and consumption of alcoholic beverages in conjunction with a restaurant within one thousand (1,000) feet of an existing church.

Presenter - Qiaomin Ye

District 3

10. **SUPMAJ 2023-11 Sushi 99 St. Augustine.** Request for a Special Use Permit to allow on-site sales and consumption of alcoholic beverages under the regulation of the State of Florida Type 2COP license pursuant to Land Development Code, Section 2.03.02 in conjunction with a proposed restaurant.

11. **MAJMOD 2023-17 New Twin Creeks Light Industrial Access.** Request for a Major Modification to the Twin Creeks PUD (Ordinance 2015-52, as amended) to add a new access connection point along CR 210 West for the Light Industrial parcel located to the south. The proposed change is to the MDP Map, Map H of the Twin Creeks DRI. The current MDP Text and all other provisions of Ordinance 2015-52, as amended remain the same.

*** The public hearing for CPA(SS) 2023-9 Preserve at Wards Creek and PUD 2023-18 Preserve at Wards Creek, will be rescheduled to a date certain of December 21, 2023. The applications will be re-advertised and noticed for the hearing date. ***

- 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.