

# 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 17, 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 17, 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 11/3/16 regular meeting minutes

### AGENCY ITEMS

#### **Presenter - Teresa Bishop, Planning Division Manager**

#### **District 5**

1. **CPA (SS) 2016-08 Cross County Plaza.** This is the 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. This application was continued from the November 3, 2016 meeting to allow the applicant time to develop a text amendment to address the type and intensity of the proposed uses, and the buffering and screening of the site.

#### **Presenter - Marie Colee, Assistant Program Manager**

#### **District 3**

2. **ZVAR 2015-02 Griffin Carport.** Request for a Zoning Variance to reduce the required Front Yard setback from 25' to 5' to allow for an existing carport. The subject property is located within the St. Augustine South Subdivision. Staff finds the request substantially meets the requirements of the Comprehensive Plan and the Land Development Code.

#### **Presenter - Zachary Moore, Planner**

#### **District 3**

3. **PUD 2016-09 Lightsey Road Extension PUD.** Request to rezone approximately 89.82 acres from Open Rural (OR) to Planned Unit Development to allow for a 206-unit, single family subdivision.

#### **Presenter - Valerie Stukes, Planner**

#### **District 2**

4. **REZ 2016-06 Farm Boy's Produce.** Request to rezone 2.51 acres from Open Rural (OR) to Commercial, Intensive (CI), specifically located at 8401 State Road 207.

**Presenter - Beverly Frazier, Planner**

**District 1**

5. **COMPAMD 2016-07 Project Family (5404 Race Track Road).** Adoption hearing for COMPAMD 2016-07, known as Project Family, 5404 Race Track Road, a Comprehensive Plan Amendment to amend the Future Land Use Map designation from Rural Silviculture (R/S) to Intensive Commercial (IC) for approximately 42.3 acres and to add a textual policy to limit the intensity of development to 175,000 square feet of recreational uses and 125,000 square feet of commercial, that in combination do not generate more than 700 p.m. peak hour external trips.

**District 1**

6. **PUD 2016-14 Project Family (5404 Race Track Road).** Request to rezone from Open Rural (OR) to Planned Unit Development (PUD) to allow for 175,000 square feet of indoor recreation and 125,000 square feet of commercial development. The subject property is approximately 42.3 acres in area and is located at 5404 Race Track Road within the designated Urban Service Area.

**Presenter - Teresa Bishop, Planning Division Manager**

**District 1**

7. **COMPAMD 2014-04 Mill Creek Forest.** Transmittal hearing for COMPAMD 2014-04 known as Mill Creek Forest, a Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential – B with a text amendment limiting the number of residential units to a maximum of 305 single family dwelling units. The subject property fronts along Greenbriar Road, east of Longleaf Pine Parkway in the vicinity of 601 Greenbriar Road.

- ❖ 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.