

# ST. JOHNS COUNTY

## Planning & Zoning

### BOARD

Greg Matovina  
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### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Thursday, August 17, 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, August 17, 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 - Michelle Montello

#### Staff - Evan Walsnovich, Planner

#### District 5

1. **ZVAR 2023-14 Marsh House.** 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 5'-10" in lieu of the 25 foot requirement, and a second Front Yard setback of 7'-10" in lieu of the 20 foot requirement in the Residential, Single Family (RS-3) zoning district, located at 3020 Third Street.

#### Presenter - Michael and Lindsay Graves

#### District 4

2. **MINMOD 2023-07 Graves Pool.** Request for a Minor Modification the Ponte Vedra By-The-Sea Estates PSD (ORD. 2000-5) to allow a Rear Yard setback of six (6) feet in lieu of the ten (10) foot requirement to accommodate placement of a swimming pool.

#### Presenter - Kathryn Whittington, Esq. | Whittington Law, PLLC

#### Staff - Justin Kelly, Senior Planner

#### District 2

3. **MAJMOD 2023-04 Elevation Pointe.** Request for a Major Modification to the Elevation Pointe at Anderson Park PUD (Ordinance 1996-66, as amended) to increase wetland impacts with a corresponding decrease in preserved wetlands, open space and upland buffers; increase development area; reconfigure commercial outparcels; and decrease approved commercial entitlements from 190,000 SF to 170,000 SF.

**Presenter - Matthew H. Lahti, Gulfstream Design Group**

**Staff - Evan Walsnovich, Planner**

**District 5**

4. **REZ 2023-06 Whole 9 Yards.** Request to rezone approximately 1.37 acres of land from Open Rural (OR) to Industrial Warehousing (IW), located at 5285 Big Oak Road S.

**Presenter - Autumn Martinage, Matthews Design Group**

**Staff - Saleena Randolph, Senior Planner**

**District 2**

5. **PUD 2023-05 Deer Run Road PUD.** Request to Rezone approximately 25.12 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow up to 26 duplexes for a total of 52 dwelling units, specifically located at 2380 Deer Run Road, 1109 Fazio Road, and 1150 Fazio Road.

\*\*\* The public hearing for PUD 2023-02 Ponte Vedra Resort, will be rescheduled to a date certain of September 21, 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.