

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
Jon Woodard
Roy Alaimo
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William McCormick PhD.
Mike Koppenhafer
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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, August 16, 2018 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, August 16, 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

AGENCY ITEMS

Presenter - Shannon Acevedo, Senior Supervising Planner

1. **SUPMAJ 2018-09 Luba's Pet Spa and Boarding Facility.** This is a request for a Special Use Permit under Section 2.03.32 Kennels and Other Animal Boarding Facilities at the southeast corner of Race Track Road and Veteran's Parkway. There is a companion zoning variance application requesting relief from separation requirements and minimum property size. **This item is being continued to September 6, 2018.**

District 1

2. **ZVAR 2018-12 Luba's Pet Spa and Boarding Facility.** This is a Zoning Variance to Sections 2.03.32.A, 2.03.32.D, and 6.08.22.C-D to allow an Animal Boarding facility on 1.92 acres of land in lieu of the 5-acre minimum, to reduce separation requirement between boarding facilities and residential from 200 feet to approximately 100 feet, to allow outdoor runs to be approximately 100 feet from residentially-zoned districts, and to allow play area/passive park to be 35 feet from residentially-zoned districts. The property is in the southeast corner of Race Track Road and Veterans Parkway and there is a companion special use permit application to allow for the kennel use. **This item is being continued to September 6, 2018.**

Presenter - Shannon Acevedo, Senior Supervising Planner

District 5

3. **REZ 2018-03 2884 N. Fourth Street.** Request to rezone approximately 0.72 acres of land from Commercial, General (CG) to Residential, Single Family (RS-3) zoning to allow for residential development, located at 2884 N. Fourth Street.

Presenter - Marie E. Colee, Assistant Program Manager

District 1

4. **SUPMIN 2018-02 Borger Horse.** Request for a Special Use Permit to allow for one horse to be located on approximately 2.2 acres of land, pursuant to Section 2.03.05 and specifically located at 601 Fruit Cove Road.

District 1

5. **ZVAR 2018-14 Boman Property 1860 Orange Cove Road.** Request for a Zoning Variance to Table 6.01 and subsequent Section 6.01.03.A of the Land Development Code to allow for a property zoned Open Rural (OR) to have a reduced Lot width at the street line from one hundred (100) feet to approximately twenty (20) feet; specifically located at 1860 Orange Cove Road.

Presenter - Casey Keough, Planner

District 5

6. **ZVAR 2018-13 13 Madeira Drive (Linser Fence).** Request for a Zoning Variance to LDC, Section 2.02.04.B.12 to allow for an 8 foot privacy fence to remain on the east (side) property in lieu of the maximum 6 foot height allowance in Single Family Residential (RS-3) zoning.

District 2

7. **MINMOD 2018-07 Soffian Residence (88 Atlanta Drive).** Request for a Minor Modification to the Arbor Mill PUD (Ordinance 2014-11, as amended) to reduce the required rear yard setback from 10 feet to 2 feet to allow the construction of a roof over an existing patio, specifically located at 88 Atlanta Drive.

Presenter - Georgia Katz, Senior Planner

District 2

8. **MINMOD 2017-16 Sunshine 16.** MINMOD 2017-16, Sunshine 16 PUD, Parcel 4, to allow a reduction to the recreational amenity area from 1.22 to 1.21 acres, located off SR 16 on Verona Way next to the Murabella Shoppes.

Presenter - Jan Brewer, Environ. Division Manager

9. **Article III Land Development Code amendment to restructure the Cultural Resource Review Board membership.** At the October 2, 2017 meeting, the Cultural Resources Review Board members present unanimously agreed to a new board structure. The current nine member board would be decreased to seven members. This change will facilitate obtaining a quorum for each meeting. The new structure would consist of five district representative members and two alternate members (which is reduced from the current four alternate member requirement). The two ex officio member requirement is eliminated as these positions have never been filled.

- ❖ 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.