

Planning & Zoning Agency Meeting (6/20/2019)

ST. JOHNS COUNTY

PLANNING & ZONING BOARD REGULAR MEETING AGENDA

Thursday, June 20, 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 20, 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 18, 2019; May 2, 2019; May 16, 2019; and June 6, 2019.

AGENCY ITEMS

Presenter - Marie E. Colee, Assistant Program Manager

District 5

1. **ZVAR 2019-07 Bryan Property Fence** (217 Rivershore Lane). Request for a Zoning Variance to Section 2.02.04.B.12 of the Land Development Code to allow for a 6 foot fence to be located within the required 25 foot front yard setback.

Presenter - Teresa Bishop, AICP, Planning Division Manager

District 2

2. **SUPMAJ 2017-17 Coastal Aggregates Borrow Pit**. Request to allow a Special Use Permit to allow a Borrow Pit, within OR zoning based on Section 2.03.10. The project is located in the Hastings area, south of SR 207, currently addressed at 9087 Barrel Factory Road. This application was heard at the PZA December 7, 2017 meeting. At that meeting access concerns by the adjacent property owner was brought to the attention of staff. Also, the owners of the two existing borrow pits attended the PZA meeting and objected to the access through their property to the proposed borrow pit. The PZA provided general consensus on the proposed borrow pit use however, requested it be continued to allow the access issue be resolved. The application was continued to a date uncertain and was scheduled again for May 5, 2018, again continued to July 19, 2018, and is now being heard again on June 20, 2019. Pursuant to the request of the PZA, staff has worked with the applicant and researched the access options. Staff requested that the applicant obtain approval from the underlying fee simple owners of the proposed haul route. The applicant produced a letter from Putnam County describing the use of Wildwood Lane within Putnam County, and a letter from the Chair of the Hastings Drainage District (HDD) describing the use of Canals 13, 14, and 17 being acceptable for access to the proposed borrow pit.

Presenter - Marie E. Colee, Assistant Program Manager

District 5

3. SUPMAJ 2019-04 Veritas Classical School Expansion (Academy of St. Augustine).

Request for a Special Use Permit to allow for the expansion of a Private School with Conventional Academic Curriculum in Commercial, General (CG) zoning, pursuant to Section 2.03.17 of the Land Development Code. Subject property is located at 253 State Road 16, just east of its intersection with El Rey Avenue.

Presenter - Casey Dendor, Planner

District 5

4. MINMOD 2019-05 World Commerce Center. Request for a Minor Modification to the World Commerce Center PUD (Ordinance 2004-48, as amended) to allow for a grocery store within the Shopping Center Parcel to serve beer and wine for on-premise consumption within 1,000 feet of a church/school; prohibit bars, lounges and nightclubs within the Shopping Center Parcel; allow sidewalk café/outdoor seating areas; a wall sign on the side or rear of the grocery store in addition to the front façade signage; and update the Master Development Plan Map.

Presenter - Beverly Frazier, Senior Supervising Planner

District 5

5. CPA(SS) 2019-01 Wolfe Road. Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map classification of approximately 2.10 acres of land from Rural/Silviculture (R/S) to Residential-A (Res-A), specifically located at 4565 Wolfe Road.

Presenter - Valerie Stukes, Planner

District 3

6. PUD 2018-16 Land Development for Boat and RV Storage. Request to rezone approximately 2 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate an RV and Boat Storage Facility.

Presenter - Casey Dendor, Planner

District 2

7. CPA(SS) 2019-05 CR 210 West Daycare and Retail PUD. Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map classification of approximately 3 acres of land from Rural/Silviculture (R/S) to Residential-C (Res-C); the applicant is proposing a text amendment to limit development to a maximum of 11,000 square feet for a day care facility and 10,000 square feet for commercial/retail.

District 2

8. PUD 2019-05 CR 210 West Daycare & Retail PUD. Request to rezone approximately 3 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate a non-residential, Neighborhood Commercial development consisting of an 11,000 square foot Day Care Facility and 10,000 square foot Retail Building.

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 twentyfour (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