

Planning and Zoning Agency Meeting (5/2/2019)

ST. JOHNS COUNTY

PLANNING & ZONING BOARD REGULAR MEETING AGENDA

Thursday, May 2, 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, May 2, 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 April 4, 2019.

AGENCY ITEMS

Presenter - Georgia Katz, Senior Planner

District 4

1. **PUD 2016-19 The Pope Site**. Request to rezone approximately 11.99 acres of Open Rural (OR) vacant land to PUD to allow up to 94,000 square feet of commercial and service uses.

Presenter - Marie E. Colee, Assistant Program Manager

District 3

2. **ZVAR 2019-05 – Boat/Travel Trailer Parking – 215 Hawthorne Rd.**.. Request for a Zoning Variance to Land Development Code, Section 6.01.03.H.5 of the Land Development Code to allow storage of a boat and travel trailer within the required front yard in Residential, Single Family (RS-3) zoning, specifically located at 215 Hawthorne Road.

Presenter – Valerie Stukes, Planner

District 5

3. **REZ 2019-01 WSOS Radio Station Offices and Studio**. A request to rezone approximately 2.77 acres from Open Rural (OR) to Commercial, General (CG).

Presenter - Casey Dendor, Planner

District 3

4. **PUD 2018-12 Benchip Mixed Use PUD**. A request to rezone approximately 33.4 acres of land from Open Rural (OR) and Commercial General (CG) to Planned Unit Development (PUD) to accommodate development of a mixed use project consisting of up to 280 multi-family or townhome dwelling units and

100,000 square feet of commercial, located at the southwest quadrant of the State Road 207 and Wildwood Drive intersection.

Presenter - Beverly Frazier, Senior Supervising Planner

District 3

5. **MAJMOD 2018-08 Moultrie Bluff PUD (Commercial)**. Request for a Major Modification to the Moultrie Bluff Planned Unit Development (Ordinance 2009-31, as amended) to clarify allowed uses for the non-residential portion of the project; revise site plan and design standards; reduce buffer requirements; increase allowances for ground signage; and update phasing. The project is located west of US Highway 1 South and north of Wildwood Drive.

Presenter - Cynthia A. May, Senior Supervising Planner

District 1

6. **COMPAMD 2018-08 Southwest Quadrant Race Track Rd. & St. Johns Pkwy (Adoption)**. Request for a Comprehensive Plan Amendment, COMPAMD 2018-08, to change the Future Land Use Map designation of approximately 71 acres of land at the Southwest Quadrant of Race Track Road and St. Johns Parkway from Rural/Silviculture (R/S) and Residential-A (Res-A) to Mixed Use (MD) and Conservation (C), with a text amendment limiting development to 250,000 square feet of commercial and office space and 400 multi-family units. Commercial and office uses will be community and neighborhood related in nature. The Board of County Commissioners transmitted this amendment to State and regional agencies on February 19, 2019.

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