

ST. JOHNS COUNTY

Planning & Zoning

BOARD

Greg Matovina
Meagan Perkins
Henry F. Green
Dr. Richard Hilsenbeck
Jack Peter

Elvis Pierre



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, September 21, 2023 11:00 AM

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, September 21, 2023 11:00 AM 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.
- Public Comments.

AGENCY ITEMS

Presenter - Ellen Avery-Smith; Rogers Towers, PA

Staff - Teresa Bishop, AICP, Planning Manager

District 4

1. **PUD 2023-02 Ponte Vedra Resort.** Request to rezone approximately 91 acres of land from Open Rural (OR), Single Family Residential District (R-1-B), Single Family Residential District (R-1-C), Multiple Family Residential District (R-2), Commercial District (R-3), and Recreational District (R-4) to Planned Unit Development (PUD), to allow the redevelopment of resort lodging, restaurant, recreational, commercial, and office facilities within the the Ponte Vedra Inn & Club and the Lodge Property.

Following Items begin at 1:30 PM

Presenter - Erica Corrigan

Staff - Trevor Steven, Planner

District 5

2. **ZVAR 2023-16 2 Marilyn Avenue.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a second Front Yard setback of 11 feet in lieu of the 20-foot requirement in Residential Single Family (RS-3) Zoning, located at 2 Marilyn Avenue.

Presenter - Juliet Shaposhnikov, President, Rock Springs Farms HOA, Inc.

Staff - Teresa Bishop, AICP, Planning Manager

District 3

- 3. MAJMOD 2023-14 Rock Springs Farms PUD.** Request for a Major Modification to the Rock Springs Farms PUD (Ordinance No. 2017-49, as amended) to clarify the project is limited to 182 single family dwelling units and remove the obligation of the Rock Springs Farms Homeowners Association (HOA) to fund the maintenance of the dedicated public park.

- 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.