

Planning and Zoning Agency Meeting (12/6/2018)

ST. JOHNS COUNTY

PLANNING & ZONING BOARD REGULAR MEETING AGENDA

Thursday, December 6, 2018 1:30 PM

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, December 6, 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 October 4, 2018.
- Approval of meeting minutes from October 18, 2018.

AGENCY ITEMS

Presenter - Justin Kelly, Planner

District 3

1. **ZVAR 2018-23 Harrison 2nd Floor Porch.** A request for a Zoning Variance to Land Development Code, Section 6.01.03.E.4 to allow for a portion of the existing home and proposed porch to have a second front setback facing the unopened Satsuma Avenue Right-of-Way ranging from 12 feet to 3.75 feet in lieu of the 15 foot requirement; specifically located at 5299 Medoras Avenue.

Presenter - Cynthia A. May, Senior Planner

District 5

2. **MINMOD 2018-11 St. Marks PRD Minor Modification for Wood Processing and Recycling Yard.** Request for a Minor Modification to the St Marks PRD (Ordinance 2012-15, as amended) to accommodate a wood processing and recycling yard on approximately 5.5 acres of land in the southeast portion of the PRD, adjacent to an approved land excavation/borrow pit.

Presenter - Beverly Frazier, Senior Supervising Planner

District 3

3. **CPA(SS) 2018-05 Pellicer Creek Outpost.** Request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 9.61 acres of land, less the Coastal High Hazard Area (CHHA) from Rural/Silviculture (R/S) to Residential-A (Res-A) and include a textual policy limitation of four (4) dwelling units, located at 10260 US-1 South.

District 3

4. **REZ 2018-08 Pellicer Creek Outpost**. Request to rezone approximately 25.3 acres of land from an expired Planned Unit Development (PUD) to Open Rural (OR) to utilize the property for residential and agricultural uses, located at 10260 US Highway 1 South. This rezoning request is companion to application CPA(SS) 2018-05 to amend the Future Land Use Map for 9.6 acres of the property from Rural Silviculture (R/S) to Residential-A (Res-A) with a textual policy to allow a maximum of four (4) dwelling units.

Presenter - Casey Keough, Planner

District 4

5. **CPA (SS) 2018-06 347 N Roscoe Blvd**. Adoption of CPA (SS) 2018-06 347 N. Roscoe Blvd, a request for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 1.37 acres of land, less the Coastal High Hazard Area (CHHA), from Residential-A (Res-A) to Residential-B (Res-B) to accommodate a future lot division; specifically located at 347 North Roscoe Boulevard.

District 4

6. **REZ 2018-04 347 N Roscoe Blvd**. Request to rezone approximately 1.37 acres of land from Open Rural (OR) to Residential, Single Family (RS-3) to accommodate an intended lot division, companion with CPA(ss) 2018-06; specifically located at 347 North Roscoe Boulevard.

Presenter - Valerie Stukes, Planner

District 2

7. **MAJMOD 2018-11 Travel Center at State Road 207**. Request for a Major Modification to the Graham and Company Distribution PUD (Ordinance 2007-05, as amended) to add approximately 12.1 acres of land, currently zoned Open Rural (OR) and Commercial Highway Tourist (CHT), change the project development from Industrial Warehouse to Commercial, and change the name of the PUD from "Graham and Company Distribution" to "Travel Center at State Road 207". This application is companion to proposed SUPMAJ 2018-15 Travel Center at SR 207. The subject property is located West of Interstate 95, north of State Road 207 and east of Deerpark Blvd.

District 2

8. **SUPMAJ 2018-15 Travel Center at State Road 207**. Request for a Special Use Permit to allow for a truck stop in Commercial Highway Tourist (CHT) zoning, pursuant to Section 2.03.01 of the Land Development Code. This application is companion to proposed MAJMOD 2018-11 Travel Center at SR 207. The subject property is located West of Interstate 95, north of State Road 207 and east of Deerpark Blvd.

Presenter - Cynthia A. May, Senior Planner

District 2

9. **COMPAMD 2016-06 Minorcan Mill (TRANSMITTAL)**. Transmittal hearing for COMPAMD 2016-06 Minorcan Mill, a Comprehensive Plan Amendment to amend 58.24 acres on the Future Land Use Map from Agricultural Intensive (AI) to Residential-B (Res-B), with a text amendment limiting the maximum number of single-family residential units to 125.

District 1

10. **COMPAMD 2018-09 Mill Creek Forest (TRANSMITTAL)**. Transmittal hearing for COMPAMD 2018-09 known as Mill Creek Forest, a Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential – B with a text amendment limiting the number of residential units to a maximum of 305 single family dwelling units. The subject property fronts along Greenbriar Road, east of Longleaf Pine Parkway in the vicinity of 601 Greenbriar Road. On May 2, 2018, the majority of Board of County Commissioners voted to Deny adoption. This is a new application to request a Comprehensive Plan Amendment. Please see Growth Management Department staff report for project history and details.

Presenter - Joseph Cearley, Special Projects Manager

11. **LDC Amendments to Articles II, VI, and XII.** This is the second public hearing in a three part series regarding amendments to Articles II, VI, and XII of the Land Development Code. These amendments address several new special uses such as Brewpubs, Microbreweries, and Rural Industry. The amendments also relocate the Domestic Hen pilot program from the Special Use section to the Accessory Use section of the LDC.

AGENDA

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.

Event Details

Event Type: Meeting