

**ST. JOHNS COUNTY  
PLANNING & ZONING BOARD  
REGULAR MEETING AGENDA  
Thursday, September 3, 2020 1:30:00 PM**

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, September 3, 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) by Mike Koppenhafer.**
- **Reading of the Public Notice statement by Archie Wainright.**
- **Approval of meeting minutes: PZA 7/2/20.**
- **Public Comments**

## Agenda

### AGENCY ITEMS

*Presenter – Susan Van Dyke*

*Staff - Marie E. Colee, Assistant Program Manager*

#### **District 2**

1. [SUPMIN 2020-03 1048 Four Mile Road](#). Request for a Special Use Permit to allow for a replacement Manufactured/Mobile Home in Residential, Single Family (RS-3) zoning, specifically located at 1048 Four Mile Road, pursuant to Land Development Code Section 2.03.08.

*Presenter – Janet Dagher*

*Staff - Marie E. Colee, Assistant Program Manager*

#### **District 3**

2. [ZVAR 2020-13 Dagher Residence](#). Lot Width. Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a lot width of 15 feet in lieu of the 90-foot requirement in Residential, Single Family (RS-2) zoning to accommodate construction of a single-family residence.

*Presenter – Arijana Popovic*

*Staff - Megan Kuehne, Planner*

#### **District 1**

3. [ZVAR 2020-4 Popovic Residence Outdoor Kitchen/Gazebo](#). ZVAR 2020-4, Request for a Zoning Variance to Land Development Code, Table 6.01 to allow a side yard setback of 3.6 feet in lieu of the 8-foot

requirement in Residential, Single Family (RS-2) zoning to accommodate an existing outdoor kitchen and gazebo.

*Presenter – Travis Minch*

*Staff - Jacob Smith, Planner*

#### **District 4**

4. [ZVAR 2020-09 Fox Zoning Variance](#). Request for a Zoning Variance to Land Development Code Table 6.01, to allow a reduced side yard setback of 6.67 feet in lieu of the 8-foot requirement and a reduced second front setback of 17.15 feet in lieu of the 20-foot requirement in Residential Single Family (RS-3) zoning to accommodate construction of a single-family residence, located at the corner of Neck Rd. and Guana Dr.

*Presenter – Shannon Acevedo, AICP, Matthews Design Group*

*Staff - Joseph Cearley, Special Projects Mgr*

#### **District 3**

5. [PUD 2020-05 San Marcos Heights](#). Request to rezone approximately 15 acres of land from Open Rural (OR) to Planned Unit Development (PUD) for the development of 132 multi-family units.

- **Staff Reports: Next PZA meeting is on September 17, 2020 with 6 agenda items.**
- **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.sjcfi.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: [plandep@sjcfi.us](mailto:plandep@sjcfi.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: [plandep@sjcfi.us](mailto:plandep@sjcfi.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.

## Event Details

Event Type: Meeting