



## Legislation Details (With Text)

**File #:** 19-0561      **Version:** 1      **Name:**  
**Type:** Public Hearing - 5:01 PM      **Status:** Agenda Ready  
**File created:** 10/10/2019      **In control:** Board of County Commissioners  
**On agenda:** 11/12/2019      **Final action:**  
**Title:** ZOM-11-19: Tara St. Augustine rezoning

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Resolution, 3. PowerPoint presentation, 4. Application, 5. Chisholm letter, 6. Engagement survey

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### Agenda Item Name:

ZOM-11-19: Tara St. Augustine rezoning

### Presenter:

Mehdi Benkhatar, 352-374-5249, ext. 2361

### Description:

A request by Clay Sweger of eda, inc., agent, for Diocese of St. Augustine, owners, to rezone from the R-1a district (residential, 1 to 4 dwelling units/acre) to the R-2 district (4 to 8 dwelling units/acre) with a land use designation of Medium Density Residential (greater than 4 dwelling units/acre, up to 8 dwelling units/acre) on approximately 9 acres on tax parcel number 06183-000-000.

### Recommended Action:

Staff recommends that the Board of County Commissioners **approve** ZOM-11-19.

### Prior Board Motions:

None.

### Fiscal Consideration:

N/A

### Background:

The site is located along NW 39<sup>th</sup> Ave. adjacent to the site of a recently approved planned development for a skilled nursing facility. The applicant has submitted this request in order to increase the residential density on the site and make it consistent with the underlying land use category of Medium Density Residential (greater than 4, up to 8 dwelling units/acre). If approved, the site could have up to 73 single or multi-family residential units. One of the two access points to the site will occur from NW 63<sup>rd</sup> St. which will need to be brought up to County standards. The intersection of NW 63<sup>rd</sup> St. and NW 39<sup>th</sup> Ave. was discussed at the Planning Commission meeting on

9/18/19 in terms of safety and volume of traffic. The second access point to the site will be from the stubout of the Skilled Nursing Facility planned development to the west.

The Planning Commission heard this item at its 9/18/19 meeting. The vote was to approve ZOM-11-19 with 4 commissioners voting to approve and 2 commissioners voting to deny. Those who voted to deny were concerned about impacts that would arise from the increased density such as additional traffic on NW 63<sup>rd</sup> St. and safety issues related to the intersection design of NW 63<sup>rd</sup> St. and NW 39<sup>th</sup> Ave. NW 39<sup>th</sup> Ave. is a state road, so any modifications to it will be done at the discretion of the Florida Department of Transportation.