

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
Jon Woodard
Roy Alaimo
Brad Nelson

David Rice PhD.
Mike Koppenhafer
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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Suzanne Konchan, Director of Growth Management
Paolo S. Soria, Assistant County Attorney

Thursday, October 5, 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, October 5, 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.

AGENCY ITEMS

Presenter - Marie Colee, Assistant Program Manager

- District 3**
1. SUPMAJ 2016-08 Flying "J" Travel SR 206. Request for a Special Use Permit to allow a change in license series from 1 APS to 2 APS, to allow for the package sale of beer/wine for off-premise consumption in conjunction with an existing business, pursuant to Section 2.03.02.
- District 3**
2. ZVAR 2017-15 6864 Middleton Avenue. Request for a Zoning Variance from the Land Development Code to allow a reduction in the required front yard setback from 25' feet to 15' feet in Residential, Single Family (RS-3) zoning, to allow for the construction of an addition to the existing single family home.
- District 3**
3. ZVAR 2017-16 6832 Middleton Avenue. Request for a Zoning Variance to Sec. 2.02.04.B.8 (b), Table 6.01, and Sec. 2.02.04.A.3 of the LDC to allow an accessory structure (pool) in the required front yard setback and for a Variance to Sec. 2.02.04.B.12 of the LDC to allow for a 6' fence adjacent to Avenue D.

Presenter - Beverly Frazier, Planner

District 3

4. **PUD 2017-04 Blind Ventures.** Request to rezone approximately 2.98 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for development of 23,940 square feet of Office/Professional and Neighborhood Commercial uses, specifically located on the southwest corner of the intersection of Kings Estate Road and Old Moultrie Road.

Presenter - Shannon Acevedo, Planner

District 3

5. **REZ 2017-11 2391 US Highway 1 South.** Request to rezone 3.91 acres from Commercial, Intensive (CI) to Commercial, Warehouse (CW) to provide greater flexibility in maximum Floor Area Ratio, specifically located at 2391 US 1 South.

Presenter - Beverly Frazier, Planner

District 2,1

6. **MAJMOD 2017-09 CR 210 Town Center PUD.** Request for a Major Modification to the CR 210 Town Center PUD to add approximately 154.4 acres of land to the PUD, to increase the square footage of intensive commercial development to 1,450,000 square feet, and to add 187,000 square feet of non-residential uses consistent with the Rural/Silviculture Future Land Use Map designation on approximately 53.9 acres.

Presenter - Danielle Handy, Chief Planner

District 4

7. **DRI MOD 2017-01 Caballos Del Mar (Quadrille).** Request to amend Map H to convert 89,900 square feet of office/retail to 20 single-family residential dwelling units, specifically located on the northeastern quadrant of the intersection of Solana Road and Marsh Landing Parkway.
8. **MAJMOD 2017-04 Quadrille.** Request for a Major Modification to the Marsh Landing PUD to convert 89,900 square feet of office/retail to 20 single-family residential dwelling units, specifically located on the northeastern quadrant of the intersection of Solana Road and Marsh Landing Parkway.

- ❖ 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.