

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
Jon Woodard
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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, January 18, 2018 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 18, 2018 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 from December 21, 2017.

AGENCY ITEMS

Presenter - Valerie Stukes, Planner

District 5

1. **SUPMAJ 2017-21 Village Garden FTP.** Request for a Special Use Permit to allow for the on site consumption of alcoholic beverages for beer and wine only, in connection with a restaurant. Consistent with a State of Florida Type 2COP license, in Commercial Intensive (CI) zoning, pursuant to LDC, Section 2.03.02, specifically located at 1480 Old A1A South

Presenter - Marie Colee, Assistant Program Manager

District 3

2. **ZVAR 2017-21 Consoli Residence - Staircase.** Request for a Zoning Variance to the required First Front Yard setback of 17'8" in lieu of 25' adjacent to Pelican Way together with a Second Front Yard setback of 11'11" in lieu of 15' required adjacent to unopened right-of-way, to allow for the construction of an enclosed staircase in replacement of an existing deck, specifically located at 5591 Atlantic View.

Presenter - Shannon Acevedo, Planner

District 3

3. **REZ 2017-15 Content First Street Rezoning.** Request to rezone Lots 16, 17, and 18 from Commercial, General (CG) to Residential, Single Family (RS-3) to allow for the development of three single family homes specifically located west of A1A South and north of Palmetto Road.

Presenter - Cynthia A. May, Senior Planner

District 3

4. **REZ 2017-16 St. Johns Truck Repair.** Request to rezone approximately 23 acres from Open Rural (OR) to Commercial Intensive (CI) to allow a truck repair shop with associated buildings, parking and stormwater facilities, located at 10110 US Highway 1 South, and access to CR 204 over the adjacent parcel.

Presenter - Kim K. Del Rance, Senior Planner

District 4

5. **PUD 2017-06 PV Square Shopping Center.** PUD 2017-06 Ponte Vedra Square Shopping Center, request to rezone approximately 10.7 acres from Commercial, General (CG) and Single Family Residential District (R-1-D) to Planned Unit Development (PUD) to allow for existing structures to be incorporated and to provide a Unified Sign Plan.

Presenter - Cynthia A. May, Senior Planner

District 5

6. **COMPAMD 2017-03 St. Marks Industrial Park (TRANSMITTAL).** Request to Transmit a proposed Comprehensive Plan Amendment, to change the land use from Rural/Silviculture (R/S) to Industrial (I) for a 25.85 acre parcel located within the St. Marks Industrial Park. The site is on the south side of International Golf Parkway (IGP) at its intersection with St. Marks Pond Boulevard, one mile west of U.S. Highway One and five miles east of I-95. The property is zoned Planned Rural Development (PRD), and the intent is to remove a non-residential portion of the PRD. There is a companion application to change the zoning from PRD to Industrial Warehousing (IW) to allow for an industrial park with business and commerce park uses. The application for the Comprehensive Plan Amendment includes a Text Amendment to limit the allowable uses to either (1) 100,000 square feet of light industrial uses (with up to 57,000 square feet of business and commerce park) or (2) up to 200,000 square feet of light industrial use.

Presenter - Teresa Bishop, Planning Division Manager

District 2

7. **COMPAMD 2017-01 Robinson - Transmittal.** This is the transmittal hearing for a Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential-B with a Text Amendment to limit the development of this property until the year 2026. The subject property is located south of CR 208 and north of CR 214 between CR 13A N and I-95. The subject property contains approximately 2,673 acres, of which approximately 1,666 acres are uplands. The 2,673 acres of the subject property are owned by Robinson Improvement Company. The density proposed under this Comprehensive Plan Amendment is approximately 2 dwelling units per acre. Additionally, the Robinson Improvement Company owns another approximate 10,274 acres of land adjacent to and south of CR 214, which is not included in this amendment. On December 20, 2016, the Board of County Commissioners authorized the County to pursue acquiring right-of-way for CR 2209 south of SR 16 as an alternate north-south route to Interstate 95. Specifically, the acquisitions include properties listed as Star IV, LLLP, Turkey Trot 208 LLC, and acceptance of a donation of property from the Robinson Improvement Company, for a total approximate 10.8 mile segment of the roadway. This Comprehensive Plan Amendment includes as a part of the request a donation of approximately 7 miles of the 10.8 mile total Right-of-Way to allow for the future extension of County Road 2209 through both the subject property and the Robinson owned property south of CR 214.

- ❖ 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.