

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Mike Koppenhafer  
Greg Matovina  
Roy Alaimo  
Archie B. Wainright

William McCormick PhD.  
Meagan Perkins  
Dr. Richard A. Hilsenbeck



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Thursday, February 6, 2020 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, February 6, 2020 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 January 16, 2020 meeting minutes.
- Form 8B – Michael Scott Koppenhafer recused for COMPAMD 2019-05 Durbin Park, disclosed January 16, 2020 - Paolo Soria.

### AGENCY ITEMS:

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

#### **District 3**

- 1. SUPMAJ 2019-15 Sailbird Distilling Company.** Request for a Special Use Permit to allow for a craft micro-distillery pursuant to Section 2.03.02 and Section 2.03.59 of the Land Development Code within Industrial, Warehousing (IW) zoning.

#### **District 4**

- 2. SUPMAJ 2019-17 Shores Liquor at 6810 US 1 North.** Request for a Special Use Permit to allow package sales of alcoholic beverages under regulation of the State of Florida type 4COP/QUOTA license, in conjunction with an existing convenience store located within Commercial General (CG) zoning, consistent with Section 2.03.02 of the Land Development Code.

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

#### **District 2**

- 3. SUPMIN 2019-09 Hurtado 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 - Marie E. Colee, Assistant Program Manager**

**District 2**

4. **ZVAR 2019-29 Michael Likley 3270 Usina Road.** Request for a Zoning Variance to Land Development Code, Section 2.02.04.B.4 to allow for the eave height of an accessory use structure to exceed the maximum eave height of the main use structure in Residential, Manufactured/Mobile Home (RMH) zoning.

**Presenter - Jacob Smith, Planner**

**District 2**

5. **MINMOD 2019-16 Vick Residence.** Request for a Minor Modification to the Honey Branch Estates PRD (Ordinance 2005-83) to reconfigure the required Development Area by combining Lots 6 & 7 for a total combined Development Area of 20,000 square feet.

**Presenter - Justin Kelly, Planner**

**District 2**

6. **REZ 2019-22 Boggs Storage Lot.** Request to rezone approximately 3.0 acres of land from Open Rural (OR) to Commercial Intensive (CI) to allow for RV/Boat Storage and Personal Property/Mini-Warehouse uses.

**Presenter - Cynthia A. May, ASLA, Senior Supervising Planner**

**District 1**

7. **COMPAMD 2019-01 Oxford Estates East (TRANSMITTAL).** Transmittal hearing for COMPAMD 2019-01 Oxford Estates East (Future Phase) to change the Future Land Use Map designation of approximately 32 acres from Rural/Silviculture (R/S) to Residential-B (RES-B) for the expansion of the Oxford Estates PUD. The subject property is located on the west side of Longleaf Pine Parkway and north of Oxbridge Way. Access to the proposed future phase would be through Old Hale Way.

**District 5**

8. **COMPAMD 2019-07 St. Marks Campground (TRANSMITTAL).** Transmittal hearing for COMPAMD 2019-07 St. Marks Campground to change the Future Land Use Map designation of approximately 74.14 acres of land from Rural/Silviculture (R/S) to Rural Commercial (RC). The subject property is located approximately 1 mile west of US Highway 1 on the south side of International Golf Parkway, and west of St. Marks Pond Boulevard.

- 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.