

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
Jon Woodard
Roy Alaimo

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, October 4, 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, October 4, 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 August 2, 2018; August 16, 2018; September 6, 2018; and September 20, 2018.

AGENCY ITEMS

Presenter - Casey Keough, Planner

District 4

1. **SUPMAJ 2018-14 Palm Valley Golf Club.** Request for a Special Use Permit to allow for the on-site, outdoor consumption of alcoholic beverages, under the regulation of the State of Florida Type 2COP license, in connection with a golf club driving range and golf course in Open Rural (OR) zoning, pursuant to Section 2.03.02 of the Land Development Code; specifically located at 1075 & 1079 Palm Valley Road. **This item was continued from the September 20, 2018 agenda.**

District 5

2. **ZVAR 2018-16 Oldham Under House Deck.** Request for a Zoning Variance to Land Development Code, Table 6.01 to allow for a four foot, six inch (4'6") setback along the south property line in lieu of the eight (8) foot requirement to accommodate an elevated wooden deck in Residential Single Family (RS-3) zoning, located at 3049 Fourth Street. **This item was continued from the September 20, 2018 agenda.**

Presenter - Beverly Frazier, Senior Supervising Planner

District 3

3. **ZVAR 2018-20 SR 207 Self Storage.** Request for a Zoning Variance to Section 2.02.04.A.1 of the Land Development Code to allow for a storm water pond on a parcel zoned Open Rural (OR) to serve the use on an adjacent parcel zoned Commercial Intensive (CI). The subject property is located at 1965 State Road 207, north of the intersection of Twin Lakes Road and Brinkhoff Road. **This item was continued from the September 20, 2018 agenda.**

Presenter - Kim K. Del Rance, Senior Planner

District 5

4. **ZVAR 2018-09 and NCDRB 2018-03: Circle K #1279 Setbacks, Fence and Buffer.** A request for a Zoning Variance to the Land Development Code Sections 2.02.04.C.3, 2.02.04.C.4 and 6.06.04 and request for North Coastal Overlay design approval pursuant to LDC Part 3.09.00 to allow for an accessory structure to be located two (2) feet from the property line in lieu of the seven (7) foot requirement, to allow fence height within twenty-five (25) feet of the front property line to be eight (8) feet in height in lieu of the four (4) foot maximum, and to allow for the required incompatibility buffer of a 20/B standard to be reduced; specifically located at 2919 Coastal Highway. PRIDE case 1702857. **This item was continued from the September 20, 2018 agenda.**

Presenter - Joseph Cearley, Special Projects Manager

District 2

5. **MAJMOD 2017-07 Absolute Development PUD.** MAJMOD 2017-07 Absolute Development PUD, a request for a Major Modification to Absolute Development PUD, Ord. 2004-74, to repurpose an existing development with a Wawa convenience store/restaurant/gas station and to add 0.189 acres of SJC right-of-way to the overall development.

Presenter - Shannon Acevedo, Senior Supervising Planner

District 5

6. **TUP 2018-01 Alpha Omega House.** Request for a Temporary Use Permit to allow for an existing Single Family Home in Open Rural Zoning, Residential-C Land Use to be used as a Commercial Office for approximately one year during design and permitting of the site

Presenter - Georgia Katz, Senior Planner

District 2

7. **SUPMIN 2018-05, Strickland Family Trust.** This is a request for a Special Use Permit to allow an existing 1979 Manufactured Home to be replaced with a new 2018-19 Manufactured Home as a residence in Residential General (RG-2) zoning, pursuant to LDC Section 2.03.08, specifically located at 6155 South Main Street, Hastings, FL.

Presenter - Justin Kelly, Planner

District 2

8. **SUPMIN 2018-09 313 Federal Point Road (Mobile Home).** Request for a Special Use Permit to allow a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to LDC, Section 2.03.08, specifically located 313 Federal Point Road.

Presenter - Marie E. Colee, Assistant Program Manager

District 2

9. **ZVAR 2017-19 Greater Faith Baptist Church.** Request for Zoning Variances to LDC, Sections 6.06.04.B.4 required buffers; Section 6.05.02.E (Table 6.17) relief from required parking for Churches and Table 6.01 to allow for a 2.8' eastern corner to accommodate a proposed addition; the ability to bring the overall building into compliance together with a request to allow the existing storage shed to encroach into the required 20' buffer to the east based on the submitted site plan; specifically located at 190 Duval Street.

District 2

10. **SUPMAJ 2017-20 Greater Faith Baptist Church.** Request for a Special Use Permit to allow the continuation of a church and allow for expansion for an office in a Residential, Single-Family (RS-3) zoning district, specifically located at 190 Duval Street.

Presenter - Beverly Frazier, Senior Supervising Planner

District 3

- 11. MINMOD 2018-09 The Arbors at Valencia.** Request for a Minor Modification to The Arbors at Valencia Planned Unit Development, specifically the Master Development Plan approved pursuant to Ordinance 2017-28, to allow for the slight reduction and reconfiguration of the previously approved open space and active recreation areas by 5%. The single-family residential subdivision has commenced site work with access provided from U.S. Highway 1 South and East Watson Road.

Presenter - Casey Keough, Planner

District 3

- 12. REZ 2018-07 Classic Car Storage.** Request to rezone approximately 8.8 acres of land from Commercial General (CG) to Commercial Intensive (CI) to allow for a classic car storage facility; located east of US Highway 1 South, south of Wildwood Drive and north of Watson Rd.

- ❖ 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.