



# **Agenda**

## **St. Johns County**

### **PLANNING AND ZONING AGENCY**

**Thursday, November 5, 2015**

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, November 5, 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**

### ***AGENDA ITEMS***

1. **Public Hearing to consider ZVAR 2015-14 Dreambuilder 27 Pool.** Request for a Zoning Variance to allow for a reduction in the second front yard setback adjacent to Oakvale Road from 24' to 10' to allow for construction of a pool, pool deck, stem wall and pool screen enclosure, location of property 1060 Oakvale Road.

*Staff Presenter: Marie Colee, Assistant Program Manager*

2. **Public Hearing to consider MAJMOD 2015-10 St. Augustine 500,000 Warehouse PUD.** Requesting to extend Planned Unit Development Phasing, location of property west of I-95, north side of State Road 207 and east of Deerpark Blvd.

*Staff Presenter: Rebecca Dennis, Planner*

3. **Public Hearing to consider MAJMOD 2015-11 Graham and Company Distribution Project PUD.** Requesting to extend PUD phasing, location of property west of I-95, north side of State Road 207 and east of Deerpark Blvd.

*Staff Presenter: Rebecca Dennis, Planner*

4. **Public Hearing to consider DRI MOD 2015-04 Julington Creek Plantation DRI.** Request to modify Julington Creek Plantation Development of Regional Impact (DRI) to add Mini-Storage to Conversion Table (land Use exchange), convert 45,081 square feet of office to allow a 120,000 square feet of mini-storage and office to commercial and use of 10,000 square feet of commercial to allow 20,000 square feet of commercial of Parcel 90, update Phasing Schedule and Map H to address addition of Mini-Storage category to Conversion Table revisions to Phase III entitlements as a result of conversions, location of property, off Race Track Road in the Julington Creek Plantation DRI/PUD.

*Staff Presenter: Georgia Katz, Senior Planner*

5. **Public Hearing to consider MAJMOD 2015-12 Julington Creek Plantation PUD.** Request to modify Julington Creek Plantation PUD to add Text and an Incremental Master Development Plan Map to allow 120,000 square feet of mini-storage warehouse and 20,000 feet of Commercial building at 35' height, update Master Phasing Schedule and Map H to be consistent with DRI Modifications, location of property off Race Track in the Julington Creek Plantation DRI/PUD.

*Staff Presenter: Georgia Katz, Senior Planner*

6. **Public Hearing to consider CPA(SS) 2015-02 Batten Property.** Request to amend the Comprehensive Plan Future Land Use Map from Rural/Silviculture (R/S) to Residential-A for approximately 2 acres, location of property 8760 Batten Road.

*Staff Presenter: Teresa Bishop, AICP, Planning Division Manager*

7. **Public Hearing to consider COMPAMD 2015-02 Veteran's Parkway.** Adoption of COMPAMD 2015-02, Veteran's Parkway, a request to amend the 2025 Comprehensive Plan Future Land Use Map from Rural Silviculture to Residential-C for approximately 102.38 acres and add a text amendment to limit the number of units to 146, located along the west side of Veteran's Parkway, north of Veteran's Park and south of Race Track Road.

*Staff Presenter: Mike Roberson, Operations Division Manager*

8. **Public Hearing to consider MINMOD 2015-04 Durbin Crossing.** Request a minor modification to remove approximately 2.53 acres from the Durbin Crossing PUD and be rezoned as part of the Veteran's Parkway PUD for an access road connection to CR 223 (Veteran's Parkway), location of property west side of CR 223 north of Cresthaven Place, south of North Durbin Parkway.

*Staff Presenter: Mike Roberson, Operations Division Manager*

9. **Public Hearing to consider PUD 2015-14 Veteran's Parkway PUD.** Request to rezone from Open Rural (OR) to Planned Unit Development (PUD) for a 145 unit single-family residential development, location of property between Longleaf Pine Parkway and Race Track Road, west of Veteran's Parkway.

*Staff Presenter: Mike Roberson, Operations Division Manager*

## **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 Agency reserves the right to cancel the meeting schedule as needed.