

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
Jon Woodard
Roy Alaimo
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William McCormick PhD.
Mike Koppenhafer
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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Suzanne Konchan, Director of Growth Management
Paolo S. Soria, Assistant County Attorney

Thursday, November 15, 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, November 15, 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 - Kim K. Del Rance, Senior Planner

District 2

1. **SUPMIN 2018-10 John Street Affordable/Workforce Duplexes.** A request for a Special Use Permit to allow two-family dwelling/duplex units in Single Family Residential (RS-3) zoning, pursuant to LDC Section 2.03.18, specifically located at 1017, 1021 and 1029 John Street.

Presenter - Casey Keough, Planner

District 4

2. **ZVAR 2018-22 Wilbur Residence (127 S. Roscoe Blvd).** Request for a Zoning Variance to Land Development Code, Table 6.01 to reduce the rear setback in Residential, Single Family (RS-2) zoning from 10 feet to zero to accommodate construction of a Covered Patio and Outdoor Kitchen; specifically located at 127 S. Roscoe Boulevard.

Presenter - Beverly Frazier, Senior Supervising Planner

District 2

3. **SUPMAJ 2018-17 FPL Trailside Solar Energy Center.** Request for a Special Use Permit to allow for a Solar Energy Operation on approximately 846 acres of land in Open Rural (OR) zoning, pursuant to Section 2.03.01 of the Land Development Code. The subject property is located southwest of the intersection of State Road 207 and County Road 305 in Elkton.

District 4

4. **MAJMOD 2018-05 Old Brick Road PUD.** Request for a Major Modification to the Old Brick Road Planned Unit Development (Ordinance 2008-36, as amended) to remove the 27-acre Single Family Residential portion of the project, allow development of 2-acre Recreational Vehicle/Boat Storage facility, and update phasing for buildout. This application is companion to proposed PUD 2018-06 North Creek for residential development. The subject property is located east of US-1 North, with an address of 28 Binninger Drive.

District 4

5. **PUD 2018-06 North Creek.** Request to rezone approximately 70 acres of land from an existing Planned Unit Development (Ordinance 2008-36) and Open Rural (OR) to a new Planned Unit Development (PUD) to accommodate for the development of a 150 lot, single family subdivision. This application is companion to MAJMOD 2018-05 Old Brick Road PUD. The subject property is located west of US-1 North, adjacent to the Old Brick Road PUD, with access provided by Honeycomb Trail.

Presenter - Casey Keough, Planner

District 5

6. **PUD 2018-02 IGP Equities WGV.** Request to rezone approximately 1.4 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for the construction of a commercial building, located north of State Road 16 and east of Pacetti Road/International Golf Parkway.

Presenter - Michael Roberson, Assistant Director

District 1

7. **PUD 2018-07 Trout Creek Commercial.** Request to rezone approximately 8.73 acres of land from Open Rural to Planned Unit Development to allow a maximum of 32,000 square feet of non-residential development including a 200-seat restaurant and two commercial buildings totaling 17,825 square feet.

Presenter - Teresa Bishop, Planning Division Manager

District 1

8. **COMPAMD 2018-04 SilverLeaf Transmittal.** Transmittal hearing for COMPAMD 2018-04 SilverLeaf, a Comprehensive Plan Amendment, amend the Future Land Use Map from Rural/Silviculture to Residential-B, Community Commercial (CC) and Residential-C for four parcels of land, associated with the SilverLeaf DRI/PUD. Parcels include Grande Creek, Trout Creek North, St. Thomas East, and DRI Parcel 5. The applicant proposes to add the parcels of the land into the SilverLeaf DRI and develop the four parcels with the approved entitlements from the SilverLeaf development. The overall change to the Future Land Use Map entails approximately 473 acres. The applicant proposes to spread the already approved rights under the SilverLeaf DRI onto the added lands, with no residential units or non-residential square footage being planned for the St. Thomas East Parcel. The Grande Creek Parcel is within three miles of the DRI and the remaining parcels are immediately adjacent to the existing DRI boundary.

- ❖ 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.