

Planning & Zoning Agency Meeting (8/15/2019)

ST. JOHNS COUNTY

PLANNING & ZONING BOARD REGULAR MEETING AGENDA

Thursday, August 15, 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, August 15, 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 that require approval or recommendation for approval or denial by the Planning and Zoning Agency but may not require advertising 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 - Cynthia A. May, Senior Supervising Planner

1. **ADMR 2019-02 Rezoning County Properties to Public Service (PS)**. This is a public hearing for a request for Administrative Rezoning of certain lands owned by St. Johns County and used for Government Services to Public Service (PS). This request is a county-initiated rezoning of 24 parcels of land totaling approximately 650 acres throughout St. Johns County. The first required hearing will be held by the Board of County Commissioners on August 6, 2019 (prior to the PZA hearing). The second BCC hearing is scheduled for September 17, 2019. Pursuant to state statute, two (2) public hearings before the Board of County Commissioners are required, one of which must be on a weekday after 5:00 PM unless a majority plus one of the Board decides to hold the meeting at another time. The Board of County Commissioners set the time of the final hearing on September 17, 2019 at a hearing starting at 9:00 a.m.

Presenter - Jacob Smith, Planner

District 3

2. **SUPMAJ 2019-09 Crescent Beach Bar & Grill**. Request for a Special Use Permit to allow on-site sale and consumption of Alcoholic Beverages, under the regulation of the State of Florida Type 4COP/SRX license, in conjunction with a proposed restaurant within Commercial General (CG) zoning pursuant to Section 2.03.02 of the Land Development Code.

Presenter - Justin Kelly, Planner

District 3

3. **REZ 2019-07 Dobbs Road Business Park**. Request to rezone approximately three (3) acres of land from Industrial, Warehousing (IW) with conditions to Industrial, Warehousing (IW).

Presenter - Kim K. Del Rance, Senior Planner

District 5

4. **COMPAMD 2018-05 North Beach Campground**. ADOPTION 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.

District 5

5. **PUD 2019-07 North Beach Campground**. Request to rezone approximately 15.8 acres of land from Residential, Manufactured/Mobile Home (RMH) to Planned Unit Development (PUD) to serve as expansion of the existing campground to the south by providing for an additional 70 campsites, bathhouse and recreational facilities; this application is companion to a Comprehensive Plan Amendment (COMPAMD 2018-05) to change the Future Land Use Map classification from Residential-C (Res-C) to Rural Commercial (RC) which was Transmitted on March 5, 2019 by the Board of County Commissioners.

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

District 1

6. **PUD 2019-04 Durbin Creek Crossing**. Request to Rezone approximately 71 acres of land from Open Rural (OR) to Planned Unit Development (PUD) for a Mixed Use development consisting of up to 250,000 square feet of neighborhood retail and office space and 400 multi-family residential units on the southwest quadrant of the intersection of Racetrack Road and St. Johns Parkway. Approximately 19 acres shall remain in conservation land.

Presenter - Teresa Bishop, Planning Division Manager

***ITEM WILL NOT BE HEARD BEFORE 3:30 PM**

District 4

7. **COMPAMD 2019-03 Vista Tranquila - Transmittal**. A Comprehensive Plan Amendment to change the Future Land Use Map from Conservation (CV) to Residential - A Coastal and CV, with a Text amendment limiting the development to a maximum of 66 single family residential dwellings units within approximately 74 acres contiguous upland acres; limiting the number of residential docks to 13; and prohibiting non-residential development except that the current Outpost operations may continue until residential development commences.

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 twentyfour (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