

**ST. JOHNS COUNTY  
PLANNING & ZONING BOARD REGULAR MEETING AGENDA  
Thursday, February 21, 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 21, 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 - Justin Kelly, Planner*

**District 3**

1. **REZ 2018-18 Blue Steel (SR 207)**. A request to rezone approximately 9.9 acres from Commercial, Intensive (CI) with conditions to Commercial, Intensive (CI).

*Presenter - Marie Colee, Assistant Program Manager*

**District 4**

2. **ZVAR 2018-30 Lowe Residence Pool**. Request for a Zoning Variance to Table 6.01 of the Land Development Code for a second front yard setback of 13' in lieu of the 20' to allow for placement of a pool; 9.7' second front yard setback in lieu of 20' to allow for a pool screen enclosure with an Elite roof, together with a request for a 9.7' second front yard setback to bring the existing structure into compliance as shown on Exhibit B site plan, all adjacent to Park Lane.

*Presenter - Valerie Stukes, Planner*

**District 3**

3. **ZVAR 2019-02 St. Augustine RV & Boat Storage**. Request for a Zoning Variance to Land Development Code, Section 2.03.42.E in association with an RV & Boat Storage Facility.

**District 3**

4. **SUPMAJ 2018-21 St. Augustine RV & Boat Storage**. Request for a Special Use Permit to allow an RV and Boat Storage facility in Commercial General (CG) zoning, pursuant to Section 2.03.01 of the Land Development Code.

*Presenter - Shannon Acevedo, Senior Supervising Planner*

**District 1**

5. **DRI MOD 2018-04 Ashford Mills**. Request to amend the Ashford Mills DRI to update the required wetland

buffers and setbacks, modify the timing of owner obligations to construct access to a park site and school site, reflect recent land use conversions, and changes in project phasing, buildout and termination dates pursuant to legislative extensions. The property is approximately 1,521 acres in size located north of CR 16A, southeast of the CR 210 W and Greenbriar Road intersection. Note: This property is within Commissioner Districts 1 and 2.

*Presenter - Cynthia A. May, Senior Planner*

#### **District 1**

6. **MAJMOD 2018-16 Bannon Lakes**. MAJMOD 2018-16 Bannon Lakes PUD, request for a Major Modification to the Bannon Lakes PUD (Ordinance 2015-11, as amended) to redesignate a 4.5 acre parcel located along Parkland Trail from Community Park to Commercial

*Presenter - Justin Kelly, Planner*

#### **District 4**

7. **REZ 2018-17 Flagler Commerce Center**. A request to rezone approximately 6.0 acres from Industrial, Warehousing (IW) to Commercial, Intensive (CI), specifically located at 6236 US Highway 1 North.

### **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 twentyfour (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