

**ST. JOHNS COUNTY
PLANNING & ZONING BOARD REGULAR MEETING AGENDA
Thursday, March 21, 2019 1:30 PM**

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, March 21, 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
- Approval of meeting minutes from February 7, 2019.

AGENCY ITEMS

Presenter - Beverly Frazier, Senior Supervising Planner

District 3

1. **ZVAR 2019-06 KOA Campground Addition.** Request for a Zoning Variance from Table 6.01 of the Land Development Code to allow a twelve (12) foot front setback in lieu of the fifteen (15) foot requirement to accommodate for an existing residential structure on the site in Commercial, Highway Tourist (CHT) zoning, located at 525 W. Pope Road.

Presenter - Marie E. Colee, Assistant Program Manager

District 2

2. **SUPMAJ 2018-22 Southern Pines Equestrian.** Request for a Special Use Permit to allow for the continued use of a horse boarding facility in Open Rural (OR) zoning, pursuant to Section 2.03.32 of the Land Development Code and specifically located at 3300 Monument Bay Road.

Presenter - Beverly Frazier, Senior Supervising Planner

District 5

3. **SUPMIN 2019-01 Palazzo Duplex.** Request for a Special Use Permit to allow for a Two Family Dwelling (duplex) in Residential, Single Family (RS-3) zoning, consistent with Section 2.03.18 of the Land Development Code, located at 304 Ravenswood Drive.

Presenter - Casey Dendor, Planner

District 5

4. **REZ 2018-20 Old City RV & Boat Storage Facility.** Request to rezone approximately 1.38 acres of land from Open Rural (OR) to Commercial Intensive (CI) to accommodate intended development of an RV and Boat Storage Facility; located west of US Highway 1, south of Big Oak Road and east of Avenue B within the Airport District. Per Section 3.04.04.B.1 of the Land Development Code, the Airport Overlay District requires review by the Airport

Authority and a recommendation prior to being presented to the Board of County Commissioners, in addition to a recommendation by the Planning and Zoning Agency (PZA). As of March 4, 2019, the Airport Authority has not provided a recommendation of the requested rezoning.

Presenter - Justin Kelly, Planner

District 2

5. **CPA (SS) 2018-09 State Road 16 Commercial.** Adoption of CPA (SS) 2018-09 State Road 16 Commercial, a request to amend the Comprehensive Plan from Rural/Silviculture (R/S) to Neighborhood Commercial (NC). The property is located along State Road 16, southeast of Whisper Ridge Drive and northwest of the Premium Outlets shopping mall.

District 2

6. **PUD 2018-13 State Road 16 Commercial.** A request to rezone approximately 4.95 acres from Open Rural (OR) to Planned Unit Development (PUD) to accommodate a 30,100 square foot commercial/office development. This application is companion to and contingent with CPA(SS) 2018-09. Please see the staff report for additional details.

AGENDA

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.

Event Details

Event Type: Meeting