

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Mike Koppenhafer  
Archie B. Wainright  
Roy Alaimo

Greg Matovina  
Meagan Perkins

William McCormick PhD.  
Dr. Richard Hilsenbeck



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Forrest E. Cotten, Director of Growth Management  
Bradley Bulthuis, Sr. Assistant County Attorney

Thursday, December 3, 2020 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, December 3, 2020 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.
- Reading of the Script for Regular Meeting including Remote Public Participation by Chair.
- Reading of the Public Notice statement by Vice-Chair.
- Approval of meeting minutes for PZA 10/1/20 and PZA 11/19/20.
- Introduction: Growth Management Director - Forrest E. Cotten.
- Public Comments.

### AGENCY ITEMS

**Presenter - Tamie Edwards, Property Owner**

**Staff - Saleena Randolph, Planner**

#### **District 2**

1. **SUPMIN 2020-05 Edwards Mobile Home.** Request 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, specifically located at 250 N Washington Street.

**Presenter - Beth Breeding, Consultant/ Sina Venus & Justin Clark, Property Theater LLC**

**Staff - Kelly Schley, Application Review Supervisor**

#### **District 4**

2. **VACPLA 2020-02 Subdivision of Hilden (Blocks 4 & 5). Request to vacate a portion of Subdivision of Hilden, Map Book 3, Page 59.** This proposed plat vacation consists of 80 lots as well as a portion of the unopened rights of way platted as Second Street and Second Avenue. This constitutes a total of approximately 5.11 acres, which is part of the Subdivision of Hilden (Map Book 3, Page 59) recorded on May 9, 1925. If approved, the applicant's intent is to utilize the property for commercial and light industrial uses as presented in the companion application, PUD 2020-07 St. Johns Commerce.

**Presenter - Justin Clark, Property Theater LLC**

**Staff - Valerie Stukes, Senior Planner**

**District 4**

- 3. PUD 2020-07 St. Johns Commerce.** This is a request to rezone approximately 4.72 acres from Industrial, Warehousing (IW) to Planned Unit Development (PUD) to allow for a mix of commercial and light industrial uses, specifically located at 10000 US 1 North.

- Staff Reports: Next PZA meeting is on 12/17/20 with 8 items.
- Agency Reports
- Meeting Adjourned

In accordance with St. Johns County Emergency Order No. 2020-10, this meeting may be conducted remotely and may provide remote public participation under communication media technology (CMT). CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum of 5 days in advance of this meeting. Such printed documentation will be presented at the meeting.

A person may attend this CMT meeting by calling the telephone number at 904.209.1265 and viewing the meeting on [GTV or <http://www.sjcfl.us/GTV/watchgtv.aspx> ]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: [plandep@sjcfl.us](mailto:plandep@sjcfl.us).

Additional information may be obtained at:

Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084

Email address: [plandep@sjcfl.us](mailto:plandep@sjcfl.us)

Phone number: 904.209.0675

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or 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 to be based. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

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 County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32085, 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.