

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

Thursday, November 21, 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, November 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

### AGENCY ITEMS

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

#### **District 3**

1. **SUPMAJ 2019-14 Romano's Pizzeria and Restaurant.** Request for a Special Use Permit to allow on-site sales and consumption of alcoholic beverages under the regulation of the State of Florida Type 4COP/SFS license pursuant to Land Development Code, Section 2.03.02 in conjunction with an existing restaurant.

#### Presenter - Georgia Katz, Senior Planner

#### **District 2**

2. **REZ 2019-12 2301 State Road 16 Commercial.** A request to rezone approximately 9.74 acres of land from Open Rural (OR) to Commercial Intensive (CI). The property is located on the south side of State Road 16 approximately 1,800 feet east of I-95.

#### Presenter - Megan Kuehne, Planner

#### **District 3**

3. **REZ 2019-17 Northwood Properties Rezoning.** Request to rezone approximately 9.99 acres of land from Open Rural (OR) to Commercial Warehouse (CW) to allow for commercial intensive and light industrial uses. The property is located on Northwood Drive, west of Holmes Boulevard and south of the Holmes Boulevard/King Street intersection.

### District 3

- 4. REZ 2019-20 State Road 207 Commercial.** A request to rezone approximately 9.9 acres of land from Planned Unit Development (PUD) to Commercial Intensive (CI). The subject property is located east of SR 207, north of Brinkhoff Road and west of Wildwood Drive.

**Presenter - Joseph Cearley, Special Projects Mgr**

- 5. LDC Amendments - Supplement 2019-01.** Staff is proposing several amendments to Articles II, V, VI, IX, and XII of the Land Development Code. Staff brought several proposed amendments to the Board of County Commissioners (the “Board”) on April 16, 2019 for discussion and received direction to move forward with the drafting of an ordinance for the proposed amendments. Staff is suggesting amendments that would either address commonly occurring waivers or variance requests as well as clarify verbiage within several provisions in the LDC. Staff also has created a Use Matrix as a supplement to Article II that reformats all allowable and special uses into one table suggestion in an effort to make the Code more “user-friendly” and clear.

- ❖ 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.