

**ST. JOHNS COUNTY
PLANNING & ZONING BOARD REGULAR MEETING AGENDA
Thursday, May 16, 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 16, 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 - Kim K. Del Rance, Senior Planner

District 5

1. **TUP 2018-03 Airstream Row Project.** Request for a Temporary Use Permit as stated in LDC Section 2.02.05.B.5, to establish an Airstream ROW Project for a period of three (3) years; Airstream travel trailers to be used for retail of local made items and shared office space, specifically located at 182 Vilano Road.

Presenter - Marie E. Colee, Assistant Program Manager

District 3

2. **ZVAR 2018-08 Maure Residence (7006 Middleton Avenue).** Request for a Zoning Variance from Land Development Code, Table 6.01, to allow for a reduction in the required front yard setback from 25 feet to 14 feet, a reduction in the required rear yard setback from 10 feet to 9.6 feet, and a reduction in the southern side yard setback from 8 feet to 4'6" and to increase the Maximum Lot Coverage by Buildings from 25% to 32%.

District 1

3. **ZVAR 2019-01 Marywood Retreat and Conference Center.** Request for a Zoning Variance to Land Development Code, Section 2.03.02.A to allow for the sale of alcoholic beverages within 1,000 feet of an established church (San Juan del Rio). **This application has been withdrawn as the applicant will meet the requirements of Section 2.03.02.A.3, specifically meeting the restaurant conditions for square footage and minimum seating associated with a Type 4COP/SFS beverage license, therefore a Zoning Variance to separation requirements is not required.**

District 1

4. **SUPMAJ 2019-01 Marywood Retreat and Conference Center.** Request for a Special Use Permit to allow for the on-site sale and consumption of alcoholic beverages, pursuant to State of Florida Type

4COP/SFS license, within the Marywood Retreat and Conference Center in Open Rural (OR) zoning and specifically located at 235 and 455 Marywood Drive.

Presenter - Casey Dendor, Planner

District 3

5. **ZVAR 2019-08 Casimiro Residence (7284 A1A South)**. A request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a fence exceeding the maximum four (4) foot height to be located within the required 25 foot front yard setback, located at 7284 A1A South.

District 5

6. **MINMOD 2019-01 Conrad Residence**. A request for a Minor Modification to the North Pointe at Ponte Vedra PUD (Ordinance 2005-112, as amended) to allow a front setback of 11 feet, 6 inches (11'6") in lieu of 20 feet to accommodate an uncovered staircase providing access to the structure, specifically located at 209 Blue Indigo Court.

District 4

7. **ZVAR 2019-12 Roscoe Marina**. A request for a Zoning Variance to Land Development Code, Section 6.08.41.B.2(a) to allow for the development of a Community Marina north of ICW Marker 51 within ICW-N(2), specifically located at 405 S. Roscoe Blvd Extension.

Presenter - Georgia Katz, Senior Planner

District 1

8. **CPA(SS) 2018-07 Peck Property**. Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 9.99 acres of land from Residential-B to Mixed Use.

District 3

9. **REZ 2018-11 Peck Property**. Request to rezone approximately 9.99 acres of land from Open Rural (OR) to Commercial General (CG).

Presenter - Jan Brewer, Environ. Division Manager

10. **COMPAMD 18-02 Sea Level Rise - Adoption Hearing**. This is the adoption hearing for a Comprehensive Plan Amendment(s) to amend Objective E.1.3 of the Comprehensive Plan in order to meet a Florida Statutes requirement. As required, St. Johns County Planning staff reviewed the St. Johns County 2025 Comprehensive Plan for compliance with Florida Statutes. After that review it was determined that amendment(s) are necessary to address Florida Statute, Chapter 163.3178(2)(f)1, which requires that county Comprehensive Plans address, "development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which result from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise."

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