

# 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, December 7, 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, December 7, 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 - Casey Keough, Planner**

#### **District 4**

1. **SUPMAJ 2017-19 Memphis Jax BBQ.** Request for a Special Use Permit to allow the sales of alcoholic beverages, consistent with a State of Florida Type 2COP license, in Commercial Intensive (CI) zoning, pursuant to LDC, Section 2.03.02, specifically located at 10870 US 1 North.

#### **Presenter - Georgia Katz, Senior Planner**

#### **District 2**

2. **MINMOD 2017-02 MAS HAVAC - Manufacturing Facility.** MINMOD 2017-02, requests the removal of an internal connection between the MAS HVAC and the existing warehouse building on the Graham and Company Distribution Project as shown on the Master Development Plan Map (MDP).

#### **District 2**

3. **SUPMAJ 2017-17 Coastal Aggregates Borrow Pit.** Request to allow a Special Use Permit to allow a Borrow Pit, within OR zoning based on Section 2.03.10. The project is located in Hastings area off SR 207 on a non- County Road, known as Merryfield Lane.

#### **Presenter - Danielle Handy, AICP, Chief Planner**

#### **District 4**

4. **DRIMOD 2017-03 Caballos del Mar (Oakbridge).** Request to amend the DRI to convert from Golf-Course uses and to assign 330 of the remaining unallocated residential units and 4 of the remaining unallocated commercial acres to the Development Parcel, as illustrated on the revised Map H.

**District 4**

- 5. MAJMOD 2017-10 Players Club at Sawgrass (Oakbridge).** Request for a Major Modification to the Players Club at Sawgrass PUD to assign 330 vested, age-restricted residential units to Parcels A1, A2 and B collectively, and to allow 15,000 square feet of commercial uses on Parcel B in lieu of Golf-Course uses..

**Presenter - Danielle Handy, Chief Planner**

**District 2**

- 6. COMPAMD 2017-01 Robinson.** Request for a Comprehensive Plan Amendment to change the Future Land Use Map designation for approximately 2,673 acres from Rural/Silviculture (R/S) to Residential-B (Res-B), providing a Text Amendment to limit the development of this property until the year 2026.

**This application will be continued to the December 21, 2017 agenda to preserve advertising and to allow adequate time for adjacent property notification.**

**Presenter - Joseph Cearley, Special Projects Manager**

**District 2**

- 7. COMPAMD 2017-04 Town of Hastings (Transmittal) and Comprehensive Plan Text Amendment.** Transmittal hearing for COMPAMD 2017-00 known as the Town of Hastings, a Comprehensive Plan Amendment to amend the Future Land Use Map of the St. Johns County Comprehensive Plan to include the lands of the former Town of Hastings and apply St. Johns County Land Use categories to these lands; and to amend the text of the St. Johns County Comprehensive Plan to accommodate existing FAR, density, no minimum lot sizes, and site specific development amendments for the former Town of Hastings.

**Presenter - Paolo S. Soria, Assistant County Attorney**

- 8. Election of Chair and Vice-Chair.** Pursuant to Land Development Code Section 8.01.02.B.1 the members of the Planning and Zoning Agency shall annually elect a Chair and Vice-Chair from among the Members. Please see the attached document for recommended procedures.

- ❖ 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.