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**NOTICE OF A PUBLIC HEARING IN THE SOUTH ANASTASIA OVERLAY DISTRICTS  
ST. JOHNS COUNTY, FL**

**NOTICE IS HEREBY GIVEN** a public hearing will be held on **Thursday, December 15, 2022 at 1:00 pm by the South Anastasia Design Review Board** at a **St. Johns County Permit Center, 1<sup>st</sup> FL conf. room, 4040 Lewis Speedway, St. Augustine, FL 32084.**

Applicants are hereby advised that failure to appear may result in the delay or denial of their application.

- **Call meeting to order.**
- **Reading of the *Public Notices* statement.**
- **Public Comment.**

*Staff: Sloane Stephens, Planner*

**AGENDA ITEMS Public Hearing to consider the following:**

1. **NZVAR 2022-11 Biera Mar Mixed-Use Development:** Request for a Non-Zoning Variance to Section 3.07.05.A.6 of the Land Development Code to allow for a reduction in the required 20-feet of separation between buildings to 10-feet, and Section 3.07.06.A.2 to allow for a reduction in the required 10-foot buffer to 5-feet for a proposed mixed-use structure located within the South Anastasia Overlay. This request is a companion application to SADR B 2022-03.  
*Applicant/Presenter: Blair Knighting, AICP, Kimley-Horn and Associates, Inc.*
  
2. **SADR B 2022-03 Biera Mar Mixed-Use Development:** Request design approval of a 2-story mixed use building with 2,705 square feet of commercial space and two (2) 1,500 square foot residential units. This request is a companion application to NZVAR 2022-11.  
*Applicant/Presenter: Blair Knighting, AICP, Kimley-Horn and Associates, Inc.*

**ADJOURNMENT**

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in these proceedings should contact the County's ADA Coordinator at (904)209-0650 or at the **St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086.** For hearing impaired individuals call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of the hearing. This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the Board members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or written communications to the Planning Division, Growth Management Services, 4040 Lewis Speedway, St. Augustine, Florida 32084.

SOUTH ANASTASIA DESIGN REVIEW BOARD, ST. JOHNS COUNTY, FLORIDA  
BY: Charles Delony, Chair