

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, July 5, 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, July 5, 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 June 7, 2018.

AGENCY ITEMS

Presenter - Beverly Frazier, Senior Supervising Planner

District 2

1. **Agricultural Center Warehouse - Site Plan.** Request for Site Plan approval associated with Agricultural Center Warehouse (COMM 2018-12) pursuant to Ordinance 87-1 for the Interstate Industrial Park. The subject parcel is approximately 7.6 acres and located west of Agricultural Center Drive. The development includes 37,500 square feet of enclosed office and warehouse buildings and 5,000 square feet of coverage storage area.

Presenter - Marie Colee, Assistant Program Manager

District 3

2. **SUPMAJ 2018-05 Moultrie Creek Diner.** Request for a Special Use Permit to allow the on-site sale and consumption of alcoholic beverages, consistent with a State of Florida Type 2COP license, in connection with a proposed restaurant, specifically located at 4010 US 1 South, Unit 116.

District 3

3. **SUPMAJ 2018-06 Dangelo Pizzeria Italiana.** Request for a Special Use Permit to allow the on-site sale and consumption of alcoholic beverages, consistent with a State of Florida Type 2COP license, in connection with an existing restaurant, specifically located at 4255 US 1 South.

Presenter - Georgia Katz, Senior Planner

District 2

4. **SUPMAJ 2018-07 FPL Valley Transmission - Request for continuance to July 19, 2018.** This is a request for a Special Use Permit to allow for Florida Power and Light (FPL) substation, in Future Land Use A-I and OR district located on property at 6880 CR 16A. The proposed property is located off CR 16A West approximately 1.4 miles north of the intersection IGP and SR 16 and SR 16A, Murabella Shopping Center. **Representatives of FPL are unable to make the July 5th continued hearing date. Staff requests that this item be continued to July 19th, 2018.**

Presenter – Shannon Acevedo, Senior Supervising Planner

District 2

5. **ZVAR 2018-01 Fidus Office Warehouse.** Request for a Zoning Variance Section 6.06.04 of the Land Development Code to allow a decrease to the buffer requirements from a 20/B to a 10/A along the west side of a property located at 1955 State Road 16.

Presenter - Casey Keough, Planner

District 4

6. **MINMOD 2018-06 K9s for Warriors.** Request for a Minor Modification to the Nocatee Planned Unit Development (Ordinance 2002-46, as amended) to allow for construction of a 1,889 square foot training center, a 567 square foot quarantine kennel, and additional off-site, unpaved parking for K9s for Warriors.

District 1

7. **NZVAR 2018-07 Durbin Pavilion.** Request for a Non-Zoning Variance to the Durbin Park Phase 1A Unified Sign Plan, approved under Ordinance 2016-64, to allow for the Advertising Display Area for tenant wall signs located within the parcel identified as “Junior Stores 1” to reach a maximum Advertising Display Area of 150 square feet or 1.5 square feet per linear foot of frontage, whichever is less; located west of State Road 9B, northeast of West Peyton Parkway and south of Race Track Road.

Presenter - Kim K. Del Rance, Senior Planner

District 4

8. **MAJMOD 2015-25 Veranda.** MAJMOD 2015-25, Veranda, request for a Major Modification to increase the commercial square footage from 410,000 square feet to 416,500 square feet and to modify the USP including additional signs and sign size increases.

Presenter - Cynthia A. May, Senior Planner

District 3

9. **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. This item was continued to the April 5, 2018 Planning and Zoning Agency Agenda at the request of the Applicant, and then to the May 17th Planning and Zoning Agency Agenda to allow time for the Applicant to accommodate changes requested during community meetings. The Agency continued the item again to June 21st at the request of the Applicant for additional time to respond to open staff review comments.

- ❖ 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.