

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Mike Koppenhafer  
Archie B. Wainright  
Roy Alaimo

Greg Matovina  
Meagan Perkins

William McCormick PhD.  
Dr. Richard Hilsenbeck



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Thursday, August 20, 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 20, 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.
- Script for Regular Meeting including Remote Public Participation (with or without physical quorum)
- Reading of the Public Notice statement
- Approval of meeting minutes: PZA 6/18/20.
- Public Comments

### AGENCY ITEMS

**Presenter - Brad Wester**

**Staff - Valerie Stukes, Senior Planner**

#### **District 5**

- 1. MAJMOD 2020-09 Last Mile Distribution Facility PUD.** Request for a Major Modification to the Floridian at St. Augustine PUD (Ordinance 2006-136, as amended) to change the name to Last Mile Distribution Facility PUD and allow a 125,000 square foot Warehousing and Distribution facility, specifically located at 3960 Inman Road.

**Presenter - Chris May**

**Staff - Justin Kelly, Planner**

#### **District 1**

- 2. MINMOD 2019-11 Piron Residence Pool Equipment.** Request for a Minor Modification to the Durbin Crossing Planned Unit Development (Ordinance 2004-07, as amended) to allow for a reduced side yard setback of three (3) feet in lieu of the five (5) foot requirement to accommodate for placement of pool equipment, specifically located at 168 Thornloe Drive.

**District 5**

- 3. REZ 2020-06 St Johns Housing Partnership SR 16.** Request to rezone approximately 1.7 acres of land from Residential, Single Family (RS-3) to Residential, General (RG-2) to allow for affordable housing/rental duplexes.

**District 3**

- 4. PUD 2020-03 The Pavilion at SR 207.** A request to rezone approximately 23 acres of land from Commercial Intensive (CI) and Commercial Highway Tourist (CHT) to Planned Unit Development (PUD) to allow for 525,000 square feet of office and commercial uses that include office and hospital 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.