

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
Jon Woodard
Roy Alaimo
Brad Nelson

David Rice PhD.
Mike Koppenhafer
Archie B. Wainright



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Suzanne Konchan, Director of Growth Management
Paolo S. Soria, Assistant County Attorney

Thursday, February 15, 2018 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, February 15, 2018 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.
- ❖ Reading of the Public Notice statement.
- ❖ Public Comments.

AGENCY ITEMS

Presenter - Marie Colee, Assistant Program Manager

- District 5**
1. **ZVAR 2017-24 Anastasia Diner.** Request for a Zoning Variance to Section 2.03.02.A, required separation between a vendor of alcohol and established Church.
- District 5**
2. **SUPMAJ 2017-04 Anastasia Diner.** Request for a Special Use Permit to allow the sale and consumption of alcoholic beverages, consistent with a State of Florida Type 2COP license, in Commercial, General (CG) zoning.

Presenter - Shannon Acevedo, Senior Supervising Planner

- District 3**
3. **ZVAR 2017-18 Sowers Residence (Fence).** Request for a Zoning Variance to LDC, Section 2.02.04.B.12 to allow an 8 foot privacy fence in lieu of the maximum 6 foot height allowance, specifically located at 144 Tanager Road.

Presenter - Cynthia A. May, Senior Planner

District 4

- 4. MAJMOD 2017-25 Canal Boulevard Shops PUD.** Request for a Major Modification to the Canal Boulevard Shops PUD (Ordinance Number 2010-30) to add Restaurant as an Allowable Use, revise the waivers, and provide for changes to the MDP text and map. The Major Modification would amend the MDP map to change the overall site development configuration and reduce the building footprint from 8,100 square feet in two structures to 5,600 square feet in one structure, allowing for a "Quality Restaurant" use in addition to the Neighborhood Commercial uses previously permitted by the PUD. Perimeter buffers and enhanced screening standards are proposed, with waivers requested to reduce the required front yard for parking. The subject property is located on Canal Boulevard in the Palm Valley Overlay District and subject to the standards prescribed in the Land Development Code Section 3.06.00 and review by the Architectural Review Committee (ARC), which was scheduled for January 24, 2018.

Presenter - Casey Keough, Planner

District 2

- 5. REZ 2017-18 Hardee's - SR 16 & Green Acres Road.** Request to rezone approximately 1.1 acres of land from Open Rural (OR) to Commercial General (CG) zoning to allow for the proposed Hardee's restaurant, located south of State Road 16 and east of Green Acres Road.

Presenter - Cynthia A. May, Senior Planner

District 4

- 6. REZ 2017-23 Palm Valley Gardens III.** REZ 2017-23 Palm Valley Gardens III, a request to rezone approximately 1.92 acres of land from Open Rural (OR) to Residential, Single Family - 2 (RS-2) at 244 & 248 Canal Boulevard

- ❖ Staff Reports
- ❖ Agency Reports
- ❖ Meeting Adjourned

If a person decides to appeal any decision made by the Planning and Zoning Agency with respect to any matter considered at the meeting or hearing, he or she will need a record of the proceedings, and for such purpose he/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 based.

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.