

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Jeffrey R. Martin  
Jon Woodard  
Roy Alaimo  
Greg Matovina

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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, December 5, 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, December 5, 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 - Valerie Stukes, Planner**

#### **District 5**

1. **Schneck Family Food Park (Village Garden).** Request for a Special Use Permit to allow for the on-site sale and consumption of beer and wine, under the regulation of the State of Florida Type 2COP license, in conjunction with an existing restaurant within conditional Commercial Intensive (CI) zoning, consistent with Section 2.03.02 of the Land Development Code, located at 1480 S Old A1A.

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

#### **District 4**

2. **MINMOD 2019-15 Players Club PUD (PGA Tour).** Request for a Minor Modification to the Players Club PUD (PGA Tour), specifically Ordinance 2017-44, to allow for the relocation of the communication antenna tower within the Tour Parcel as depicted on the Master Development Plan (MDP) Map. The property is located on the west side of Palm Valley Road with the tower compound proposed adjacent to Stadium Course Way, south of the current site.

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

#### **District 3**

3. **REZ 2019-21 Taylor Rezone.** Request to rezone approximately 3.67 acres of land from Open Rural (OR) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to accommodate the construction of two new single family homes, located at 861 Poinsettia Road.

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

**District 1**

- 4. MAJMOD 2019-07 Bartram Park.** MAJMOD 2019--07 Bartram Park request for a Major Modification to the Bartram Park PUD (Ordinance 2001-03, as amended) to allow for the sale of alcoholic beverages for off-site consumption by right as defined within the St. Johns County Land Development Code.

- ❖ 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.