

ST. JOHNS COUNTY**PLANNING & ZONING BOARD REGULAR MEETING AGENDA****Thursday, January 16, 2020 at 1:30 PM**

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, January 16, 2020 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 St. Johns County Planning and Zoning Agency meeting minutes for 10/17/19, 11/07/19, 11/21/19, 12/05/19 and 12/19/19.

AGENCY ITEMS

Presenter - Justin Kelly, Planner

District 2

1. **SUPMIN 2019-08 Anna Shaw Mobile Home**. Request for a Special Use Permit to allow a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to LDC, Section 2.03.08.

Presenter - Jacob Smith, Planner

District 4

2. **ZVAR 2019-18 Kara Fence / 31 Cat Road**. Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for existing fencing to remain along certain portions of the property boundary exceeding the height limitations in Single Family Residential (RS-3) zoning.

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

District 1

3. **NZVAR 2019-14 Aldi Sign – Durbin Creek Crossing**. Request for a Non-Zoning Variance to the Durbin Creek Crossing PUD (Ordinance 2019-66) to allow for a 76 square foot wall sign on the north and east elevations for the Aldi Grocery Anchor Tenant, located on Outparcel 3, Race Track Road at St. Johns Parkway.

District 1

4. **MINMOD 2019-17 Bartram Market - Publix Liquor Store**. Request for a Minor Modification to the Bartram Park PUD (Ordinance 2019-9) to allow for liquor package sales for off-site consumption within

1,000 feet of an established church, specifically located north of Race Track Road and west of Bartram Park Boulevard.

Presenter - Beverly Frazier, Senior Supervising Planner

District 4

5. **MINMOD 2019-14 Moritz Workshop**. Request for a Minor Modification to the Palm Valley PSD (Ordinance 1989-37) to allow a side yard setback of 10 feet in lieu of the 15-foot requirement to accommodate placement of an Accessory Use structure, specifically located at 204 Clatter Bridge Road.

District 3

6. **COMPAMD 2019-06 Faver Dykes Homesites**. Transmittal hearing for COMPAMD 2019-06 Faver Dykes Homesites, request for a Comprehensive Plan Amendment to change the Future Land Use classification of approximately 16.48 acres of land from Rural/Silviculture (R/S) to Residential-A (Res-A) with a Text Amendment limitation of five (5) dwelling units, specifically located at 820-860 Faver Dykes Road.

Presenter - Teresa Bishop, AICP, Planning Division Manager

District 1

7. **COMPAMD 2019-05 Durbin Park (Transmittal Hearing)**. Transmittal Hearing – COMPAMD 2019-05 – Durbin Park, a Comprehensive Plan Amendment to amend Comprehensive Plan Site Specific Policy A.1.11.1(M)(8)(O) to provide for hospital uses, reduced buffering for non-residential uses adjacent to portions of West Peyton Parkway and East Peyton Parkway and to provide enhanced landscaping in those specific areas.

Presenter - Paolo S. Soria, Senior Assistant County Attorney

8. **Election of Chair and Vice-Chair**. The Planning and Zoning Agency is required to annually elect a chair and vice chair. Please see the attached recommended Nomination and Voting procedures. Alternatively, after public comment, the simple suggested motions for election may be made.

AGENDA

- **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.

Event Details

Event Type: Meeting