



AGENDA

St. Johns County
PLANNING AND ZONING AGENCY
Thursday, January 15, 2015

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, January 15, 2015 at 1:30 p.m. 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 that require approval or recommendation for approval or denial by the Planning and Zoning Agency but may not require advertising in a newspaper, notification of adjacent property owners, or posting a sign on the property. Public Hearings are those 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 minutes from November 6, 2014 and December 4, 2014 regular meetings.**

AGENDA ITEMS

1. **Public Hearing to consider MAJMOD 2014-16 The Fountains at St. Augustine.** Request to modify The Floridian Planned Unit Development (PUD) to allow for a Motorhome Vacation Resort with 114 spaces and associated commercial and recreational amenities, location of property 3960 Inman Road.
Staff Presenter: Caitlin Cerame, Planner
2. **Public Hearing to consider SUPMIN 2014-14.** Request for a Special Use Permit approval to allow for the placement of a manufactured/mobile home in an RS-3 Zoning District, specifically located at 787 Chapin Street.
Staff Presenter: Georgia Katz, Senior Planner
3. **Public Hearing to consider COMPAMD 2014-07 Durbin Creek National, LLC.** Adoption Hearing for a Comprehensive Plan Amendment to amend approximately five acres of land from Rural/Silviculture (R/S) to Intensive Commercial (IC), designate those five acres plus an additional approximately 1,619 acres of land, for a total of 1,624 acres, designated Intensive Commercial (IC) and Rural/Silviculture (R/S) on the Future Land Use Map as an Urban Service Area, pursuant to Section 163.3164 (50), Florida Statutes; and provide a Text Policy establishing the development rights for the subject property; located on the south side of Race Track Road and east and west of I-95.
Staff Presenter: Suzanne Konchan, AICP, Director Growth Management Department
4. **Ordinance for consideration and recommendation as a draft Road Capacity Charge.**
Staff Presenter: Paolo Soria, Assistant County Attorney
5. **Public Hearing to consider COMPAMD 2013-06 Bannon Lakes Adoption.** Adoption of COMPAMD 2013-06, Bannon Lakes, a request to revise existing Comprehensive Plan Text Policy A.1.11.1.(h)(8)(f) and

providing for a maximum cap of 999 dwelling units, 105,000 square feet of commercial and 15,000 square feet of office and add text language to preserve and maintain 180 acres Wetland Conservation Easement in favor of the St. John River Water Management District, as established in the Florida Statutes Section 704.06; and revise the Five Year Capital Improvement Schedule set forth in Policy H.1.8. for property designated Mixed Use on the Future Land Use Map. This site contains 580 acres and is located on the north side of International Golf Parkway just east of I-95 Interchange.

Staff Presenter: Caitlin Cerame, Planner

- 6. Public Hearing to consider MAJMOD 2013-09 Bannon Lakes.** Request to modify the Nine Mile Gang Planned Unit Development (PUD) to allow 999 residential units, 105,000 square feet of commercial and 15,000 square feet of office space on approximately 580 acres and maintain a 180-acre conservation easement, located at International Golf Parkway East of Interstate I-95.

Staff presenter: Caitlin Cerame, Planner

- 7. Public Hearing to consider MAJMOD 2014-14 San Savino (Shores Unit 7, Estate of Tuscany)** Requesting a front yard setback reduction from twenty-five (25) feet to twenty (20) feet for the following Lots: Block 195 Lots 1-11 and Block 200 Lots 26, 27, and 28 in Unit 7 of the St. Augustine Shore Planned Unit Development (PUD).

Staff Presenter: Rebecca Carr, Planner

- 8. Public Hearing to consider TOWER 2014-01 County Road 204 Telecommunication Tower.** Request a Special Use Permit for a self-support Antenna Tower within an Open Rural (OR) zoning district. The proposed height is 260' including a 10' lighting rod, location of property on CR 204 approximately 5 miles west of US Highway 1 and east of Old Brick Road.

Staff Presenter: Caitlin Cerame, Planner

- 9. Amendments to the Land Development Code: Articles II, III, IV, V, VI, VII IX, X and XII.** Second of three public hearings to consider proposed amendments to nine articles of the Land Development Code. Also implements comprehensive plan amendment proposed changes relating to the scenic and development edges in the Northwest Sector and Implementation of an Economic Redevelopment Residential Unit Exchange Program within the Vilano Beach Town Center. This series of changes creates a Special Use Permit category for Larger Places of Assembly and modifies associated uses, ensures Overlay review for all non-single and two-family development within Overlay Districts, Tree Bank Fund clarifications, Optional Preliminary Subdivision Plan reviews, clarification of "Waterfront Yard" boundaries, amendment of PUD phasing, clarification of signs, and clarification of administration and enforcement of the Land Development Code. This series also addresses and revises various other sections for clarity and/or flexibility.

Staff Presenter: Joseph Cearley, Special Projects Manager

- 10. St. Johns County Comprehensive Plan Text Amendments.** Proposed amendments to the text of the Future Land Use Element of the 2025 Comprehensive Plan.

Staff Presenter: Suzanne Konchan, AICP, Growth Management Director

STAFF REPORTS

AGENCY REPORTS

ADJOURN

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 final agenda will be published at least 15 days in advance of the hearing date. The Agency reserves the right to cancel the meeting schedule as needed.