

# 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

Mike Roberson, Interim Director of Growth Management  
Paolo S. Soria, Assistant County Attorney

Thursday, October 3, 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, October 3, 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 September 19, 2019.

### AGENCY ITEMS

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

#### **District 1**

- 1. CPA(SS) 2019-04 St. Johns Commercial FCE Julington Creek.** Request to amend the Future Land Use Map designation from RESIDENTIAL-B (RES-B) to COMMUNITY COMMERCIAL (CC) for approximately 7.7 acres of land on the west side of STATE ROAD 13 for parcels situated north and south of OTOE'S PLACE with a text amendment site specific policy limiting intensity to a maximum of 45,000 square feet of commercial uses; limiting uses in the northern parcel to certain uses in the COMMERCIAL NEIGHBORHOOD (CN) zoning district; limiting uses in the southern parcel to certain uses in the COMMERCIAL GENERAL (CG) zoning district, and prohibiting certain uses, providing buffers for these parcels. This item was continued from the September 19, 2019 PZA Agenda to a date certain (October 3, 2019) at the request of the Applicant.

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

#### **District 2**

- 2. MINMOD 2019-10 Sheriff's Training Facility.** Request for a Minor Modification to the St. Johns County Training Facility PUD (Ordinance 2015-07, as amended) to allow for a single ten (10) year phase for construction in lieu of the previously approved two (2) ten (10) year phase plan and to modify the design layout of the PUD, specifically located at 2955 Agricultural Center Drive.

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

**District 3**

3. **ZVAR 2019-10 6845 A Ave Residence.** Request for a Zoning Variance to reduce the required 25 foot front yard setback, adjacent to Avenue A, to 19 feet, allowing for a covered porch; and to allow an existing 10 foot encroachment in the second front setback of 20 feet along A1A South, for an existing single family residence in Residential, Single Family (RS-3) zoning; located at 6845 A Ave.

**Presenter - Jacob Smith, Planner**

**District 5**

4. **ZVAR2019-19 Beach Houses 2777,2775,2773 S Ponte Vedra Blvd.** Request for a Zoning Variance to Land Development Code, Table 6.01 to allow a front yard setback of 20 feet in lieu of the required 25 feet on 3 lots to accommodate construction of new single family homes in Residential, Single Family (RS-3) zoning.

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

**District 4**

5. **MAJMOD 2019-04 Sawgrass Marriott Resort.** Request for a Major Modification to the Player's Club PUD (Ordinance 2007-84, as amended) to establish a single, unified Master Development Plan (MDP) for the Sawgrass Marriott Resort, including rezoning and site-specific development standards for the 3.43-acre Cabana Beach Club Property located at 619 Ponte Vedra Boulevard , and re-adoption of previously approved entitlements for the 61.48-acre Hotel Property located at 1000 PGA Tour Boulevard. The modification received unanimous recommendations for approval by the Palm Valley Architectural Review Committee (PVARC) and the Ponte Vedra Zoning and Adjustment Board (PVZAB).

**Presenter - Valerie Stukes, Planner**

**District 3**

6. **REZ 2019-11 Volkswagen Parking Expansion.** Request to rezone approximately 0.8 acres of land from Residential, Single Family (RS-3) to Commercial Intensive (CI) with a condition prohibiting direct access to the local residential roads in the adjacent subdivision specifically located at 3235 US 1 South.

**Presenter - Justin Kelly, Planner**

**District 3**

7. **REZ 2019-13 Ponce Therapy Care Center.** Request to rezone approximately 8.0 acres of land from Open Rural (OR) to Commercial, General (CG) in order to bring existing skilled nursing facility into compliance with the St. Johns County Land Development Code.

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

**District 5**

8. **PUD 2018-03 IGP Commerce Center.** Request to Rezone approximately 59.4 acres of land from Open Rural (OR) and Industrial (I) to Planned Unit Development (PUD) to allow for approximately 290,000 square feet of industrial development.

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.