

# ST. JOHNS COUNTY Planning & Zoning

## PLANNING & ZONING BOARD

Jeffrey R. Martin  
Jon Woodard  
Roy Alaimo  
Greg Matovina

William McCormick PhD.  
Mike Koppenhafer  
Archie B. Wainright



## REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Suzanne Konchan, Director of Growth Management  
Paolo S. Soria, Assistant County Attorney

Thursday, April 18, 2019 1:30:00 PM

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, April 18, 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 1**

1. **MINMOD 2018-14 ONICX Site.** A request for a Minor Modification to the Race Track Road PUD (Ordinance 2006-61, as amended) to allow development of a 12,500 square foot Montessori School.

#### **Presenter - Teresa Bishop, Planning Division Manager**

#### **District 3**

2. **PUD 2018-15 Moultrie Oaks Townhomes.** Public hearing for PUD 2018-15, Moultrie Oaks Townhomes, a 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.

#### **District 3**

3. **Wildwood Forty PUD 2018-14.** A request to rezone approximately 22 acres from Open Rural and PUD, part of the expired Stonebridge PUD, to the new Planned Unit Development (PUD), known as Wildwood Forty, for the development of 64 single family lots. There are approximately 20 developable acres and approximately two (2) acres of wetlands. Access will be off Wildwood Drive.

#### **Presenter - Justin Kelly, Planner**

#### **District 3**

4. **CPA (SS) 2018-10 Ocean Grove RV Sales and Storage.** A request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 9.98 acres of land from Community Commercial (CC) and Residential-B (Res-B) to Mixed Use District (MD) with a text amendment for the east parcel limiting uses to Community Commercial uses but allowing for limited high intensity commercial uses.

**District 3**

- 5. REZ 2018-21 Ocean Grove RV Sales and Storage.** A request to rezone approximately 7.69 acres of land from Open Rural (OR) and Commercial Warehouse (CW) to Commercial Intensive (CI) to allow for the existing Use on the property and to accommodate intended development of a Boat and RV Storage Facility.

**Presenter - Casey Dendor, Planner**

**District 1**

- 6. COMPAMD 2017-05 Bartram Park PUD.** Request to modify 2025 Comprehensive Plan Site Specific Text Policy A.1.11.1(M)(8)(L) relating to the Bartram Park Planned Unit Development to increase the maximum number of dwelling units from 616 to 646 units for approximately 582 acres of land, located on the north side of Race Track Road and part of the Bartram Park Development of Regional Impact (DRI). This application was heard by the Planning and Zoning Agency on December 20, 2018 for the transmittal hearing in which the Agency voted 5-0 to recommend approval; the Board of County Commissioners transmitted the Comprehensive Plan Amendment at the February 19, 2019 hearing with a vote 5-0.

**District 1**

- 7. DRI MOD 2018-02 Bartram Park PUD.** Request for a DRI Modification to the Bartram Park Development of Regional Impact (DRI) within St. Johns County to amend the Development Order to convert 22,000 square feet of office space and 1,628 square feet of retail space to 30 single family units, increasing the number of single family units from 616 to 646 located on parcels 51 and 52, commonly known as Celestina; located north of Race Track Road, West of US Highway 1 North and East of the Julington-Durbin Preserve. This application is companion to the Comprehensive Plan Amendment (COMPAMD 2017-05) and Major Modification (MAJMOD 2017-22).

**District 1**

- 8. MAJMOD 2017-22 Bartram Park Planned Unit Development (Residential).** Request for a Major Modification to the Bartram Park (Residential) Planned Unit Development (Ordinance 2006-102, as amended) to add thirty (30) additional single family dwelling units to increase the total number of units from 616 to 646 on approximately 582 acres of land, located north of Race Track Road on the property commonly known as Celestina.

- ❖ 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.