

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Jeffrey R. Martin  
Jon Woodard  
Roy Alaimo  
Greg Matovina

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, August 1, 2019 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, August 1, 2019 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 - Marie E. Colee, Assistant Program Manager**

#### **District 2**

1. **SUPMIN 2019-05 Hartley Replacement 2nd Main Use (2095 Forbes Rd.).** Request for a Special Use Permit to allow for the replacement of a Second Main Use Structure within a platted subdivision, consistent with Section 2.03.28 of the Land Development Code; approval will be subject to the Family Farm and Lot provisions of the Comprehensive Plan.

#### **District 2**

2. **SUPMAJ 2019-02 Jim's Place.** Request for a Special Use Permit to allow for the on-site sale and consumption of beer and wine in conjunction with an existing restaurant pursuant to Section 2.03.02 of the Land Development Code within the Commercial General (CG) zoning designation.

#### **Presenter - Jacob Smith, Planner**

#### **District 5**

3. **ZVAR 2019-14 Robshaw Property Fence – 1688 Old Beach Rd..** Request for a Zoning Variance to LDC, Section 2.02.04.B.12 to allow for existing fencing to remain along certain portions of the property boundary exceeding the height limitations in Single Family Residential (RS-3) zoning, specifically located at 1688 Old Beach Rd.

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

**District 5**

- 4. NZVAR 2019-08 Adamec Harley-Davidson Dealership.** Request for a Non-Zoning Variance to Section 7.02.04.C-D of the Land Development Code to allow 400 square feet of signage ADA in lieu of a maximum of 200 square feet related to building frontage per business.

**Presenter - Megan Kuehne, Planner**

**District 5**

- 5. REZ 2019-06 Inman Road Commercial.** Request to Rezone approximately 5 acres of an 8.14 acre parcel from Industrial Warehouse (IW) to Commercial Intensive (CI) to provide Commercial Intensive zoning for the entire parcel.

- ❖ 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.