

ST. JOHNS COUNTY
Planning & Zoning
PLANNING & ZONING BOARD REGULAR MEETING AGENDA
County Auditorium
500 San Sebastian View
Thursday, April 15, 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, April 01, 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.
- Reading of the Public Notice statement.
- Public Comments

AGENCY ITEMS ([Agenda](#))

Presenter - Kathryn Holliday Alexander

Staff - Marie E. Colee, Assistant Program Manager

District 4

1. [SUPMAJ 2020-15 Memphis Jax BBQ 4COP/SFS](#). Request for a Special Use Permit to allow on-site sales and consumption of alcoholic beverages under the regulation of the State of Florida Type 4COP/SFS license pursuant to Land Development Code, Section 2.03.02 in conjunction with an existing restaurant.

Presenter - Guiqin Liang, applicant

Staff - Valerie Stukes, Senior Planner

District 3

2. [SUPMAJ 2020-16 Cajun Crab Hut](#). A request for a Special Use Permit to allow on-site sales and consumption of alcoholic beverages under the regulation of the State of Florida Type 4COP/SFS license pursuant to Land Development Code, Section 2.03.02 in conjunction with a restaurant, specifically located at 2125 US Highway 1 S.

Presenter - Guiqin Liang, applicant

Staff - Valerie Stukes, Senior Planner

District 3

3. [ZVAR 2021-04 Cajun Crab Hut](#). request for a Zoning Variance to Section 2.03.2.A.3 as it pertains to accommodating 150 patrons and occupying a minimum of 2500 SF associated with a Special Use Permit to allow for the on premise consumption of alcoholic beverages under the regulation of the State of Florida Type 4COP/SFS license.

Presenter - Sally R Walters, Applicant/Representative

Staff - Valerie Stukes, Senior Planner

District 2

4. [ZVAR 2020-32 475 N. Orange Street](#). A request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a front yard setback of 12 feet in lieu of the 25-foot requirement in Residential, Single Family (RS-3) zoning to accommodate construction of a new single family home.

Presenter - Confidential

Staff - Joseph C. Cearley, Special Projects Manager

District 2

5. [MINMOD 2021-01](#). Request for a Minor Modification to the Plantation PUD, Ord. 2003-94, as amended, to allow the building coverage to exceed the required maximum of 40% (42.6%) for a proposed addition to a home.

Presenter - Shannon Acevedo, Matthews Design Group

Staff - Megan Kuehne, Planner

District 3

6. [MAJMOD 2020-19 Silver Creek PUD](#). MAJMOD 2020-19 Silver Creek Commercial request for a Major Modification to the Silver Creek PUD (Ord. 2002-39, as amended) to allow a 20-foot building setback with an 8-foot landscape buffer along a portion of the northern property boundary, a 10-foot Perimeter Buffer in lieu of a 20B Incompatibility Buffer along an FDOT pond site that is zoned Open Rural (OR), and to clarify the addition of approximately .03 acres of land to the PUD. Located on the north-east corner of SR 207 and Silver Lane.

Presenter - Brett Law, Applicant/Representative

Staff - Valerie Stukes, Senior Planner

District 3

7. [REZ 2020-23 6377 A1A S Rezoning](#). Request to rezone approximately .19 acres of land from Commercial Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to allow for one single family home.

Presenter - Stephen Britton, Jr

Staff - Justin Kelly, Senior Planner

District 2

8. [REZ 2021-01 Ag. Center Boat and RV](#). Request to rezone approximately 3.28 acres of land from Commercial General (CG) with conditions to Commercial Intensive (CI) to allow for an RV/Boat Storage facility.

- **Staff Reports: Next PZA 5/6/21 with 5 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.sjcfcl.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