

Planning and Zoning Agency Meeting (2/7/2019)

ST. JOHNS COUNTY

PLANNING & ZONING BOARD REGULAR MEETING AGENDA

Thursday, February 7, 2019 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, February 7, 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
- Approval of meeting minutes from December 6, 2018; December 20, 2018; and January 17, 2019.

AGENCY ITEMS

Presenter - Justin Kelly, Planner

District 4

1. **ZVAR 2018-27 150 Da Vinci Blvd.** Request for a Zoning Variance to Land Development Code, Section 6.01.03.E.3 to allow the second front yard to measure 10 feet in lieu of the 15 foot minimum in Open Rural (OR) zoning to accommodate construction of a single family home.

Presenter - Beverly Frazier, Senior Supervising Planner

District 5

2. **ZVAR 2018-29 Panken Carport.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a 5 foot setback on the east side property line in lieu of the 8 foot requirement for construction of an attached carport in Residential, Single Family (RS-3) zoning, specifically located at 1375 Riviera Street.

District 3

3. **MAJMOD 2018-12 Treaty Ground PUD.** Request for a Major Modification to the Treaty Ground PUD (Ordinance 1987-37, as amended) to allow development of 160 single-family attached townhome units as an alternative to 49 single-family detached units within the 33.3 acre portion north of Brinkhoff Road; and to specify the allowance of school uses within the 1.2 acre portion adjacent to the St. Johns Academy on Wildwood Drive.

Presenter - Casey Dendor, Planner

District 4

4. **MAJMOD 2018-15 Sawgrass Animal Clinic & Pet Resort.** Request for a Major Modification to the Players Club Planned Unit Development (Ordinance 1975-15, as amended) to allow for an addition of 2,995 square feet for development of a 4,994 square foot building to be used as a boarding facility, accessory to the existing vet

office, additionally providing for parking and other associated design standards; located at 8000 Sawgrass Village Circle.

Presenter - Shannon Acevedo, Senior Supervising Planner

District 5

5. **PUD 2018-08 259 SR 16 PUD**. Request to rezone approximately 0.35 acres from Residential, Single Family (RS-3) to Planned Unit Development (PUD) to allow the existing use and conditions to remain, as well as provide for Neighborhood Commercial and Community Commercial uses, specifically located at 259 SR 16.

Presenter - Cynthia A. May, Senior Planner

District 1

6. **PUD 2018-09 Tractor Supply at 10180 CE Wilson Road**. Request to rezone approximately 12.66 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate development of an approximately 19,097 square foot commercial/retail store with associated site improvements

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.