

# 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

Mike Roberson, Director of Growth Management  
Paolo S. Soria, Assistant County Attorney

Thursday, November 7, 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, November 7, 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
- ❖ Approval of meeting minutes from July 18, 2019
- ❖ Approval of meeting minutes from August 15, 2019
- ❖ Approval of meeting minutes from September 19, 2019

### AGENCY ITEMS

#### **Presenter - Justin Kelly, Planner**

#### **District 2**

1. **SUPMIN 2019-06 Johnson Mobile Home.** Request for a Special Use Permit to allow a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to LDC, Section 2.03.08.

#### **Presenter - Valerie Stukes, Planner**

#### **District 2**

2. **SUPMAJ 2019-10 Hardwick Fence and Remember When Farm.** Request for a Special Use Permit to allow for a Rural Industry on property zoned Open Rural (OR), pursuant to Section 2.03.60 of the Land Development Code.

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

#### **District 3**

3. **SUPMAJ 2019-13 Custom Coatings and Restorations Unpaved Parking.** Request for a Special Use Permit to allow for an Unpaved Parking Lot in Industrial, Warehousing (IW) zoning, consistent with Section 2.03.15 of the Land Development Code.

**District 3**

- 4. ZVAR 2019-23 West Family Pool (299 Boulevard Des Pins).** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a reduction in the required 10' rear yard setback as shown on site plan labeled "Exhibit B" to accommodate placement of a swimming pool in Residential, Single Family (RS-3) zoning.

**Presenter - Jacob Smith, Planner**

**District 4**

- 5. ZVAR2019-24 2669 S Ponte Vedra Blvd.** Request for a Zoning Variance to Land Development Code Table 6.01 to allow a front yard setback of 15 feet in lieu of the 25-foot requirement to accommodate construction of a single family home in Residential, Single Family (RS-2) zoning.

**Presenter - Georgia Katz, Senior Planner**

**District 5**

- 6. REZ 2019-08 Star Lane Rezoning.** Request to Rezone a property approximately 14.8 acres in size, that includes two parcels located on the east and west side of Star Lane, the property on the east side of Star Lane is a request to rezone from Planned Unit Development (PUD) to Industrial Warehouse (IW) and the property on west side of Star Lane, is a request to rezone from Industrial Warehouse (IW) to Heavy Industrial (HI). The subject property is just west of US 1 and International Golf Parkway intersection, to the south on Industry Place (a/k/a Rinker Road) to properties on either side of Star Lane. .

**Presenter - Mike Roberson, Interim Growth Management Director**

- 7. Recommendation to the Board of County Commissioners for Planning and Zoning Agency Member Appointments.** Mr. Jeffry Martin (District 3) second full four (4) year term expired on October 4, 2019 and Mr. Jon Woodward (District 3) first full four (4) year term expired October 4, 2019. Mr. Woodward has requested to be reappointed for a second four (4) year term. 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 20 persons have applied for the open positions: Jon Woodward (Dist. 3); Heriberto Marrero (Dist. 1); Meagan Perkins (Dist. 4); Alex Clay (Dist. 5); Chet Joseph Frith (Dist. 4); Brian Cristobal (Dist. 5); Wesley Coddou (Dist. 4); Joseph Bryant, Jr. (Dist. 4); Richard Hiisenbeck (Dist. 3); Gurpreet Misra (Dist. 4); Robert Olsen (Dist. 5); Rebecca Dennis (Dist. 2); Susan Schjelderup (Dist. 4); Jane West (Dist. 5); Charles Eastman (Dist. 4); Mitchell Davenport (Dist. 5); Barbara Wheeler (Dist. 4); Laurie Larson Dist. 1); Alexandra Hill (Dist. 4); JoAnn Dekrell (Dist. 2). Please see the attachments for application materials.

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.