

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

**Thursday, June 6, 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, June 6, 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 - Marie E. Colee, Assistant Program Manager*

**District 2**

1. **SUPMAJ 2019-05 Agricultural Center Drive Water Plant.** Request for a Special Use Permit to allow for a small scale water plant in Commercial General (CG) zoning, pursuant to Conditional Ordinance 1987-1 and Section 2.03.25 of the Land Development Code.

*Presenter - Justin Kelly, Planner*

**District 2**

2. **SUPMIN 2019-02 Laschandra McDuffie Mobile Home.** Request for a Special Use Permit to allow a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to LDC, Section 2.03.08.

*Presenter - Marie E. Colee, Assistant Program Manager*

**District 3**

3. **SUPMIN 2019-03 Colonial Church.** Request for a Special Use Permit to allow for a Church located within Industrial Warehouse (IW) zoning, pursuant to Land Development Code, Section 2.03.12.

*Presenter - Valerie Stukes, Planner*

**District 3**

4. **ADMR 2019-01 AMG Service Center (3230 US Highway 1 S).** Request for rezoning from CI with conditions to CI with conditions to add the use of automobile sales to the existing CI with conditions zoned property.

*Presenter - Marie E. Colee, Assistant Program Manager*

**District 3**

5. **ZVAR 2019-04 Douglas – 7125 Middleton Avenue.** Request for a Zoning Variance to Land

Development Code, Table 6.01 to allow a 5' setback on the north property line in lieu of 8' required to accommodate construction of a replacement detached garage and carport in Residential, Single Family (RS-2) zoning, specifically located at 7125 Middleton Avenue.

*Presenter - Justin Kelly, Planner*

### **District 3**

6. **REZ 2019-03 Dobbs Road Rezoning**. A request to rezone approximately 2.96 acres of land from Industrial Warehouse (IW) to Commercial Warehouse (CW).

*Presenter - Beverly Frazier, Senior Supervising Planner*

### **District 1**

7. **REZ 2019-04 Osprey Cove**. Request to rezone approximately 20.66 acres of land from an expired Planned Rural Development (PRD) to Open Rural (OR), located on State Road 16 east of Shands Bridge and west of the intersection with State Road 13 N.

*Presenter - Casey Dendor, Planner*

### **District 5**

8. **PUD 2018-02 IGP Equities WGV**. A request to rezone approximately 1.4 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for the construction of a commercial building, located north of State Road 16 and east of Pacetti Road/International Golf Parkway. This application was heard by the Planning and Zoning Agency in November 15, 2018 and was recommended for denial with a vote 6-1. The Agency stated that the site appeared to be over-designed for its size, suggested interconnectivity be provided and requested that staff comments be addressed regarding development and scenic edge requirements. The Board of County Commissioners heard the request December 18, 2018 and voted 5-0 to continue the item remanding it back to the Agency for hearing prior to being heard by BCC for a second time. The Board requested the applicant consider providing a potential future connection between the subject property and the World Commerce Center property and resolve other concerns addressed within the staff report. Following the hearing the applicant addressed some of the remaining concerns by modifying the two provided MDP Maps and altering some language within the Text, as described within the prepared staff report.

## **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