

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
Bradley Bulthuis, Assistant County Attorney

Thursday, November 5, 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, November 5, 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 8/20/20
- Public Comments

AGENCY ITEMS

Presenter - Karen M. Taylor

Staff - Justin Kelly, Senior 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 - Jamie Mackey

Staff - Justin Kelly, Senior Planner

District 4

2. **CPA(SS) 2020-04 Bell Covered Storage.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation of approximately 1.16 acres of land from Rural/Silviculture (R/S) to Mixed Use District (MD).

Presenter - Jamie Mackey

District 4

3. **ZVAR 2020-17 Bell Covered Storage.** Request for a Zoning Variance to Land Development Code, Section 6.06.04, Tables 6.19 and 6.20, to allow an incompatibility buffer of 10 feet in lieu of the 20-foot requirement.

Presenter - Jamie Mackey

District 4

4. **REZ 2020-15 Bell Covered Storage.** Request to rezone approximately 1.16 acres of land from Open Rural (OR) to Commercial Intensive (CI) with conditions to allow for a covered RV/Boat Storage facility.

Presenter - Frank Santore, Property Owner

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

District 3

5. **ZVAR 2017-10 1590 Northwood Boulevard Reconsideration and Requested Correction.** Reconsideration and requested correction of the Zoning Variance approved August 3, 2017 to Section 6.01.01, Table 6.01 to allow a reduction in the required rear yard from 15 feet to 3.5 feet as shown on the site plan for the reconstructed building located on the property adjacent to the Florida East Coast Railroad. The site plan approved with the Zoning Variance and subsequent Modified Construction Plan had noted the closest point of the building at 3.56 feet to the property line.

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

Staff - Megan Kuehne, Planner

District 3

6. **ZVAR 2020-27 2724 N. Screech Owl Avenue.** ZVAR 2020-27, Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a three (3) foot side yard setback in lieu of the required eight (8) foot setback in Residential, Manufactured/Mobile Home or Single Family (RMH(S)) zoning to accommodate an existing modular home.

Presenter - Wally and Cora Johnston, Generation Homes

Staff - Marie E. Colee, Assistant Program Manager

District 5

7. **ZVAR 2020-24 Corbin Residence.** Request for a Zoning Variance to Land Development Code, Table 6.01 to allow a Front Yard setback of fifteen feet (15') in lieu of the twenty-five foot (25') requirement in Residential, Single Family (RS-3) zoning to accommodate a single-family residence, specifically located at 3125 South Ponte Vedra Boulevard.

Presenter - Geoffrey Batteiger

Staff - Saleena Randolph, Planner

District 2

- 8. SUPMIN 2020-04 Collier Residence.** Request to allow for the use of a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code Section 2.03.08, specifically located at 900 West 4th Street.

Presenter - Jennifer Underhill

Staff - Marie E. Colee, Assistant Program Manager

District 5

- 9. SUPMAJ 2020-11 Amici 4COP/SFS.** Request for a Special Use Permit to allow for the on-site sale and consumption of alcoholic beverages (4COP/SFS) per Section 2.03.02 of the Land Development Code, in conjunction with an existing restaurant to allow for transfer of ownership.

Presenter - Bob Porter

Staff - Joseph Cearley, Special Projects Manager

District 5

- 10. REZ 2020-17 Ravenswood Subdivision.** Request to rezone approximately 65 acres of land from Planned Unit Development (PUD) and Open Rural (OR) to Workforce Housing (WH) to allow 198 single family homes and 124 multi-family homes.

Presenter - Kathryn Whittington, Esq., Whittington Law, PLLC

Staff - Justin Kelly, Senior Planner

District 2

- 11. MAJMOD 2020-06 Premium Pointe at Anderson Park PUD.** Request for a Major Modification to the Anderson Park PUD (Ordinance 1996-66, as amended) to allow up to 190,000 square feet of non-residential uses, 240 hotel rooms, 430 townhomes, and 320 multi-family residential units.

Presenter - Diann Wilson

Staff - Teresa Bishop, AICP, Planning Division Manager

District 2

- 12. CPA (SS) 2020-02 - 9321 Byrd Road.** CPA (SS) 2020-02, Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture-Intensive (A-I) to Residential-A for approximately 5.68 acres of land located at 9321 Byrd Road.

- Staff Reports
- 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: plandept@sjcfl.us.

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.