

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Jeffrey R. Martin  
Jon Woodard  
Roy Alaimo  
Brad Nelson

William McCormick 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, September 6, 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, September 6, 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 July 19, 2018.

### AGENCY ITEMS

**1. SUPMAJ 2018-09 Luba's Pet Spa and Boarding Facility.**

This application was withdrawn by the applicant.

**2. ZVAR 2018-12 Luba's Pet Spa and Boarding Facility.**

This application was withdrawn by the applicant.

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

**District 2**

- 3. ZVAR 2017-19 Greater Faith Baptist Church.** Request for a Zoning Variance to LDC, Sections 6.06.04.B.4 required buffers; Section 6.05.02.E (Table 6.17) relief from required parking for Churches and Table 6.01 to allow for a 2.8' eastern corner to accommodate a proposed addition, along with the ability to bring the overall building into compliance based on the submitted site plan; specifically located at 190 Duval Street.

**The applicant is requesting a continuance to the October 4, 2018 agenda.**

- 4. SUPMAJ 2017-20 Greater Faith Baptist Church.** Request for a Special Use Permit to allow the continuation of a church and the expansion of the existing office in a Residential, Single-Family (RS-3) zoning district, specifically located at 190 Duval Street.

**The applicant is requesting a continuance to the October 4, 2018 agenda.**

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

**District 3**

5. **SUPMAJ 2016-10 La Cocina Mexicana.** Request for a Special Use Permit to allow a change in license series from 2 COP to 4 COP/SFS, to allow for the sale and consumption of beer, wine along with liquor for on premise consumption in conjunction with an existing restaurant, together with a Special Use Permit to Section 2.03.15 Off-Site Parking, specifically located at 3290 US Highway 1 South.

**Presenter - Casey Keough, Planner**

**District 1**

6. **SUPMAJ 2018-03 Ponte Vedra Concert Hall.** Request for a Special Use Permit to allow for the outdoor sale and consumption of alcoholic beverages consistent with the State of Florida Type 11PA license, in addition to the already approved indoor sale and consumption, at the Ponte Vedra Concert Hall, pursuant to Section 2.03.02 of the Land Development Code; specifically located at 1050 A1A North.

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

**District 5**

7. **ZVAR 2018-11 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, located at 241 Rivershore Lane.

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

**District 3**

8. **ZVAR 2018-17 Buys Pool.** Request for a Zoning Variance to reduce the 2nd Front Yard setback from 15' to 13' to accommodate the construction of a swimming pool, together with a request to allow a 2nd Front Yard setback of 11.5' on the western corner and 10.3' on the eastern corner in lieu of 15' to bring the existing residence into compliance, specifically located at 2500 Hydrangea Street.

**Presenter - Casey Keough, Planner**

**District 5**

9. **NZVAR 2018-08 Bealls Outlet Signage.** Request for a Non-Zoning Variance to Land Development Code, Sections 7.02.04.C and 7.02.04.D to allow for the cumulative Advertising Display Area (ADA) of wall signage to exceed the 200 square foot maximum by 164 square feet, located at 256 State Road 312.

**Presenter - Shannon Acevedo, Senior Supervising Planner**

**District 3**

10. **COMPAMD 2018-01 Crescent Technical Court (adoption).** Request to adopt Comprehensive Plan Amendment to amend the Future Land Use Map designation from Residential-B (Res-B) to Mixed Use District (MD) for approximately 38 acres along Crescent Technical Court. This amendment would accommodate the existing Industrial, Warehousing (IW) zoning at Crescent Technical Park, located west of US Hwy 1 and south of Watson Road.

**11. Review and Recommendation of Planning and Zoning Agency Member Applications.**

Mr. Brad Nelson's (District 1) second full four (4) year term expired on September 2, 2018. Appointed members whose terms have expired continue to serve de facto until dismissed or a replacement is appointed by the Board of County Commissioners. This position 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 eight (8) persons have applied for the open position: Andrew Evener (Dist. 4); Gregory E. Matovina (Dist. 1); Kenneth A. McClain, Sr. (Dist. 2); Gurpreet Misra (Dist. 4); Nicholas W. Morcom (Dist. 2); Meagan Perkins (Dist. 4); Jan Thomas (Dist. 3); Kevin Van Dyke (Dist. 5). Please see the attachments for application materials.

- ❖ 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.