

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Roy Alaimo  
Dr. Richard Hilsenbeck  
Mike Koppenhafer  
Greg Matovina

William McCormick PhD.  
Meagan Perkins  
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 19, 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 19, 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
- ❖ Recognition of Services for Jeffrey R. Martin and Jon Woodard
- ❖ Approval of **October 3, 2019** meeting minutes.
- ❖ Public Comments

### AGENCY ITEMS

#### **Presenter - Jacob Smith, Planner**

#### **District 5**

1. **ZVAR 2019-26 2795 S PV Blvd.** Request for a Zoning Variance to Land Development Code Table 6.01 to allow a front yard setback of 15 feet in lieu of the 25-foot requirement to accommodate construction of a single-family home in Residential, Single Family (RS-3) zoning.

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

#### **District 5**

2. **ZVAR 2019-27 Hornak Residence.** Request for a Zoning Variance to Land Development Code, Table 6.01 to allow a front yard setback of 10 feet in lieu of the 25-foot requirement to accommodate construction of a single family home in Residential, General (RG-2) zoning. The oceanfront parcel is seaward of the Coastal Construction Control Line (CCCL) and is provided access from Palmetto Avenue.

**Presenter - Valerie Stukes, Planner**

**District 2**

- 3. MAJMOD 2019-05 Southwind Plantation PRD.** MAJMOD 2019-05 Southwind Plantation PRD is a request for a Major Modification to the Southwind Plantation PRD (Ordinance 2018-21, as amended) to modify the Site Development Criteria, infrastructure, potable water/sanitary sewer, buffers, landscaping and clearing, and phasing sections of the PRD text, located at 2439 Cabbage Hammock Road.

**Presenter - Megan Kuehne, Planner**

**District 1**

- 4. MAJMOD 2019-08 Parkway Place PUD.** MAJMOD 2019-08 Parkway Place PUD request for a Major Modification to the Parkway Place PUD (Ordinance 2018-49) to allow an increase in the permitted commercial and office development rights from 120,000 square feet to 130,000 square feet. The Parkway Place Planned Unit Development (PUD) is located along the southern side of Race Track Road, and on the east side of St. Johns Parkway.

**Presenter - Justin Kelly, Planner**

**District 5**

- 5. REZ 2019-16 Stratton Boulevard Rezoning.** Request to rezone approximately 8.34 acres of land from Open Rural (OR), Residential General (RG-1), Commercial Neighborhood (CN), and Commercial General (CG) to Commercial Warehouse (CW) with conditions to allow for commercial intensive and light industrial uses.

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

**District 5**

- 6. PUD 2019-06 Circle K at Masters Drive.** Request to rezone approximately 1.68 acres of land from Commercial Intensive (CI) and Residential, Single Family (RS-3) to Planned Unit Development (PUD) to accommodate development of a Convenience Store with gas pumps in the Residential-C Future Land Use Map designation. The property is located east of Masters Drive and south of State Road 16.

- ❖ 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.