

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Mike Koppenhafer  
Archie B. Wainright  
Roy Alaimo  
Greg Matovina

William McCormick PhD.  
Dr. Richard Hilsenbeck  
Meagan Perkins



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Mike Roberson, Director of Growth Management  
Alice Cline-Morris, Assistant County Attorney

Thursday, August 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, August 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 Script for Regular Meeting including Remote Public Participation (with or without physical quorum) by Mike Koppenhafer, Chair.
- Reading of the Public Notice statement
- Public Comments
- Approval of meeting minutes for PZA 5/21/20.

## **AGENCY ITEMS**

**Presenter - Duane A. Nichols, Applicant – Lone Palm Ranch LLC**

**Staff - Saleena Randolph, Planner**

### **District 2**

1. **SUPMAJ 2020-05 Lone Palm Ventures.** Request for a Special Use Permit to allow for a Large Place of Assembly and allowance for onsite sales/consumption of Alcoholic Beverages, specifically State of Florida Type 2COP (beer/wine only), pursuant to Sections 2.03.02 and 2.03.55 of the Land Development Code in conjunction with planned Special Events and Festivals located in Open Rural (OR) Zoning. The subject property is located at 9465 Cowpen Branch Road.

**Presenter - Karen M. Taylor, Applicant / Karen M. Taylor Land Planner**

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

### **District 5**

2. **ZVAR 2020-14 St. Marks Industrial Park.** Request for a Zoning Variance to LDC Section 2.03.43.C to allow a primary commercial recreation activity to operate during the hours of operation of the permitted Light Industrial uses at St. Marks Industrial Park, located on the west side of St. Marks Pond Boulevard and south of International Golf Parkway. This is a companion application to SUPMAJ 2020-08 St. Marks Industrial Park and will be heard concurrently.

### **District 5**

3. **SUPMAJ 2020-08 St. Marks Industrial Park.** Request for a Special Use Permit to allow Commercial Recreation uses pursuant to Land Development Code, Section 2.03.43 in the St. Marks Industrial Park, a 24.74 acre parcel on the west side of St. Marks Pond Boulevard and south of International Golf Parkway. This is a companion application to ZVAR 2020-14 St. Marks Industrial Park and will be heard concurrently.

**Presenter - William Freeman, P.E., / St. Johns County Construction Services**

**Staff - Jacob Smith, Planner**

### **District 5**

4. **REZ 2020-13 SJC Utilities Expansion.** Request to rezone approximately 4.49 acres of an overall 14.48 acres from Open Rural (OR) to Public Service (PS) in order to allow for the expansion of the current St. Johns County Utilities facility located on site, specifically located at the NE corner of Arc Drive and Inman Road.

**Presenter - Douglas Burnett, Applicant / St Johns Law Group**

**Staff - Jacob Smith, Planner**

### **District 2**

5. **PUD 2020-02 Edmonds Family Partnership Boat & RV PUD.** Request to rezone 23.43 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a RV & Boat Storage facility and neighborhood commercial uses.

- Staff Reports
- Agency Reports
- Meeting Adjourned

In accordance with Executive Order 20-69, and St. Johns County emergency proclamation 2020-03, this meeting may be conducted remotely, under communication media technology (CMT) without a physical quorum of the members present. CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum 5 days in advance of this meeting. Such printed documentation will be presented at the meeting.

A person may attend this CMT meeting by calling the telephone number at 904.209.1265 and viewing the meeting on [GTV or <http://www.sjcfl.us/GTV/watchgtv.aspx> ]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: [plandept@sjcfl.us](mailto:plandept@sjcfl.us). A designated access point to this CMT meeting is located at 500 San Sebastian View.

Additional information may be obtained at:

Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084

Email address: [plandept@sjcfl.us](mailto:plandept@sjcfl.us)

Phone number: 904.209.0675

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or 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 to be based. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

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.