

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
Jon Woodard
Roy Alaimo
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William McCormick PhD.
Mike Koppenhafer
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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, August 2, 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, August 2, 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
- ❖ Approval of meeting minutes from July 5, 2018.

AGENCY ITEMS

Presenter - Teresa Bishop, AICP, Planning Division Manager

District 2

- 1. COMPAMD 2017-01 Robinson.** Adoption hearing for COMPAMD 2017-01 Robinson, a Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture (R/S) to Residential- B for approximately 2,673 acres, providing a Text Amendment to limit the development of this property until the year 2026. This item is being continued to September 20, 2018.

Presenter - Casey Keough, Planner

District 5

- 2. ZVAR 2018-05 2933 S. Ponte Vedra Blvd.** Request for a Zoning Variance to Land Development Code, Table 6.01, to reduce the minimum side yard setback in Residential, Single Family (RS-3) zoning from 8 feet to 3 feet, 8 inches (3'8") to allow for the construction of an outdoor staircase for access to a second story; specifically located at 2933 South Ponte Vedra Boulevard

Presenter - Shannon Acevedo, Senior Supervising Planner

District 2

3. **SUPMIN 2018-03 138 Gilbert St. Mobile Home.** A request for a Special Use Permit to replace an existing Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to LDC Section 2.03.08, specifically located at 138 Gilbert St.

District 2

4. **MAJMOD 2018-01 Anderson Park PUD Hotels.** A request to amend the Anderson Park PUD to extend the phasing for Parcel C-1 by two years, add hotel/motel use for the parcel, and allow cross access with an adjacent existing motel. The Anderson Park PUD Hotels is located north of CR 208 and south of SR 16 on the east side of Toms Road.

Presenter - Marie E. Colee, Assistant Program Manager

District 4

5. **SUPMAJ 2018-08 Cantina Louie (4COP- SFS).** Request for a Special Use Permit to allow for the sale and on-site consumption of alcoholic beverages (liquor, beer and wine) under the regulation of State of Florida Type 4COP-SFS license in connection with a restaurant in a Commercial Intensive (CI) zoning district, as allowed per Section 2.03.02; specifically located at 10870 US Highway 1 North, Units 107-110.

District 5

6. **ZVAR 2018-06 Quality By Design Storage Yard.** Request for a Zoning Variance to Section 6.06.04.B.7 (a) of the Land Development Code to allow for the installation of a six (6) foot wooden fence in lieu of the six (6) foot masonry wall requirement for Screening Standard "C" for an outdoor storage yard on approximately 1.06 acres of land; specifically located at 5299 Avenue B.

Presenter - Casey Keough, Planner

District 3

7. **ZVAR 2018-04 Shore & Cowry Fence.** Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a six (6) foot tall wooden fence to be located within the required twenty-five (25) foot front yard setback along Cowry Road for a 0.5 acre corner lot, located at 404 Shore Drive.

Presenter - Georgia Katz, Senior Planner

District 1

8. **MINMOD 201-05 PJ's Liquor Package Store.** PJ's Liquor Package Store, a request to modify the Bartram Park PUD to allow a 4COP license for the sale of alcoholic beverages for a package store with a drive thru and no on premises consumption allowed, subject to Special Use Criteria listed in Land Development Code, Section 2.03.02, located at the Promenade Shopping Center 40 Everest Lane, Suite 1.

- ❖ 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.