

ST. JOHNS COUNTY
Planning & Zoning
PLANNING & ZONING BOARD REGULAR MEETING AGENDA
County Auditorium, 500 San Sebastian View
Thursday, February 4, 2021 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, February 4, 2021 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.
- Public Comments

AGENCY ITEMS ([Agenda](#))

Presenter - Lindsay Haga, AICP, ETM, Inc.

Staff - Cynthia A. May, ASLA, Senior Supervising Planner

District 5

1. [NZVAR 2020-08 Buc-ee's at St. Johns](#). Request for a Non-Zoning Variance to Land Development Code, Sections 7.02.04.C and 7.02.04.D to allow larger wall signs for the approximately 53,000 square foot building in lieu of the current code requirements. The Planning and Zoning Agency heard this item on December 17, 2020, and voted to continue it to February 4, 2021 to allow the Applicant time to meet with staff to discuss amending the request to reduce the proposed signage.

Presenter - Frank A. Trane, Jr.

Staff - Marie E. Colee, Assistant Program Manager

District 5

2. [ZVAR 2020-28 Kirkmeyer Residence](#). Request for a Zoning Variance to Land Development Code, Table 6.01 and Section 6.01.03.E.3, to allow a five (5) foot reduction to the Second Front Yard setback from twenty (20) feet to fifteen (15) feet, and Section 6.01.03.G.1 to allow for a structure to be located two (2) feet from the existing seawall in lieu of ten (10) feet to accommodate construction of a new single family residence with covered outdoor kitchen, specifically located at 241 Rivershore Lane..

Presenter - Jena and Michael Nelson

Staff - Marie E. Colee, Assistant Program Manager

District 1

3. [ZVAR 2020-29 Nelson Residence](#). Request for a Zoning Variance to Land Development Code, Table 6.01 to allow a Front Yard setback of twelve feet (12') in lieu of the twenty-five foot (25') requirement in Residential, Single Family (RS-2) zoning to accommodate a single-family residence, specifically located at 1135 Popolee Road.

Presenter - Lorese Peterson

Staff - Saleena Randolph, Planner

District 3

4. [MINMOD 2020-18 Peterson Family A/C and Pool Equipment](#). Request for a Minor Modification to the Ocean Cay PUD, Ord. 2013-20, as amended, to allow a side yard setback of three (3) feet in lieu of the five (5) foot requirement to accommodate placement of an a/c and pool equipment, specifically located at 392 Ocean Cay Blvd.

Presenter - Ellen Avery Smith, Esq.

Staff - Justin Kelly, Senior Planner

District 5

5. [MAJMOD 2020-20 St. Augustine Centre Medical Center](#). Request for a Major Modification to the St. Augustine Centre PUD (Ordinance 1997-23, as amended) to add 100,000 square feet of Medical Center uses.

Presenter - Ellen Avery-Smith, Esq. Roders|Towers, P.A.

Staff - Cynthia A. May, ASLA, Senior Supervising Planner

District 1

6. [MAJMOD 2020-22 Bannon Lakes PUD](#). Request for a Major Modification to the Bannon Lakes PUD (Ordinance 2015-11, as amended) to allow a minimum lot width of 40 feet for single family residential in lieu of the currently permitted 43 feet, and a request for a waiver to Section 9.04.05 of the LDC regarding the limitations on rezonings that prohibit more than one application from being filed on part or all of the same land within one (1) year.

Presenter - Forrest Cotten, Director, Growth Management

Staff - Forrest Cotten, Growth Management, Director

7. [Recommendation to the Board of County Commissioners for Planning and Zoning Agency Member Appointments](#). Mr. Mike Koppenhafer's (District 4) second full four (4) year term expires on February 21, 2021. Appointed members whose terms have expired may continue until a successor is appointed and qualified. Additionally, Mr. Archie B. Wainright (District 5), whose term expires June 6, 2021, resigned effective January 27, 2021. When a position becomes vacant before the end of the term, the Board of County Commissioners shall appoint a substitute member to fill the vacancy for the duration of the vacated term. Vacancy on the PZA was most recently advertised for the required thirty (30) days with the following applications meeting the minimum criteria for consideration. PZA members serve at the pleasure of the Board of County Commissioners as the local planning agency for St. Johns County and fulfill any other duties and responsibilities as determined by Part 8.01.00. Members are not appointed by district, however every reasonable attempt will be made to have all County Commission districts equally represented. The following 6 persons have applied for the open positions: Andrew Evener (Dist. 4); Deanne E. Grayson (Dist. 2); Joseph McAnarney (Dist. 1); Zachary Miller (Dist. 4); Travis Minch (Dist. 4); Jon Scott Walker (Dist. 4). Please see the attachments for application materials.

- **Staff Reports - Next PZA 2/18/21 (7 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: plandept@sjcfl.us.

Additional information may be obtained at:

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

Email address: plandept@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.

Event Details

Event Type: Meeting