

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Jeffrey R. Martin  
Jon Woodard  
Roy Alaimo  
Brad Nelson

David Rice PhD.  
Mike Koppenhafer  
Archie B. Wainright



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Suzanne Konchan, Director of Growth Management  
Paolo S. Soria, Assistant County Attorney

Thursday, April 19, 2018 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, April 19, 2018 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 Public Notice statement.
- ❖ Public Comments.
- ❖ Approval of meeting minutes from February 15, 2018.
- ❖ Approval of meeting minutes from March 15, 2018.
- ❖ Approval of meeting minutes from April 5, 2018.

### AGENCY ITEMS

#### Presenter - Marie Colee, Assistant Program Manager

#### **District 2**

1. **AWA Office - Warehouse - Site Plan Approval.** Request for Site Plan approval associated with AWA Office - Warehouse, pursuant to Ordinance 87-1.

#### **District 2**

2. **ZVAR 2017-23 Lesnikoski Residence.** Request for a Zoning Variance to allow for an eastern Side Yard of 6'4", in lieu of 8' required, for a length of 20' to allow for an existing storage addition; along with a request to allow a western Side Yard of 5'5", in lieu of 8' required to allow for existing greenhouses, specifically located at 717 W. 6th Street.

#### Presenter - Casey Keough, Planner

#### **District 3**

3. **ZVAR 2018-02 Circle K at US 1 & SR 206.** Request for a Zoning Variance to Section 6.06.04, Tables 6.19 and 6.20, of the Land Development Code to eliminate the landscape buffer and screening requirement on the north boundary of the site from a 20/B standard, located east of US-1 S and north of State Road 206 E.

**Presenter - Marie Colee, Assistant Program Manager**

**District 1**

4. **SUPMAJ 2018-02 Travel Centers of America.** Request for Special Use Permit to allow a change in license series from 1 APS to 2 APS, to allow for the package sale of beer/wine for off-premise consumption in conjunction with an existing business, pursuant to Section 2.03.02, specifically located at 1650 County Road 210 West.

**Presenter - Georgia Katz, Senior Planner**

**District 1**

5. **SUPMAJ 2017-18 Smith Chicken Coop.** A request for a Special Use Permit to allow for the keeping of four hens contained within a Chicken Coop on property located at 2327 Bishop Estates Road.

**Presenter - Beverly Frazier, Senior Supervising Planner**

**District 1**

6. **MINMOD 2018-04 Southeastern RV & Boat Storage.** Request a Minor Modification to the RiverTown PUD (Ordinance 2005-100, as amended) to allow for the development of a Recreational Vehicle and Boat Storage facility without a staffed on-site office, as required by the Special Use Criteria of Sections 2.03.42.E-F of the Land Development Code, located at Longleaf Pine Parkway.

- ❖ 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 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.