

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, December 1, 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, December 1, 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
- ❖ Approval of meeting minutes for 11/17/2016.

AGENCY ITEMS

Presenter - Marie Colee, Assistant Program Manager

District 2

1. **COMM 2016-40 Site Plan Approval - Truck Crane Solutions.** Truck Crane Solutions – Site Plan Approval - Interstate Industrial Park

Presenter - Patrick Doty, Planner

District 2

2. **COMM 2016-50: A+ Complete Auto Care.** Request for construction plan approval for COMM 2016-50 A+ Complete Auto Care consistent with the requirements of Ordinance 87-1.

Presenter - Valerie Stukes, Planner

District 5

3. **ZVAR 2016-17 Gray Residence.** ZVAR 2016-17 Gray Residence, a request for a Zoning Variance to LDC, Table 6.01 to reduce the required front yard setback in the Residential, Single Family (RS-3) District from 25 feet to 15 feet to allow for the construction of a single-family home.

Presenter - Zachary Moore, Planner

District 3

4. **REZ 2016-05 2391 US 1 South.** Request to rezone approximately 4.20 acres from Commercial, General (CG) and Open Rural (OR) to Commercial, Intensive (CI) to bring existing businesses into compliance and allow for additional uses.

Presenter - Beverly Frazier, Planner

District 1

- 5. COMPAMD 2016-05 4560 Race Track Road.** Adoption hearing for COMPAMD 2016-05, known as 4560 Race Track Road, a Comprehensive Plan Amendment to amend the Future Land Use Map designation from Rural Silviculture (R/S) to Community Commercial (CC) for approximately 14.32 acres and to add a textual policy to limit Community Commercial uses to 90,000 square feet.

District 1

- 6. PUD 2016-15 4560 Race Track Road.** PUD 2016-15, 4560 Race Track Road, a request to rezone from Open Rural (OR) to Planned Unit Development (PUD) to allow for 90,000 square feet of commercial development. The subject property is approximately 14.32 acres in area and is located at 4560 Race Track Road.

District 1

- 7. PUD 2016-08 CR 210 Town Center.** PUD 2016-08, CR 210 Town Center, a request to rezone from Open Rural (OR) to Planned Unit Development (PUD) to allow for 399,000 square feet of retail and 46,000 square feet of professional office development.

- ❖ 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.