

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 17, 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 17, 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 April 19, 2018.
- ❖ Approval of meeting minutes from May 3, 2018.

AGENCY ITEMS

Presenter - Cynthia May, Senior Planner

District 3

1. **PUD 2017-08 Deerfield Forest.** Request to rezone approximately 37.31 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of 63 single family homes. This item was continued from the February 1, 2018 PZA hearing to April 5, 2018. The item was then continued from April 5, 2018 to the May 17, 2018 hearing. The applicant has requested a continuance to the June 21, 2018 agenda to preserve advertising.

Presenter - Cynthia A. May, Senior Planner

District 3

2. **REZ 2017-16 St. Johns Truck Repair.** Request to rezone approximately 9.75 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 to provide access to CR 204 over a portion of the adjacent parcel. This item was continued to a date uncertain from the January 18, 2018 Planning and Zoning Agency meeting to allow the applicant time to address concerns raised by the Agency and adjacent property owners. The application was amended to reduce the area to be rezoned from 23 acres to 9.75 acres, increasing the separation from adjacent parcels.

Presenter - Shannon Acevedo, Senior Supervising Planner

District 1

3. **CPA(SS) 2018-02 Barnes at 8790 Batten Road.** Request for a Small Scale Comprehensive Plan Amendment to the Future Land Use Map to change approximately 3.55 acres from Rural/Silviculture (R/S) to Residential-A to allow for the construction of a single-family home. The property is located west of State Road 13 N at 8790 Batten Road.

Presenter - Cynthia A May, Senior Planner

District 2

4. **CPA (SS) 2018-01 Deep Creek RV Resort.** Adoption of CPA (SS) 2018-01 Deep Creek RV Resort to change the Future Land Use Map designation of approximately 9.99 acres of land from Residential-B (RES-B) to Rural Commercial (RC) to accommodate a proposed RV Resort; located along the east side of State Road 207 at the intersection with SR 206 W., north of Deep Creek. This item has a companion Rezoning Application (REZ 2018-01) to rezone approximately 9.99 acres of land from Open Rural (OR) to Commercial Rural (CR) to allow for an RV Resort that is intended to include approximately 80 campsites with associated bath houses, a welcome center, and a recreational activity area

District 2

5. **REZ 2018-01 Deep Creek RV Resort.** REZ 2018-01 Deep Creek RV Resort to rezone approximately 9.99 acres of land from Open Rural (OR) to Commercial Rural (CR) to allow for an RV Resort intended to include approximately 80 campsites with associated bath houses, a welcome center, and a recreational activity area. This item has a companion Small Scale Comprehensive Plan Amendment application, CPA (SS) 2018-01 Deep Creek RV Resort, to change the Future Land Use Map designation of approximately 9.99 acres of land from Residential-B (RES-B) to Rural Commercial (RC) to accommodate a proposed RV Resort; located along the east side of State Road 207 at the intersection with SR 206 W., north of Deep Creek.

Presenter - Teresa Bishop, Planning Division Manager

District 1

6. **PUD 2016-20 Shoppes at Mill Creek Forest.** Request to rezone approximately 124 acres from Open Rural (OR) to PUD to allow for 399,000 square feet of commercial/retail space and 135,000 square feet of professional office space, located at Greenbriar Road and Longleaf Pine Parkway. Please see Growth Management Staff Report for project details.

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 - Teresa Bishop, Planning Division Manager

- 8. Transmittal Hearing - COMPAMD 2018-03 Comprehensive Plan Amendments to amend Transportation Element Policies B.1.2.5, B.1.2.6 and Capital Improvement Element Policy H.1.5.3 (c).** This is the transmittal hearing for COMPAMD 2018-03 Comprehensive Plan Amendments to amend Transportation Element Policies B.1.2.5, B.1.2.6 and Capital Improvement Element Policy H.1.5.3 (c) to exempt non-residential development from the Transportation Concurrency Program. In addition, amendments include removal of outdated and obsolete policies, which are no longer required by Florida Statutes; and to clarify existing policies with current practice.

- ❖ 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.