

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, May 4, 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, May 4, 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 5/19/2022, 6/2/2022, 10/6/2022, 10/20/2022, 3/2/2023 and 4/6/2023
- Public Comments.

AGENCY ITEMS

Presenter - James G. Whitehouse, Esq, St. Johns Law Group

Staff - Trevor Steven, Planner

District 3

- 1. SUPMIN 2023-02 Leo Family Duplex.** Request for a Special Use Permit pursuant Section 2.03.18 of the Land Development Code to allow for Duplexes in Residential, Single Family (RS-3) zoning, specifically at 882 Sydney Street.

Presenter - John and Emily Stephens, Owners

Staff - Lauren Dwyer, Planner

District 4

- 2. ZVAR 2022-28 Stephens Family Pool.** ZVAR 2022-28 Stephens Family Pool Request for a Zoning Variance to Section 2.02.04.B.8 of the Land Development Code to allow for a swimming pool to be setback zero (0) feet from the Rear Yard property line in lieu of the required ten (10) feet in Residential, Single Family (RS-3) zoning, located at 187 South Roscoe Boulevard.

Presenter - Carol Reyburn

Staff - Sloane Stephens, Planner

District 5

- 3. ZVAR 2023-05 Reyburn Variance.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a fifteen (15) foot Front Yard setback in lieu of the required twenty-five (25) foot setback, and to allow for a six (6) foot side setback in lieu of the required eight (8) foot setback, in Residential Single Family (RS-2) to accommodate construction of a single-family home located at 4412 Coastal Highway.

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

Staff - Saleena Randolph, Senior Planner

District 2

- 4. CPA(SS) 2023-02 McCrary Family.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 20 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A) with a text amendment limiting the property to a maximum of six (6) single-family dwelling units. The subject property is located at 1660 and 1740 County Road 13A North.

Presenter - Karen M. Taylor

Staff - Justin Kelly, Senior Planner

District 2

- 5. PUD 2023-03 Big Oak RV & Boat Storage.** Request to rezone approximately 6.37 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for an RV/Boat Storage Facility or a maximum 60,000 square feet of commercial uses.

Presenter - Michael Sznajatajler, Esq. Cobb Cole

Staff - Teresa Bishop, AICP, Planning Division Manager

District 2

- 6. CPA (SS) 2021-24 The Cottages at St. Johns.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 20.82 acres of land from Residential (Res-C) to Residential-D (Res-D), located on SR 16, west of International Golf Parkway. This request is a companion application to PUD 2021-18.

Presenter - Michael Sznajatajler, Esq. Cobb Cole

District 2

- 7. PUD 2021-18 The Cottages at St. Johns.** Request to rezone approximately 20.8 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate the development of up to 232 residential units contained within a rental community. This request is a companion application to CPA (SS) 2021-24 The Cottages at St. Johns.

Presenter - Lindsay Haga, AICP, Planning Manager, ETM, Inc.

District 2

- 8. MAJMOD 2023-05 TrailMark Recreational Pond.** Request to modify the Six Mile Creek Planned Unit Development (PUD) to add approximately 33 acres of land to provide additional recreational opportunities for the community. The applicant is proposing a recreational pond.

- 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.