

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, March 15, 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, March 15, 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 January 18, 2018.
- ❖ Approval of meeting minutes from February 1, 2018

AGENCY ITEMS

Presenter - Valerie Stukes, Planner

District 4

- 1. SUPMIN 2017-12 4636 Fifth Ave (Manufactured Mobile Home).** Request for a Special Use Permit to replace an existing Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to LDC Section 2.03.08, specifically located at 4636 Fifth Avenue.

Presenter - Casey Keough, Planner

District 3

- 2. SUPMAJ 2018-01 Flying "J" Pilot - St. Augustine (Truck Repair Facility).** Request for a Special Use Permit to allow for the expansion of an existing Truck Stop to provide a truck repair facility in Commercial Highway Tourist (CHT) zoning, pursuant to LDC, Section 2.03.36, located at 950 State Road 206.

Presenter - Valerie Stukes, Planner

District 4

- 3. MINMOD 2017-09 Green Screen Porch (142 Solano Cay).** Request for a Minor Modification to the Solano Cay Planned Special Development (PSD) to allow a covered screen enclosure to be located 1' from the side property line in lieu of a 10' minimum setback requirement, specifically located at 142 Solano Cay Circle.

Presenter - Shannon Acevedo, Senior Supervising Planner

District 1

4. **MINMOD 2017-17 Shoppes at St Johns Parkway.** Request for a Minor Modification to the Shoppes at St Johns Parkway PUD (Ordinance 2016-39) to allow a third access driveway to Cartwheel Bay Avenue, located within the northwest corner of St Johns Parkway and CR 210 West.

Presenter - Beverly Frazier, Senior Supervising Planner

District 2

5. **MAJMOD 2017-18 Mill Creek Hardware PUD.** MAJMOD 2017-18, Mill Creek Hardware PUD, request for a Major Modification to incorporate an additional 1.14 acres adjacent to the approved Mill Creek Hardware Planned Unit Development to accommodate buffers, stormwater facilities, and specimen trees while maintaining the approved 45,000 square foot of commercial space. The subject property is approximately 11.13 acres in area and is located south of State Road 16.

Presenter - Casey Keough, Planner

District 5

6. **REZ 2017-21 1125 Commercial.** Request to rezone approximately 1.55 acres of land from Office Professional (OP) to Commercial Intensive (CI) with conditions; located at 1125 State Road 16.

Presenter - Shannon Acevedo, Senior Supervising Planner

District 2

7. **PRD 2017-01 Southwind Plantation.** Request to rezone approximately 102 acres from Open Rural (OR) to Planned Rural Development (PRD) to allow for the development of 20 single-family residential units, located west of Cabbage Hammock Road and south of County Road 208.

Presenter - Phong Nguyen, Transportation Development Manager

8. **Public Hearing-County Impact Fee Update.** This is a public hearing to adopt updated impact fees schedule (including public education). The proposed ordinance is based upon a Technical Memorandum prepared by James C. Nicholas, Ph.D dated February 22, 2018 for the county reflecting the most current data and assessment regarding impact fees in the categories of roads, public buildings, law enforcement, fire and rescue, and parks and recreation. A second Memorandum is prepared for the St. Johns County School District which addresses school impact fees. On February 6, 2018 the School District Board voted to request the Board of County Commissioners adopt the fee schedule as presented in the Technical Memorandum (see attached letter). On February 20, 2018 and March 3, 2018 the Board of County Commissioners held public hearings of the ordinance and directed staff to prepare the attached final Ordinance. The Planning and Zoning Agency is consulted on this item as the Impact Fee Ordinance is an Addendum to the Land Development Code. Although the Consolidated Impact Fee Ordinance is not being amended, the fees are being updated using current data and analysis.

- ❖ 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.