

ST. JOHNS COUNTY Planning & Zoning

BOARD

Meagan Perkins

Jack Peter

Greg Matovina

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Dr. Richard Hilsenbeck

Elvis Pierre

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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael Roberson, Director of Growth Management

Lex Taylor III, Assistant County Attorney

Thursday, September 19, 2024, 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, September 19, 2024, 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
- PZA Meeting Minutes for Agency Approval: 08/15/2024
- Public Comments

AGENCY ITEMS

Presenter - Bill Lanni | Lanni Construction, Inc

Staff - Evan Walsnovich, Planner

District 5

1. **ZVAR 2024-14: 4060 Coastal Highway.** Request for a Zoning Variance to Section 6.01.03.E.4 of the Land Development Code to allow for a Second Front Yard setback of 10 feet 7 inches in lieu of the required 20 feet for a Corner Through Lot located adjacent to an unopened right-of-way, in order to accommodate an addition to the existing home located in Residential, Single Family (RS-3) zoning, specifically located at 4060 Coastal Highway.

Presenter - Destinee Miller Scott - Hercules Mobile Home Service

Staff - Marie Colee, Assistant Program Manager

District 3

2. **ZVAR 2024-09 Asselta Mobile Home @ 1105 W 15th Street (133401-0020).** Request for a Zoning Variance to Section 6.01.03.E(3) of the Land Development Code to allow for a reduced Front Yard setback of 20 feet in lieu of the required 25 feet, a reduced Second Front Yard setback of five (5) feet in lieu of the required 20 feet, and a reduced southern Side Yard setback of five (5) feet in lieu of the required eight (8) feet to allow for a Mobile Home in Residential, Single Family (RS-3) zoning.

Presenter - Destinee Miller Scott - Hercules Mobile Home Service
Staff - Marie Colee, Assistant Program Manager

District 3

3. **SUPMIN 2024-03 Asselta Mobile Home @ 1105 W 15th Street (133401-0020).** Request for a Special Use Permit to allow for a replacement Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08.

Presenter - Stanley B. Hollenbach | Epic Pools

Staff - Evan Walsnovich, Planner

District 1

4. **MINMOD 2024-13 Moser Pool (360 Conquistador Rd).** Request for a Minor Modification to The Preserve at St. Johns PUD (ORD. 2015-41, as amended) to allow for a maximum Impervious Surface Ratio (ISR) of 62.7% in lieu of the required 50% maximum to allow for the construction of a swimming pool, specifically located at 360 Conquistador Rd.

Presenter - Matthew Moss

Staff - Trevor Steven, Planner

District 5

5. **REZ 2024-16 Auto Pros Consulting.** Request to rezone approximately 0.20 acres of land from Commercial General (CG) to Commercial Intensive (CI) to allow for used Automobile Sales; specifically located on First Avenue, approximately .5 miles south of the Northeast Florida Regional Airport.

Presenter - Karen M. Taylor, Land Planner

Staff - Saleena Randolph, Senior Planner

District 3

6. **CPA(SS) 2024-05 4 Lakes Campground.** Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture and Agricultural-Intensive to Rural Commercial for approximately 19.97 acres of land, and to change the Future Land Use Map designation from Rural/Silviculture to Agricultural-Intensive for approximately 20 acres of land; specifically located at 9749 CR 13 South and portions of 9855 CR 13 South. This request is a companion application to REZ 2024-12.

Presenter - Karen Taylor, Land Planner

Staff - Saleena Randolph, Senior Planner

District 3

7. **REZ 2024-12 4 Lakes Campground.** Request to rezone approximately 19.97 acres of land from Open Rural (OR) to Commercial Rural (CR) with conditions, specifically located at 9749 CR 13 South and portions of 9855 CR 13 South. This request has a companion application CPA(SS) 2024-05.

- 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.