

**ST. JOHNS COUNTY
PLANNING & ZONING BOARD REGULAR MEETING AGENDA
Thursday, March 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, March 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

AGENCY ITEMS

Presenter - Valerie Stukes, Planner

District 3

1. **PUD 2018-15 Moultrie Oaks Townhomes**. Request to rezone approximately 9.6 acres of land from Commercial Neighborhood (CN) to Planned Unit Development to accommodate development of a 66-unit townhome subdivision. The applicant is requesting a continuance from the March 7, 2019 agenda to a date certain of April 18, 2019 to preserve advertising.

Presenter - Shannon Acevedo, Senior Supervising Planner

District 3

2. **MAJMOD 2018-10 Regis Lakes PUD**. Request for a Major Modification to the Regis lakes PUD (Ordinance 1985-40 as amended by Ordinance 1998-15) to modify and reinstate development to allow for the construction of up to 300,000 square feet of commercial space consistent with uses permitted in Commercial General (CG) zoning

Presenter - Valerie Stukes, Planner

District 3

3. **SUPMAJ 2018-16 State Road 207 RV Campground**. Request for a Special Use Permit to allow for an RV Campground in Commercial Intensive (CI) and Commercial Warehouse (CW) zoning, pursuant to Section 2.03.27 of the Land Development Code.

Presenter - Marie E. Colee, Assistant Program Manager

District 3

4. **ZVAR 2018-28 Speziale Residence**. Request for a Zoning Variance to Land Development Code, Table 6.01 to allow for a 5' northern Side Yard setback in lieu of the 8' required together with a request to allow for 38% building coverage in lieu of the Maximum Building Coverage allowed of 35% to accommodate the construction of stairs to provide entry to the proposed single family home, specifically located at 5746 Rudolph Avenue.

Presenter - Casey Dendor, Planner

District 2

5. **MINMOD 2018-15 Windward Ranch PUD - Amenity Center Alcohol Sales.** Request for a Minor Modification to the Windward Ranch PUD (Ordinance 2014-10, as amended) to allow for the on-site sale and consumption of Alcoholic Beverages consistent with the regulation of State of Florida Type 2COP license in connection with the Amenity Center Restaurant within the Main Community Park, specifically located at 115 Coco Point.

District 1

6. **NZVAR 2018-19 Ross Signage (Durbin Pavilion).** Request for a Non-Zoning Variance to the Durbin Park Phase 1A Unified Sign Plan, approved under Ordinance 2016-64, as amended by Ordinance 2018-57 to allow for the Advertising Display Area of a single tenant within the Junior Retail Building to be 504 square feet in lieu of the 150 square foot maximum; located west of State Road 9B, northeast of West Peyton Parkway and south of Race Track Road.

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