

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

Christine Valliere, Sr. Assistant County Attorney

Thursday, January 18, 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, January 18, 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: 11/02/23, 11/16/23, 12/07/23, 12/21/23
- Public Comments.

AGENCY ITEMS

Presenter - Alex Acree, Matthews | DCCM

Staff - Brandon Tirado, Planner

District 2

1. **COMM 2023-46 Agricultural Center Warehouse Phase 2.** Phase 2 of the Agricultural Center Warehouse development will consist of two (2) new Office/Warehouse buildings totaling approximately 36,400 square feet with associated access, utilities and stormwater management.

Presenter - Tim Boehkein, PE | JBPro

Staff - Evan Walsnovich, Planner

District 3

2. **SUPMIN 2023-10 Victorious Covenant Church.** Request for a Special Use Permit pursuant to Section 2.03.12 of the Land Development Code to allow for a Church within Residential, Single Family (RS-3) zoning, specifically located at 1075 W. King Street.

Presenter - Joshua Foster

Staff - Keisha Fink, AICP, Principal Planner

District 3

3. **ZVAR 2023-28 7006 Middleton Ave.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Front Yard setback of fourteen (14) feet in lieu of the required twenty-five (25) feet; a Rear Yard setback of nine (9) feet, six (6) inches in lieu of the required ten (10) feet; a Side Yard setback of four (4) feet, six (6) inches in lieu of the required eight (8) feet; and a maximum lot coverage by all buildings of 32% in lieu of the required 25% in the Residential General (RG-1) zoning district.

Presenter - William Woinski, Jr

Staff - Trevor Steven, Planner

District 3

4. **ZVAR 2023-17 920 Francis Street.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced Side Yard setback of 1.3 feet in lieu of the eight (8) foot requirement in Residential, Single Family (RS-3) zoning to accommodate the placement of an existing detached Accessory Structure, located at 920 Francis Street.

Presenter - Vernon Miller

District 2

5. **ZVAR 2023-34 Miller Accessory Structure.** Request for a Zoning Variance to Section 6.01.03.E.3 of the Land Development Code to allow for a Front Yard setback of five (5) feet in lieu of the 25-foot requirement, a Second Front Yard setback of five (5) feet in lieu of the twenty (20) foot requirement for a Corner Lot, and to Section 2.02.04.B.4 to allow for the eave height of a detached Accessory Structure (garage) to exceed the maximum eave height of the Main Use structure so long as the height of the roof of the garage does not exceed seventeen feet nine inches (17'9") in Residential, Single Family (RS-3) zoning, located at 871 CR 13 South.

Presenter - Stephen Rippon, Property Owner

Staff - Saleena Randolph, Senior Planner

District 4

6. **ZVAR 2023-31 169 River Marsh Drive Pool & Screen.** Request for a Zoning Variance to Sections 2.02.04.A.3 and 2.02.04.B.8 of the Land Development Code to allow for a 2nd Front Yard setback of 5'4" for a screen enclosure and 8'4" for a swimming pool in lieu of the 20' requirement in Residential Single Family (RS-2) zoning, located at 169 River Marsh Drive.

Presenter - Kelly Crenshaw, Owner

Staff - Marie Colee, Assistant Program Manager

District 4

7. **ZVAR 2023-29 Oak View Circle Sun Room.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a Side Yard setback of 2 feet, 8 inches (2'-8") in lieu of the required eight (8) feet in Residential, General (RG-1) zoning to allow for the construction of a sunroom, located at 104 Oak View Circle.

Presenter - Brad Wester

Staff - Keisha Fink, AICP, Principal Planner

District 5

8. **ZVAR 2023-32 Sasso Residence @ 2827 S. Ponte Vedra Blvd.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a Front Yard setback of 15 feet in lieu of the 20 foot platted BRL requirement to allow for the construction of a new single family home, located at 2827 S. Ponte Vedra Boulevard.

Presenter - Bill Miller

Staff - Evan Walsnovich, Planner

District 3

9. **REZ 2023-19 ML Conner Rezoning.** Request to rezone approximately .85 acres of land from Commercial Neighborhood (CN) to Residential, Single Family (RS-3), specifically, located at 1075 West King Street.

- 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.