

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, June 7, 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, June 7, 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 May 17, 2018.

AGENCY ITEMS

Presenter - Beverly Frazier, Senior Supervising Planner

District 3

1. **MAJMOD 2017-11 Treaty Ground PUD.** Request for a Major Modification to the Treaty Ground Planned Unit Development (PUD) to add 5.1 acres of adjacent land, reconfigure the use designations of the remaining unimproved parcels to allow for commercial and residential development, slightly decrease the square footage of commercial, and increase the number of residential units by 24, as described within the revised Master Development Plan (MDP). The subject property is located on the east side of State Road 207 with frontage also on Wildwood Drive and Brinkhoff Road. Approximately 63 acres within the 289 acre Treaty Ground PUD is subject to this modification request. The existing residential portion of the PUD with single family homes will continue to develop as previously approved.

Presenter - Cynthia A. May, Senior Planner

District 5

2. **COMPAMD 2017-03 St. Marks Industrial Park (Adoption).** Request to adopt a Comprehensive Plan Amendment COMPAMD 2017-03 St. Marks Industrial Park to change the Future Land Use Map Designation from Rural/ Silviculture (R/S) to Industrial (I), with 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 for approximately 25.85 Acres of land located on the south side of International Golf Parkway at the Intersection of St. Marks Pond Boulevard.

District 5

3. **REZ 2018-02 St. Marks Industrial Park.** Request to rezone approximately 25.8 acres of land from Planned Rural Development (PRD) to Industrial Warehouse (IW) to conform with a companion Comprehensive Plan Amendment amending the Future Land Use Map designation from Rural/Silviculture to Industrial. The purpose of the rezoning is to allow an industrial park with limitations on size and intensity. The subject property is located West of US-1 at the intersection of St. Marks Pond Blvd and International Golf Pkwy.

District 5

4. **MAJMOD 2018-02 St. Marks Planned Rural Development (PRD).** Request for a Major Modification to the St. Marks Planned Rural Development (PRD) to remove 25.8 acres of land currently within the boundary of the St. Marks PRD, to accommodate a companion Rezoning application (REZ 2018-02), through which the parcel would be zoned Industrial Warehouse (IW). The Major Modification would amend both the PRD Master Development Plan Text and Map (Ordinance 2012-15). The Major Modification is also a companion application to a Comprehensive Plan Amendment (COMPAMD 2017-03) to change the Future Land Use Map designation from Rural/Silviculture to Industrial.

District 2

5. **COMPAMD 2016-08 Grand Oaks (Adoption).** Adoption hearing for COMPAMD 2016-08 known as Grand Oaks, a Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential-C (RES-C) with a text amendment limiting the development to a maximum of 999 single family dwelling units, a maximum of 100,000 square feet of commercial space, and a maximum of 50,000 square feet of office space. The subject property is located on State Road 16 west of Interstate 95.

District 2

6. **PUD 2017-02 Grand Oaks.** Request to rezone approximately 524 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a maximum of 999 residential units, a maximum of 100,000 square feet of commercial space, and a maximum of 50,000 square feet of office space. The subject property is located on State Road 16 west of Interstate 95. This is a companion application to Comprehensive Plan Amendment COMPAMD 2016-08 to change the Future Land Use Map (FLUM) designation from Rural/Silviculture to Residential-C with a text amendment.

Presenter - Joseph C. Cearley, Special Projects Manager

7. **Land Development Code Amendments to Articles II, VI, IX, and XII..** These amendments would clarify provisions regulating fences on vacant lots, clarifying the measurement of fence height, and modifying the review process for 2APS retail package sales of alcoholic beverages. Other amendments would include removing boat and recreational vehicle parking from Article II, Part 2.04.00 Prohibited Uses and placing the restriction within Article VI ,Part 6.08.00 Supplemental Design Standards for Specified Uses. Currently, there are several Pride cases seeking relief from this prohibited use. By removing this section from Prohibited Uses would allow an applicant to seek relief through a Zoning variance approvable by the Planning and Zoning Agency. Finally, this amendment would modify provisions and within Article VI, Part 6.08.00 Supplemental Design Standards for regulating kennels. This amendment would expand upon existing text for kennels by specifying other similar uses and would create a new use for other types of facilities that board domestic animals for a temporary period of time as well as provide other services.

- ❖ 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.