

ST. JOHNS COUNTY Planning & Zoning

PLANNING & ZONING BOARD

Greg Matovina
Meagan Perkins
Eugene Wilson

Elvis Pierre
Henry F. Green

Dr. Richard Hilsenbeck
Jack Peter



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management
Christine Valliere, Sr. Assistant County Attorney

Thursday, May 18, 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 18, 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 11/17/2022, 9/1/2022 and 4/20/2023
- Public Comments.

AGENCY ITEMS

Presenter - Curtis Hart, Hart Resources LLC

Staff - Trevor Steven, Planner

District 4

1. **ZVAR 2022-18 513 Canal Variance.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a 5-foot Front Yard setback in lieu of the 25-foot requirement; a 14-foot Second Front Yard setback in lieu of the 15-foot requirement; a 5-foot Side Yard setback in lieu of the 8-foot requirement; and a maximum lot coverage by all buildings of 37% in lieu of the 30% requirement in Residential, Single Family (RS-2) zoning to allow for the placement of a garage.

Presenter - Ellen Avery-Smith, Esq., Rogers Towers, P.A

Staff - Saleena Randolph, Senior Planner

District 3

2. **MAJMOD 2023-01 Deerpark Commerce Center.** Request for a Major Modification to the Deerpark Commerce Center PUD (Ord. 2005-91, as amended) to accommodate several changes to the Master Development Plan (MDP) Text and Map. The subject property is located at 3800 Deerpark Blvd and includes two unaddressed lots located to the north.

- 3. COMPAMD 2023-03 11280 US 1 North Self Storage (Transmittal).** Transmittal hearing for a for a site-specific Text Amendment to Policy A.1.11.3 of the 2025 Comprehensive Plan to allow a Floor Area Ratio (FAR) of 110% in lieu of the required maximum of 50% in the Intensive Commercial Future Land Use Map designation to accommodate construction of a Self-Storage Facility, specifically located at 11280 US 1 North.

*** The public hearing for REZ 2022-25 San Sebastian, will be rescheduled. 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.