

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Jeffrey R. Martin  
Jon Woodard  
Roy Alaimo  
Brad Nelson

David Rice PhD.  
Mike Koppenhafer  
Archie B. Wainright



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Thursday, November 2, 2017 1:30:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, November 2, 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.**

### AGENCY ITEMS

#### **Presenter - Shannon Acevedo, Planner**

#### **District 2**

1. **SUPMIN 2017-07 Tobler Residence.** Request for a Special Use Permit to allow a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to LDC, Section 2.03.08, specifically located at 765 West 6th Street.

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

#### **District 1**

2. **ZVAR 2017-14 Gell.** Request for a Zoning Variance from Land Development Code, Section 2.02.04.B.16.f to allow the use of a Manufactured/Mobile Home as an Accessory Family Unit, on property less than two (2) acres in size.

#### **District 4**

3. **ZVAR 2017-17 Sanchez Residence.** Request for a Zoning Variance to allow for a northern Second Front Yard setback of 10' in lieu of 20' required, along with a southern Side Yard setback of 3' (with a 16" eave) in lieu of the required 10' to allow for construction of a single family residence.

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

#### **District 1**

4. **CPA(SS) 2017-02 Casper Residence.** Request for a Small Scale Comprehensive Plan Amendment to the Future Land Use Map to change approximately 1.03 acres from Rural/Silviculture (R/S) to Residential-A to allow for the construction of a single-family. The property is located in the River Park Acres Subdivision on Ranchwood Lane off of State Road 13 North.

#### **Presenter - Shannon Acevedo, Planner**

**District 2**

5. **REZ 2017-13 M & O SA Holding, LLC.** Request to rezone 1.0 acre from Industrial, Warehousing (IW) with conditions to Industrial, Warehousing (IW) with conditions to remove a use condition in order to allow the site to be developed as a vehicle maintenance and repair shop and to revise and remove additional conditions which are now obsolete. The subject property is located at 1945 State Road 16.

**Presenter - Valerie Stukes, Planner**

**District 2**

6. **MAJMOD 2017-14 North Florida Industrial Park.** Request for a Major Modification to the North Florida Industrial Park Planned Unit Development (PUD) to add an additional 8,000 square feet of commercial, office, and industrial development to Phase I, and to add Car Wash Facilities as an allowed use within Phase I.

**Presenter - Beverly Frazier, Planner**

**District 1**

7. **MAJMOD 2017-09 CR 210 Town Center PUD.** Request a Major Modification to the CR 210 Town Center PUD to add approximately 154.4 acres of land for a total of 198.9 acres, increase commercial development from 445,000 square feet to 1,450,000 square feet within the Intensive Commercial Future Land Use designation, and add 187,000 square feet of non-residential uses consistent with the Rural/Silviculture Future Land Use designation. The Planning and Zoning Agency continued this item at the October 5, 2017 regular meeting to allow the applicant the opportunity to address concerns expressed during the hearing regarding signage and revise requested waivers. Details regarding the requested modifications and revisions to the Master Development Plan (MDP) and Unified Sign Plan (USP) are included in the Growth Management staff report.

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.