

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Jeffrey R. Martin  
Jon Woodard  
Roy Alaimo  
Greg Matovina

William McCormick 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, January 17, 2019 1:30:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, January 17, 2019 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 - Valerie Stukes, Planner**

#### **District 3**

1. **SUPMAJ 2018-21 St. Augustine RV & Boat Storage.** Request for a Special Use Permit to allow an RV and Boat Storage facility in Commercial General (CG) zoning, pursuant to Section 2.03.42 of the Land Development Code. The applicant is requesting a continuance from the January 17, 2019 agenda to a date certain of February 21, 2019 to preserve advertising.

#### **Presenter - Beverly Frazier, Senior Supervising Planner**

#### **District 3**

2. **ZVAR 2018-24 Messenger RV Parking and Cover.** Request for a Zoning Variance to Land Development Code, Table 6.01 to allow a 4 foot front setback in lieu of the 25 foot requirement and a 1 foot side setback in lieu of the 8 foot requirement to accommodate a carport, and Section 6.01.03.H.5 to allow for a recreational vehicle to be located within the required front yard.

#### **Presenter - Marie E. Colee, Assistant Program Manager**

#### **District 3**

3. **ZVAR 2018-25 5449 3rd Street.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduction to the required Front Yard setback of 16'6" in lieu of 25' required to allow for construction of an outdoor deck and staircase, specifically located at 5449 3rd Street.

**Presenter - Valerie Stukes, Planner**

**District 5**

4. **CPA (SS) 2018-08 North Tenth Street.** This is a request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately .55 acre of land from Residential-C (RES C) to Neighborhood Commercial (NC).

**District 5**

5. **REZ 2018-15 North Tenth Street.** Request to rezone approximately 0.45 acres of land from Residential Single Family (RS-3) to Office Professional (OP).

**District 2**

6. **PUD 2018-04 Entrada PUD.** Request to rezone and consolidate approximately 582 acres of land from three previously approved Planned Unit Developments into one (the Gateway to St. Johns PUD, the Key Parcel PUD, and the Reserve PUD); the new PUD will consolidate the existing, approved development rights and is not proposing new entitlements. NOTE: Commissioner District 2 and District 3

**Presenter - Kim K. Del Rance, Senior Planner**

**District 5**

7. **COMPAMD 2018-05 North Beach Campground.** TRANSMITTAL hearing for COMPAMD 2018-05 known as North Beach Campground., a Comprehensive Plan Amendment to amend the Future Land Use Map from Residential-C (RES-C) to Rural Commercial (RC). The subject property is located at 4191 and 4201 Coastal Highway north of Vilano Beach.

**Presenter - Shannon Acevedo, Senior Supervising Planner**

**District 1**

8. **COMPAMD 2018-08 Southwest Quadrant of Race Track Road and St. Johns Parkway.** Transmittal hearing for COMPAMD 2018-08, Southwest Quadrant of Race Track Road and St. Johns Parkway to amend the Future Land Use Map designation from Rural/Silviculture (R/S) and Residential-A (Res-A) to Mixed Use District (MD) and Conservation (C) for approximately 71 acres.

**Presenter - Paolo S. Soria, Senior Assistant County Attorney**

9. **Election of Chair and Vice-Chair.** The Planning and Zoning Agency is required to annually elect a chair and vice chair. Please see the attached recommended Nomination and Voting procedures. Alternatively, after public comment, the simple suggested motions for election may be made.

- ❖ 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.