

Planning & Zoning Agency Meeting (3/19/2020)

ST. JOHNS COUNTY

PLANNING & ZONING BOARD REGULAR MEETING AGENDA

Thursday, March 19, 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, March 19, 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 meeting minutes: PZA 02/06/20.

AGENCY ITEMS

Presenter - Kelly Schley, Application Review Supervisor

District 5

1. **VACPLA 2020-01 Clay Subdivision.** Request to vacate the entirety of Clay Subdivision, Map Book 10, Page 82.. This proposed plat vacation consists of 14 lots as well as the unopened right of way platted as Keystone Road constituting a total of approximately 3.78 acres, which is part of the Clay Subdivision plat (Map Book 10, Page 82) recorded on January 12, 1961. If approved, the applicant's intent is to construct 2 single-family residences.

Presenter - Justin Kelly, Planner

District 1

2. **MAJMOD 2019-10 Cumberland Industrial Park PUD.**

Request for a Major Modification to the Cumberland Industrial Park PUD (Ordinance 1994-32, as amended) to add Commercial Recreation and Office/Professional uses to the existing buildings located on Lot 1, Parcel B.

Presenter - Teresa Bishop, AICP, Planning Division Manager

District 2

3. **ZVAR 2019-22 Indianhead Biomass**. Request for Variances to the Land Development Code, Sections 2.03.11.A.4.h, 6.08.34.A.4.h, 6.08.34.A.2, 6.08.34.D, 2.03.11.C.1, 2.03.11.C.2, 6.06.04, and 2.03.11.4.f. to allow a solid waste collection and processing facility within the Open Rural (OR) zoning district pursuant to 2.03.11 of the Land Development Code, specifically requesting to collect and store municipal/private yard waste; provide operations for composting and recycling of land clearing debris; process municipal biosolids; recycle/compost vegetative matter; concrete crushing and recycling.

District 2

4. **SUPMAJ 2019-06 Indianhead Biomass**. Request for a Special Use permit for a solid waste collection and processing facility within the Open Rural (OR) zoning district pursuant to 2.03.11 of the Land Development Code, specifically requesting to collect and store municipal/private yard waste; provide operations for composting and recycling of land clearing debris; process municipal biosolids; recycle/compost vegetative matter; concrete crushing and recycling.

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.