

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
Jon Woodard
Roy Alaimo
Greg Matovina

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 18, 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 18, 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 - Justin Kelly, Planner

District 2

1. **SUPMIN 2018-07 Daniels Street Mobile Home.** A 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 at 622 & 624 Daniels Street.

Presenter - Marie E. Colee, Assistant Program Manager

District 2

2. **SUPMIN 2018-08 MK Farms.** Request for a Special Use Permit to allow for the placement of a new Manufactured/Mobile Home in Residential, General (RG-2) zoning, pursuant to LDC Section 2.03.08, specifically located at 300 East St. Johns Avenue.

District 2

3. **SUPMAJ 2018-11 Shamrock Soccer.** Request for a Special Use Permit to allow for an existing 9,000 square foot warehouse facility to be utilized as an indoor soccer facility for practice, training and league games, in Industrial Warehouse (IW) zoning, specifically located at 3420 Agricultural Center Drive.

Presenter - Casey Keough, Planner

District 2

4. **ZVAR 2018-21 Sluder Residence.** Request for a Zoning Variance to Land Development Code, Section 6.01.03.A to allow for an Open Rural (OR) zoned property to have a lot width, as measured from the Street Line, of 58 feet in lieu of the minimum 80 foot allowance, specifically located at 120 Sluder Estate Lane.

Presenter - Beverly Frazier, Senior Supervising Planner

District 4

- 5. MAJMOD 2018-06 Sawgrass Clubhouse Redevelopment.** Request for a Major Modification to the Sawgrass Planned Unit Development (Ordinance 1973-08), specifically Final Development Plan Resolution 1995-18, to allow additional square footage and increased building height for redevelopment of the 9-acre clubhouse site; located at 10034 Golf Club Drive.

Presenter - Casey Keough, Planner

District 1

- 6. MAJMOD 2018-07 Durbin Park Phase 1A.** Request for a Major Modification to the Durbin Park Phase 1A Planned Unit Development (Ordinance 2016-64, as amended) to allow for modification to the Unified Sign Plan, located east of State Road 9B, northeast of West Peyton Parkway, and southeast of Race Track Road.

Presenter - Teresa Bishop, Planning Division Manager

District 2

- 7. COMPAMD 2017-01 Robinson.** Adoption hearing for COMPAMD 2017-01 Robinson, a Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture (R/S) to Residential - B for approximately 2,673 acres, providing a Text Amendment to limit the development of this property until the year 2026. The Board of County Commissioners transmitted this amendment to state and regional agencies on March 6, 2018. There were no State or Regional comments. During the transmittal hearing, the Agency discussed the need for CR 2209 and acquiring right-of-way was an important step in construction of the roadway. The Commissioners discussed the delivery of public facilities and services in a timely manner to serve the County.

- ❖ 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.