

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
Jon Woodard
Dick Williams
Brad Nelson

David Rice PhD.
Mike Koppenhafer
Archie B. Wainright



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael D. Wanchick, County Administrator
Patrick F. McCormack, County Attorney

Thursday, November 3, 2016 1:30:00 PM

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, November 3, 2016 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 for 10/13/2016 and 10/20/2016

AGENCY ITEMS

Presenter - Patrick Doty, Planner

District 2

1. **CPA (SS) 2016-11 Putman House.** A request to amend the Comprehensive Plan Future Land Use Map designation from Agricultural-Intensive (A-I) to Residential-A (Res-A) and to add a textual policy to limit the number of dwelling units to one (1). The subject property is approximately five (5) acres in area and is located east of Old State Road 207.

Presenter - Marie Colee, Assistant Program Manager

District 1

2. **SUPMAJ 2016-09 Creekside Christian Church Preschool.** Special Use Permit to allow a preschool, pursuant to Section 2.03.17 of the Land Development Code, within an existing Church located in an Open Rural (OR) zoning district, specifically at 92 Lifespring Way

Presenter - Cynthia A. May, Senior Planner

District 3

3. **SUPMAJ 2016-13 RPM Automotive.** Request for a Special Use Permit for the construction and operation of a tire service center with oil change facilities, and the ancillary services and site improvements associated with these uses on a 1.73 acre site at 4315 US Highway 1 South adjacent to the Publix Supermarket at Moultrie Square. The subject parcel is in the Commercial General zone with a Mixed Use Future Land Use designation.

Presenter - Marie Colee, Assistant Program Manager

District 3

4. **ZVAR 2016-12 7880 A1A South.** Request for a Zoning Variance from Section 2.02.04.B.12 of the Land Development Code to allow for construction of a retaining wall ranging from six (6) feet to fourteen (14) feet in height located at 7880 A1A South..

Presenter - Teresa Bishop, Planning Division Manager

District 5

5. **CPA (SS) 2016-08 Cross County Plaza.** Adoption hearing for CPA (SS) 2016-08 Cross County Plaza, a request to amend the Comprehensive Plan Future Land Use Map designation from Rural/Silviculture (R/S) to Mixed Use for approximately 3.5 acres, located on SR 16 east of Murabella and intersection of SR 16/International Golf Parkway.

Presenter - Joseph Cearley, Special Projects Manager

District 1

6. **PUD 2016-17 Durbin Park Phase 1A (Durbin Creek National).** PUD 2016-02 Durbin Park Phase 1A (Durbin Creek National), a request to rezone approximately 247 acres from Open Rural (OR) to Planned Unit Development (PUD) for 700,000 square feet of non-residential development.

Presenter - Zachary Moore, Planner

District 4

7. **PUD 2016-10 Oak Trail Preserve.** Request to rezone approximately 36.24 acres from Open Rural (OR) to Planned Unit Development (PUD) for a 26 unit single family subdivision. The subject property is located along the east side of North Roscoe Boulevard, north of its intersection with Canal Boulevard.

- ❖ 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 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.