

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, May 3, 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, May 3, 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 - Georgia Katz, Senior Planner

District 2

1. **SUPMAJ 2017-17 Coastal Aggregates Borrow Pit.** Request for a Special Use Permit for the construction of a borrow pit. This item was continued from the December 7, 2017 hearing to a date uncertain. **The applicant is requesting a continuance from the May 3, 2018 agenda to July 19, 2018 agenda to preserve advertising.**

Presenter - Joseph Cearley., Special Projects Mgr.

District 3

2. **ZVAR 2017-13 Hicks Residence.** ZVAR 2017-13 Hicks Residence (Shed), a request for a Zoning Variance to LDC, Table 6.01 to reduce the front yard setback from 25 feet to 5 feet and the second front yard setback from 15 feet to 8 feet to allow a shed, for property specifically located at 3301 Ninth Street, Elkton, FL 32033.

Presenter - Marie Colee, Assistant Program Manager

District 1

3. **MINMOD 2018-03 Puskar Residence.** A request for a Minor Modification to the Woodland PUD (Ordinance 1987-48, as amended), more specifically the Final Development Plan for Wildfire Pines Unit 5 at Cimarrone (Resolution 99- 32), to reduce the required front yard setback from 25 feet to 23 feet to accommodate an addition with second story room to the existing garage; specifically located at 4657 West Seneca Drive.

Presenter - Georgia Katz, Senior Planner

District 5

4. **MAJMOD 2017-21 World Commerce Center (WCC) PUD.** This is a request to update the PUD Master Development Plan (MDP) text and map to be consistent with changes made to the WCC DRI in Resolution 2014-235. Revise phasing to add extensions of time for gubernatorial declarations of emergency since 2014. Provide an option for design standards for development either the existing Mixed Use Overlay design standards or the St. Johns County Land Development Code standards. Please see Growth Management staff report for project details.

Presenter - Casey Keough, Planner

District 4

5. **MAJMOD 2017-26 Ponte Vedra Point - Panera.** Request for a Major Modification to the Fairfield at Ponte Vedra PUD (Ordinance 84-29, as amended) to allow for additional square footage for the construction of a 3,100 square foot building and 287 square foot cooler, update parking regulations to the Land Development Code, and allow for waivers to LDC, Sections 3.06.04.A.1, 3.06.04.A.6, 3.06.09.C.2 and 5.03.02.G.1 to allow for flat roof lines, increased ISR of 66% in lieu of the 65% maximum allowance, additional wall signage, and deviation from the Master Development Plan Text formatting requirement; located at 880 A1A North. Please refer to Growth Management staff report for project details.

Presenter - Shannon Acevedo, Senior Supervising Planner

District 3

6. **COMPAMD 2018-01 Crescent Technical Court (transmittal).** Request to transmit Comprehensive Plan Amendment to amend the Future Land Use Map designation from Residential-B (Res-B) to Mixed Use District (MD) for approximately 38 acres along Crescent Technical Court. This amendment would accommodate the existing Industrial, Warehousing (IW) zoning at Crescent Technical Park, located west of US Hwy 1 and south of Watson Road.

Presenter - Jan Brewer, Environ. Division Manager

7. **COMPAMD 18-02 - Sea Level Rise.** This is the transmittal hearing for a Comprehensive Plan Amendment(s) to amend Objective E.1.3 of the Comprehensive Plan in order to meet a Florida Statutes requirement. As required, St. Johns County Planning staff reviewed the St. Johns County 2025 Comprehensive Plan for compliance with Florida Statutes. After that review it was determined that amendment(s) are necessary to address Florida Statute, Chapter 163.3178(2)(f)1, which requires that county Comprehensive Plans address, “development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which result from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.”

Presenter - Joseph Cearley., Special Projects Mgr.

8. **LDC Amendments - Articles III, VII, and X. Overlays, Signs, and Variances..** The proposed amendments to Articles III, VII, and X that would amend specific design guidelines Overlay Districts, clarify sign code standards, and revise procedural standards for relief from overlay district signage standards and PUD's. The Board of County Commissioners heard this item at first reading on April 3, 2018. A second hearing before the BCC is set for June 5th. Please see the staff report for further information.

- ❖ 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.