

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Greg Matovina
Roy Alaimo
Mike Koppenhafer
Meagan Perkins

William McCormick PhD.
Dr. Richard Hilsenbeck



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Forrest E. Cotten, Director of Growth Management
Christine Valliere, Assistant County Attorney

Thursday, February 18, 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 18, 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.
- 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 11/5/20.
- Public Comments.

AGENCY ITEMS

Presenter - USA Lobo

Staff - Marie E Colee, Assistant Program Manager

District 3

1. **SUPMAJ 2020-14 Thai Garden LLC.** Request for a Special Use Permit to allow for the on-site sale and consumption of beer and wine (2COP) in conjunction with a proposed restaurant pursuant to Section 2.03.02 of the Land Development Code within the Commercial General (CG) zoning designation, specifically located at 4040 US 1 South.

Presenter - Zachary C. Crabtree, Esq.

District 4

2. **ZVAR 2020000022 129 S. Roscoe Blvd. (063140-0120).** Request for a Zoning Variance to Land Development Code, Table 6.01 to allow for a Rear Yard Setback of zero feet (0') in lieu of the ten foot (10') requirement in Residential, Single Family (RS-2) zoning to accommodate an outdoor patio and swimming pool.

Presenter - Adam Pratt, Owner

Staff - Saleena Randolph, Planner

District 1

- 3. ZVAR 2020-30 The Pratt Project.** Request for a Zoning Variance to Land Development Code Table 6.01 to allow a Side Yard setback of three (3) feet in lieu of the ten (10) foot requirement in Open Rural (OR) zoning to accommodate an attached garage and addition to the existing home, specifically located at 1829 State Road 13 North.

Presenter - Nate Day, H. Smith, Inc.

Staff - Justin Kelly, Senior Planner

District 1

- 4. COMPAMD 2019-01 Oxford Estates East (ADOPTION).** A request to amend the Future Land Use designation of approximately 32.5 acres of land, located on the eastern side of Longleaf Pine Parkway, north of Greenbriar Road from Rural/ Silviculture (R/S) to Residential-B (Res-B).

Presenter - Nate Day; H. Smith, Inc.

District 1

- 5. MAJMOD 2020-15 Oxford Estates (Phase 7).** Request for a Major Modification to the Oxford Estates PUD (Ordinance 2013-16, as amended) to accommodate the addition of 31 single family lots, increasing the overall total from 290 to 321. This request is a companion item to COMPAMD 2019-01 Oxford Estates East.

- Staff Reports - Next PZA 3/4/21 - 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.sjcf.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@sjcf.us.

Additional information may be obtained at:

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

Email address: plandept@sjcf.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.