

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Jeffrey R. Martin  
Jon Woodard  
Roy Alaimo  
Brad Nelson

William McCormick 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 19, 2018 1:30:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, July 19, 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 - Shannon Acevedo, Senior Supervising Planner**

#### **District 1**

1. **SUPMAJ 2018-09 Luba's Pet Spa and Boarding Facility.** This is a request for a Special Use Permit under Section 2.03.32 Kennels and Other Animal Boarding Facilities at the southeast corner of Race Track Road and Veteran's Parkway. There is a companion zoning variance application requesting relief from separation requirements and minimum property size. **The applicant is requesting a continuance to a date certain of August 16, 2018 in order to work with the community.**

#### **District 1**

2. **ZVAR 2018-12 Luba's Pet Spa and Boarding Facility.** This is a Zoning Variance to Sections 2.03.32.A, 2.03.32.D, and 6.08.22.C-D to allow an Animal Boarding facility on 1.92 acres of land in lieu of the 5-acre minimum, to reduce separation requirement between boarding facilities and residential from 200 feet to approximately 100 feet, to allow outdoor runs to be approximately 100 feet from residentially-zoned districts, and to allow play area/passive park to be 35 feet from residentially-zoned districts. The property is in the southeast corner of Race Track Road and Veterans Parkway and there is a companion special use permit application to allow for the kennel use. **The applicant is requesting a continuance to a date certain of August 16, 2018 in order to work with the community.**

**Presenter - Shannon Acevedo, Senior Supervising Planner**

**District 1**

3. **CPA (SS) 2017-05 Parkway Place.** This is a request to amend approximately 7.4 acres on the Future Land Use Map from Rural Silviculture (R/S) to Mixed Use (Md) for a parcel of land on the southeast corner of Race Track Road and St. Johns Parkway. A text amendment is proposed limiting uses to Neighborhood Business and Commercial, General Business and Commercial, and Office and Professional Services.

**District 1**

4. **PUD 2017-14 Parkway Place.** This is a request to rezone approximately 7.4 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for development of 120,000 square feet of commercial space, specifically located south of Racetrack Road and east of St. Johns Parkway.

**Presenter - Georgia Katz, Senior Planner**

**District 2**

5. **SUPMAJ 2018-07 FPL Valley Transmission Substation.** This is a request for a Special Use Permit to allow a for Florida Power and Light (FPL) substation in Future Land Use A-I and OR zoning district located on property at 6880 CR 16A. The proposed property is located off CR 16A West approximately 1.4 mile north of the intersection of IGP and SR 16 and SR 16A, Murabella Shopping Center. This item was continued from the June 21 and July 5th PZA agendas.

**Presenter - Cynthia A. May, Senior Planner**

**District 2**

6. **REZ 2018-06 UPS Expansion St. Augustine.** Request to rezone approximately 2.04 acres of land from Open Rural (OR) to Industrial Warehouse (IW) to match the existing zoning on the remainder of the property and accommodate expansion to improve facility operations at 2855 Industry Center Road.

**Presenter - Teresa Bishop, Planning Division Manager**

**District 1**

7. **PUD 2016-20 Shoppes at Mill Creek Forest.** A 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. This item was continued from the May 17, 2018 meeting to allow the applicant time to address staff concerns. At this time, outstanding comments remain with respect to the development edge and access to site.
8. **COMPAMD 2018-03 Adoption Hearing for amendments to the Transportation Element Policies B.1.2.5, B.1.2.6 and Capital Improvement Element Policy H.1.5.3 (c).** In order to promote economic and business development, the Board of County Commissioners directed staff to prepare amendments to the Comprehensive Plan and Land Development Code to exempt non-residential development from the County's concurrency program. Specifically, the proposed Comprehensive Plan amendments are to the Transportation Element Policies B.1.2.5, B.1.2.6 and Capital Improvement Element Policy H.1.5.3 (c). In addition, staff included amendments to remove outdated and obsolete policies which are no longer required by Florida Statutes, to clarify existing policies with current practice, as well as provide for the exemption of concurrency for non-residential development. Please see Growth Management Report for details.
9. **Land Development Code Amendments to Articles VI, XI, and Appendix A as companion to COMPAMD 2018-03, related to Concurrency.** In order to promote economic and business development, the Board of County Commissioners directed staff to prepare amendments to the Comprehensive Plan and Land Development Code to exempt non-residential development from the County's concurrency program. Specifically, the proposed Comprehensive Plan amendments are to the Transportation Element Policies and Capital Improvement Element Policies, which resulted in changes to Articles VI, XI, and the Appendix A of the Land Development Code. Please see Growth Management Report for details.

- ❖ 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.