

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, October 17, 2019 1:30:00 PM

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, October 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 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 - Marie E. Colee, Assistant Program Manager

District 1

1. **SUPMAJ 2019-03 Howard Residence.** Request for a Special Use Permit to allow for more than one Main Use Structure pursuant to Land Development Code, Section 2.03.28 and to allow for placement of a Manufactured/Mobile Home in an RS-2 zoning district pursuant to Land Development Code, Section 2.03.08 and specifically located at 1447 Fruit Cove Road N.

Presenter - Jacob Smith, Planner

District 3

2. **REZ 2019-14 Dr. Osborn Family Rezoning.** Request to rezone approximately 2.88 acres of land from Commercial, Highway and Tourist (CHT) and Open Rural with conditions (OR) to Open Rural (OR). The property is located at 199 Brainard Drive, east of US-1 S with frontage on Moultrie Creek.

Presenter - Justin Kelly, Planner

District 3

3. **REZ 2019-15 Heritage Development.** Request to rezone approximately 6.65 acres of land from Open Rural (OR) to Commercial Warehouse (CW).

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

District 1

- 4. PUD 2018-10 Switzerland Animal Hospital.** Request to rezone approximately 2 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow an existing veterinary clinic/office to be renovated and expanded, and to allow future development of up to a total of 10,000 square feet of professional office uses; located at 1430 State Road 13 N.

District 2

- 5. COMPAMD 2016-06 Minorcan Mill (ADOPTION).** Adoption 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 July 18, 2019, and voted 4-1 in favor of recommending transmittal of COMPAMD 2016-06 Minorcan Mill. On August 20, 2019, the Board of County Commissioners voted 4-1 in favor of transmitting this item. Details regarding the PZA hearing are provided in the Staff Report.

District 2

- 6. PUD 2018-01 Minorcan Mill.** Request to rezone approximately 58.24 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to conform with a companion Comprehensive Plan Amendment to allow for the development of up to 125 single-family residential units; located at 6700 County Road 16A.

- ❖ 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.