

# 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, July 18, 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, July 18, 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 June 20, 2019.

### AGENCY ITEMS

#### **Presenter - Valerie Stukes, Planner**

#### **District 2**

1. **ZVAR 2019-15 R.L.H Enterprises.** A request for a Zoning Variance to Land Development Code, Section 2.03.60.A.3 to allow for a rural industry to not be accessory to a single family dwelling unit occupied by the owner/manager. The subject property currently has an existing Plant Nursery on approximately 5 acres located at 2585 Pacetti Road. The owner of the subject property lives less than 1000 feet west of the subject property.

#### **District 2**

2. **SUPMAJ 2019-07 R.L.H Enterprises.** A request for a Special Use Permit to allow for a Rural Industry on property zoned Open Rural (OR), pursuant to Section 2.03.60 of the Land Development Code. The subject property currently has an existing Plant Nursery on approximately 5 acres located at 2585 Pacetti Road.

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

#### **District 3**

3. **ZVAR 2019-03 Parrish Addition.** Request for a Zoning Variance to Land Development Code, Section 6.01.03.E.3 to allow for reduction of the required second front yard setback from 20 feet to 8 feet 4 inches (8'4"), adjacent to Avenue G, to accommodate an addition to the existing single family home.

**District 3**

- 4. ZVAR 2019-11 Henry Residence (Boat Parking).** Request for a Zoning Variance to Land Development Code Section 6.01.03.H.5 to allow for a boat/recreational vehicle to be stored within the required front yard; specifically located at 116 Hawthorne Road.

**Presenter - Georgia Katz, Senior Planner**

**District 2**

- 5. MAJMOD 2019-01 Pacetti Road Plaza.** Request for a Major Modification to the Pacetti Road Plaza Planned Unit Development (Ordinance 2010-1) to reinstate the expired PUD and add an additional 3,100 square feet for the business, retail and office Use; the applicant also proposes reduction to the Scenic Edge from 75 feet to 30 feet and relocation of associated infrastructure.

**Presenter - Justin Kelly, Planner**

**District 1**

- 6. MAJMOD 2019-02 RiverTown PUD.** Request for a Major Modification to the RiverTown PUD to include a third type of multi-family development (townhomes/villas), and extend phasing based on gubernatorial emergency declarations.

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

**District 3**

- 7. REZ 2019-02 Edinger IV Beach Property.** Request to Rezone approximately 0.22 acres of land from Commercial Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single-Family (RMH(S)) with an address of 6257 A1A South, located south of Treasure Beach Road on Anastasia Island.

**Presenter - Georgia Katz, Senior Planner**

**District 3**

- 8. PUD 2018-17 Lightsey Road Self- Storage.** A request to rezone approximately 8.99 acres of land located on Lightsey Road from Open Rural (OR) to Planned Unit Development (PUD) to allow a Self- Storage Facility located on Lightsey Road.

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

**District 1**

- 9. PUD 2019-02 Bridgewater PUD.** Request to rezone approximately 144.8 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate a maximum of 816 multi-family dwelling units (townhomes)

**District 2**

- 10. COMPAMD 2016-06 Minorcan Mill (TRANSMITTAL).** Transmittal hearing for COMPAMD 2016-06 Minorcan Mill, a Comprehensive Plan Amendment to amend 58.24 acres on the Future Land Use Map from Agricultural Intensive (AI) to Residential-B (Res-B), with a text amendment limiting the maximum number of single-family residential units to 125. The Planning and Zoning Agency held a public hearing on December 6, 2018, and voted 3-2 in favor of recommending denial of transmittal of COMPAMD 2016-06 Minorcan Mill. The Board of County Commissioners remanded the application back to the Planning and Zoning Agency on February 5, 2019.

- ❖ 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.