

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, September 17, 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 17, 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 Chair.
- Reading of the Public Notice statement
- Public Comments

AGENCY ITEMS

Presenter – Glenn Lightsey

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

District 5

- 1. TUP 2020-03 Lightsey's Pumpkin and Christmas Tree Sales.** Request for a Temporary Use Permit to allow for the seasonal sale of pumpkins and Christmas trees for a five (5) year period in Residential, Single Family (RS-3) zoning, pursuant to Sections 2.02.05.A.1.b and 2.02.05.B of the Land Development Code. The site is located on the northeast corner of the intersection of Woodlawn Road and State Road 16.

Presenter – Jason D. Davidson

Staff - Marie E. Colee, Assistant Program Manager

District 1

- 2. SUPMAJ 2020-10 Julington Creek Plantation 4COP.** Request for a Special Use Permit to allow for on-site sales and consumption of alcoholic beverages, under the regulation of the State of Florida Type 4COP license, in connection with a recreation center/café in Open Rural (OR) zoning, specifically located at 350 Plantation Club Parkway.

Presenter – Joshua DeLoach

Staff - Marie E. Colee, Assistant Program Manager

District 3

- 3. ZVAR 2020-19 Joshua DeLoach Fence.** Request for Zoning Variance to Land Development Code, Section 2.02.04.B.12 to allow an 8-foot fence in lieu of the 6-foot requirement, specifically located at 6864 Middleton Avenue.

Presenter – Joshua DeLoach

Staff - Saleena Randolph, Planner

District 3

- 4. MINMOD 2020-09 Zaxby's Restaurant.** Request to allow for a 3,967 square foot restaurant with drive-through facilities, specifically located at 950 Santa Maria Blvd.

Presenter – Karen M. Taylor

Staff - Justin Kelly, Planner

District 3

- 5. ZVAR 2020-15 2695 Dobbs Road Variance.** A request for a Zoning Variance to Land Development Code, Section 6.06.04, Tables 6.19 and 6.20, to allow an existing garage and concrete pad to encroach within the required 20-foot incompatibility buffer. This is a companion item to REZ 2020-12 2695 Dobbs Road.

District 3

- 6. REZ 2020-12 2695 Dobbs Road.** A request to rezone approximately .51 acres of land from Open Rural (OR) to Commercial Neighborhood (CN).

- Staff Reports: Next meeting 10/1/20 with (8) 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.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. 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

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.