



# **Agenda**

## **St. Johns County**

### **PLANNING AND ZONING AGENCY**

**Thursday, April 21, 2016**

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, April 21, 2016 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 CPA(SS) 2015-05 St. Johns Commercial Village.** *Continued from April 7, 2016 regular Planning and Zoning meeting*) Adoption Hearing for CPA(SS) 2015-05, St. Johns Commercial Village, a Small Scale Comprehensive Plan Amendment to amend approximately 7.7 acres of land from Residential-B to Community Commercial (CC) with a text amendment to limit commercial development to those uses allowed in Commercial General zoning, to 45,000 square feet or 5,800 square feet/acre and to allow a reduction in the scenic edge to 30 feet along SR 13, located at 600 SR 13.

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

2. **Public Hearing to consider SUPMIN 2016-01 Kasim Howard Mobile Home.** Request for a Special Use Permit to allow for a Mobile Home as a residence in RS-3 zoning, located at 716 W 6<sup>th</sup> Street.

*Staff Presenter: Zachary Moore, Application Review Technician*

3. **Public Hearing to consider SUPMAJ 2016-03 Mill Creek North.** Request for a Special Use Permit to allow for a self-storage facility in a 4-story building totaling 120,400 square feet including office space and a manager's apartment. The project also contains 9 free-standing RV/Boat Storage buildings totaling approximately 103,500 square feet which is a use that is allowed by right, along with 52 parking spaces, property is located on the east side of SR 16 approximately 1 mile north of I-95/SR-16 interchange.

*Staff Presenter: Zachary Moore, Application Review Technician*

4. **Public Hearing to consider MAJMOD 2015-17 Marsh Harbor South.** Request a Major Modification to the Marsh Harbor South PRD to reconfigure the internal road and lot layout, remove two saltwater marsh road crossings, and reduce the roadway and associated runoff. The proposed modifications will also add a provision to allow limited trimming in upland buffers for scenic vistas, update phasing, add pond and

provide an optional temporary construction access along the FIND pipeline easement from Davis Park Road, located immediately South of the Marsh Harbor at Palm Valley Road.

*Staff Presenter: Beverly Frazier, Planner*

5. **Public Hearing to consider MAJMOD 2015-26 Villages of Valencia.** Request for a Major Modification to the Villages of Valencia Planned Unit Development to allow an additional thirty (30) residential dwelling units and to update phasing, location of property East of U.S. Hwy 1, West of Shores Blvd, South of Deltona Blvd. and North of Graciela Circle.

*Staff Presenter: Danielle Handy, Chief Planner*

6. **Public Hearing to consider REZ 2015-25 Great Expectations Auction.** Request to rezone 3.79 acres from Open Rural (OR) to Commercial Intensive (CI); located at 1965 State Road 207.

*Staff Presenter: Beverly Frazier, Planner*

7. **Public Hearing to consider CPA(SS) 2016-01 Flora Park.** Request Adoption of CPA(SS) 2016-01, Flora Park to amend the Comprehensive Plan Future Land Use Map designation from Residential-B (Res-B) to Residential-C (Res-C) and to add a textual policy to limit Residential-C uses to one (1) restaurant with a drive-through. The subject property is approximately 9.36 acres in area and is located south of Race Track Road, west of Flora Branch Boulevard.

*Staff Presenter: Danielle Handy, Chief Planner*

8. **Public Hearing to consider MAJMOD 2016-02 Flora Park.** Request for a major Modification to the Flora Branch Planned Unit Development to allow one restaurant with a drive-through. The subject property is approximately 9.36 acres in area and is located south of Race Track Road and west of Flora Branch Boulevard

*Staff Presenter: Danielle Handy, Chief Planner*

## **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.