

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
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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, February 1, 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, February 1, 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

AGENCY ITEMS

Presenter - Shannon Acevedo, Supervising Senior Planner

District 2

1. **REZ 2017-14 Welding for St Johns.** Request to rezone approximately 2 acres from Open Rural (OR) to Commercial, Warehouse (CW) to allow for light manufacturing and welding repair, located at 450 South Holmes Boulevard

Presenter - Valerie Stukes, Planner

District 2

2. **PUD 2016-24 Murabella Plaza.** Request to rezone approximately 4 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for 37,310 square feet of commercial development. The Uses proposed within this PUD are neighborhood commercial uses, office professional uses and cultural institutional uses. The subject property is located in the southwest quadrant of Pacetti Road and State Road 16, adjacent to AutoZone. For more detail, please review the staff report attached.

Presenter - Cynthia A. May, Senior Planner

District 3

3. **PUD 2017-08 Deerfield Forest.** PUD 2017-08 Deerfield Forest, a request to rezone approximately 37.3 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a 63 unit single-family development

District 1

4. **CPA (SS) 2017-03 Bartram Park Commercial.** Adoption of CPA (SS) 2017-03 Bartram Park Commercial, a request to amend the Comprehensive Plan from Rural/Silviculture (R/S) and undesignated property formerly Race Track Road right-of-way to Community Commercial (CC). The property is located along the north side of Race Track Road, west of Bartram Park Boulevard.

District 1

5. **DRI MOD 2017-05 Bartram Park Commercial.** Request to amend the Bartram Park DRI to add approximately 3.4 acres, revise the project phasing, buildout and termination dates pursuant to legislative extensions. The property is located along the north side of Race Track Road.

District 1

6. **MAJMOD 2017-20 Bartram Park Commercial.** A request to amend the Bartram Park PUD to: 1) change the project name to Bartram Park Commercial PUD; 2) update the PUD Text for the Bartram Park Commercial PUD to conform to the format required in the 2017 Land Development Code; 3) add approximately 7.6 acres to the boundaries of the PUD; 4) add a Unified Sign Plan; and 5) revise the Master Development Plan for the Bartram Park Commercial PUD. The Bartram Park PUD is located along the north side of Race Track Road.

Presenter - Joseph Cearley, Special Projects Mgr.

District 2

7. **COMPAMD 2017-04 Town of Hastings (Adoption) and Comprehensive Plan Text Amendment.** Adoption hearing for COMPAMD 2017-04 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.

District 2

8. **REZ 2017-19 Town of Hastings.** This is the final adoption public hearing to zone and include lands of the former Town of Hasting into the St. Johns County official zoning atlas and to apply St. Johns County Zoning designations to these lands. This ordinance would also amend Article III of the St. Johns County Land Development Code to establish the Hastings Overlay District within the former municipal boundaries of the Town of Hastings. These amendments to the Land Development Code would create Article III, Part 3.12.00 Hastings Overlay District in order to preserve specific Land Uses and development standards not provided for by the St. Johns County Land Development Code.

- ❖ 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.