

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
Patrick McCormack, County Attorney
Alice Cline Morris, Assistant County Attorney

Thursday, October 15, 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, October 15, 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
- Reading of the Public Notice statement
- Approval of meeting minutes for PZA 7/16/20 and PZA 9/17/20
- Public Comments

AGENCY ITEMS

Presenter - Justin Kelly, Planner

District 5

1. **ZVAR 2020-21 Stratton Boulevard Variance.** Request for a Zoning Variance to Land Development Code, Section 6.06.04, Tables 6.19 and 6.20, to allow for a reduction in the required buffer and screening standard for the existing building located on the property.

Presenter - Marie E. Colee, Assistant Program Manager

District 3

2. **ZVAR 2020-26 Safe Harbor Seafood - Parking.** Request for a Zoning Variance to Land Development Code, Table 6.17 to allow for the reduction of the required thirty-three (33) parking spaces, for a 100 seat restaurant, located at 6896 A1A South.

District 3

3. **SUPMAJ 2020-04 Safe Harbor Seafood Restaurant - 2COP.** Request for a Special Use Permit to allow on-site sales and consumption of alcoholic beverages under the regulation of the State of Florida Type 2COP license pursuant to Land Development Code, Section 2.03.02 in conjunction with an existing restaurant. Together with a request to allow for Off-Site Parking to assist in providing the required number of parking spaces pursuant to Section 2.03.15.B. This is a companion application to Zoning Variance (ZVAR 2020-26) to allow for a total of 20 parking spaces provided in lieu of 33 required.

Presenter - Saleena Randolph, Planner

District 3

4. **MINMOD 2020-11 Anthony Residence Pool and Pool Enclosure.** Request to allow for a swimming pool and enclosure to encroach into the required setbacks, specifically located at 161 Meadow Crossing Drive.

Presenter - Megan Kuehne, Planner

District 3

5. **MAJMOD 2020-04 Old Moultrie Bluff PUD.** MAJMOD 2020-04 Old Moultrie Bluff PUD request for a Major Modification to the expired Old Moultrie Bluff PUD (ORD 2006-108, as amended) to allow a maximum of 119 townhome units with related recreational facilities and open space; and extending project commencement and completion dates. The Old Moultrie Bluff PUD is located west of US 1 S., east of Old Moultrie Rd., and south of Kings Estate Rd.

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

District 4

6. **MAJMOD 2020-10 Walden Chase Commercial.** Request for a Major Modification to the Walden Chase PUD (Ordinance 1998-44, as amended) to assign an additional 30,000 square feet of non-residential commercial intensity to Parcel 4 in order to permit the development of a 110,000 square foot Skilled Nursing Facility.

Presenter - Megan Kuehne, Planner

District 1

7. **CPA(SS) 2020-03 Parkway Place.** CPA(SS) 2020-03 Parkway Place request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map classification of approximately 6.66 acres of land from Rural/Silviculture (R/S) to Mixed Use District (MD) with a text amendment reducing Scenic and Development Edges and limiting uses to Neighborhood Business and Commercial, General Business and Commercial, and Office and Professional Services. The Parkway Place PUD is located along the southern side of Race Track Road, and east of St. Johns Parkway.

District 1

8. **MAJMOD 2020-08 Parkway Place PUD.** MAJMOD 2020-08 Parkway Place PUD request for a Major Modification to the Parkway Place Planned Unit Development (Ordinance 2018-49) to add approximately 6.66 acres; increase the maximum allowed square footage for commercial and office uses from 130,000 square feet to 200,000 square feet; and allow a maximum of eight (8) service bays. The Parkway Place PUD is located along the southern side of Race Track Road, and east of St. Johns Parkway.

- Staff Reports - Next PZA meeting on 11/5/20 with 11 items.
- Agency Reports
- Meeting Adjourned

In accordance with St. Johns County Emergency Order No. 2020-10, this meeting may be conducted remotely and may provide remote public participation under communication media technology (CMT). 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 of 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: plandep@sjcfl.us.

Additional information may be obtained at:

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

Email address: plandep@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.