

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, January 19, 2017 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, January 19, 2017 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 -December 15, 2016

AGENCY ITEMS

Presenter - Shannon Acevedo, Application Review Supervisor

District 2

1. **PLAT 2016-64 Schofield Acres.** The subject of this item is for the recommendation of Final Plat approval for Schofield Acres. This plat consists of 2.94 acres and proposes dividing one parcel into two residential lots. The proposed plat is located north of Dottie Lane and east of Pacetti Road and is not part of a planned unit development. There are no new housing units or infrastructure proposed.

Presenter - Teresa Bishop, Planning Division Manager

District 5

2. **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. This item was continued from the November 3, 2016 and November 17, 2016 meetings to allow the applicant an opportunity to provide a text amendment to limit the intensity of the proposed uses and address buffering and screening of the site.

District 5

3. **REZ 2016-15 Cross County Plaza.** Request to rezone approximately 2.76 acres of land from Industrial Warehouse (IW) to Commercial Intensive (CI), removing the existing non-conforming use status on the property and allow for limited commercial intensive uses as provided in the Comprehensive Plan Text Amendment. The subject property is located on SR 16 east of Murabella and the intersection of SR 16/International Golf Parkway.

Presenter - Zachary Moore, Planner

District 4

4. **ZVAR 2016-18 2621 South Ponte Vedra Boulevard.** Request for a Zoning Variance from Table 6.01 of the Land Development Code to reduce the minimum required Front Yard in the Residential, Single-Family (RS-2) zoning district from 25 feet to 17 feet to allow for the construction of a new single family home, specifically at 2621 South Ponte Vedra Boulevard.

Presenter - Teresa Bishop, Planning Division Manager

District 1

5. **COMPAMD 2016-01 ICI / Middlebourne.** Adoption hearing for COMPAMD 2016-01 known as ICI/Middlebourne, a Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential- B and Community Commercial with a text amendment limiting the development to a maximum of 450 single family dwelling units, a maximum of 187,500 square feet of commercial space, and a maximum of 152,500 square feet of office space. The subject property is located around the intersection of Longleaf Pine Parkway and Veterans Parkway.

District 1

6. **PUD 2016-03 ICI / Middlebourne.** Request to rezone approximately 572 acres of land from Open Rural (OR) to Planned Unit Development (PUD) for property known as ICI/Middlebourne to allow for the development of 450 single family dwelling units, 187,500 square feet of commercial space, and 152,500 square feet of office space. The subject property is located around the intersection of Longleaf Pine Parkway and Veterans Parkway.

Presenter - Cynthia May, Senior Planner

District 1

7. **DRIMOD 2016-01 Northeast (NE) Quadrant Parcel.** This is a request to modify the Saint Johns DRI Condition II.A to allow conversion of uses and add a Land Use Equivalency Table (a/k/a Land Use Conversion Table), to allow conversion of uses within the Interchange Parcels, revise DRI MDP Map for the NE Interchange Quadrant Parcels, including allow Single Family Age Restricted (SFAR) and Multi-Family (MFAR) on Parcels 1-14 and prohibit industrial if any residential occurs on these parcels, add Commercial use to Parcels 9-13, provide for limited Commercial on Parcel 14 for aged restricted facilities, and update build out dates for the development as allowed by legislative extensions of time.

District 1

8. **MAJMOD 2016-13 Northeast Interchange Parcels.** Requests to revise Northeast Interchange Parcels to allow Single Family Age Restricted (SFAR) Multi-family Age Restricted (MFAR) and Commercial (including Assisted Living Facility) on Parcels 1-14.

- ❖ 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.