

# 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, March 16, 2023 1:30:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, March 16, 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.
- Approval of meeting minutes for PZA 4/7/2022, 5/5/2022, 9/15/2022, 2/2/2023 and 2/16/2023
- Public Comments.

### AGENCY ITEMS

**Presenter - Christina Evans, Matthews Design Group**

**Staff - Lauren Dwyer, Planner**

#### **District 2**

1. **SUPMAJ 2022-12 Water Plant Rd. Borrow Pit.** SUPMAJ 2022-12 Water Plant Rd. Borrow Pit, Request for a Special Use Permit pursuant to Land Development Code Section 2.03.10 and Section 6.04.09 to allow for a Borrow Pit within Open Rural (OR) zoning.

**Presenter - Keira B. and Larry Herlth**

**Staff - Evan Walsnovich, Planner**

#### **District 5**

2. **ZVAR 2022-33 669 Delespine Ave..** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced second Front Yard setback of eight (8) feet in lieu of the 20-foot requirement to allow construction of a single family home in Residential, Single Family (RS-3) zoning, located at 669 Delespine Ave.

**Presenter - Mark Tillman**

**Staff - Trevor Steven, Planner**

#### **District 2**

3. **ZVAR 2023-03 Tillman AFU.** Request for a Zoning Variance to Section 2.02.04.B.16.d of the Land Development Code to allow for an Accessory Family Unit to exceed thirty five percent (35%) of the square footage of the main use Structure. The subject property is

located on Bennett Road, south of County Road 208.

**Presenter - Jason Huntley**

**District 4**

- 4. MINMOD 2022-08 505 E. Surf Spray Lane.** Request for a Minor Modification to Lot 17 of the Ponte Vedra by the Sea PSD (ORD 1995-3) to allow for a Rear Yard setback of six (6) feet in lieu of the required ten (10) foot setback to accommodate the placement of a swimming pool.

**Presenter - Brad Wester, Driver McAfee Hawthorne & Diebenow**

**Staff - Saleena Randolph, Planner**

**District 2**

- 5. CPA(SS) 2022-10 St. Johns Commerce Park.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 20.41 acres of land from Rural/Silviculture (R/S) and Residential-B (RES-B) to Mixed Use District (MD). The subject property is located just west of Interstate 95, on unaddressed parcels at the SW corner of EOC Drive and Agricultural Center Drive. This item was previously heard before PZA on 11/03/2022 and was continued to a date uncertain with a vote of 7 to 0. Concerns regarding the project were in reference to the proximity of the existing area uses and the incompatibility of certain proposed uses of the subject site. Other concerns were the traffic in the area, access to/from the site, and security issues.

**Presenter - Brad Wester, Driver McAfee Hawthorne & Diebenow**

**District 2**

- 6. PUD 2022-16 St. Johns Commerce Park.** Request to rezone approximately 40.33 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for up to 310,350 square feet of commercial/office and industrial warehouse type uses. The subject property is located just west of Interstate 95, on unaddressed parcels at the SW corner of EOC Drive and Agricultural Center Drive. This request is a companion application to CPA(SS) 2022-10. This item was previously heard before PZA on 11/03/2022 and was continued to a date uncertain with a vote of 7 to 0. Concerns regarding the project were in reference to the proximity of the existing area uses and the incompatibility of certain proposed uses of the subject site. Other concerns were the traffic in the area, access to/from the site, and security issues.

\*\*\* The public hearing for COMPAMD 2022-06 The Landings at St. Johns, will be rescheduled to a time certain of April 6, 2023. The application 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.