

ST. JOHNS COUNTY
Planning & Zoning
Regular Meeting
Thursday, December 20, 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, December 20, 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 November 1, 2018.
- Approval of meeting minutes November 15, 2018.

AGENCY ITEMS

District 3

Presenter - Marie E. Colee, Assistant Program Manager

1. **TUP 2018-02 Beaver Temporary Parking for Office Employees.** Request for a Temporary Use Permit to allow for a property zoned Commercial General (CG) to be used as an off-site parking area for employee parking in association with the Beaver Toyota Dealership for a two year period, specifically located on Parcel 8-7B, St. Johns Medical Park.

District 2

Presenter - Shannon Acevedo, Senior Supervising Planner

2. **CPA (SS) 2018-03 Palm Lakes/Marketplace Parcel 3.** This is a request to amend approximately 9.9 acres on the Future Land Use Map from Residential-B (Res-B) to Mixed Use District (MD) located along the southern side of SR 16 and on the east side of CR 2209. This site was the subject to an item heard with a companion Planned Unit Development application on November 1, 2018. This re-hearing is necessary as the proposed Future Land Use is now proposed to be Mixed Use to accommodate potential kennel uses. The PUD documents do not change.

District 4

Presenter - Marie E. Colee, Assistant Program Manager

3. **SUPMAJ 2018-18 Primo 1 Pizza.** Request for a Special Use Permit to allow for the on-site sale and consumption of alcoholic beverages (beer and wine) consistent with the regulation of State of Florida Type 2COP

license in connection with a restaurant in Commercial Intensive (CI) zoning, specifically located at 10870 US 1 North.

4. **SUPMIN 2018-01 Martin/Galaska Home.** Request for a Special Use Permit to allow More Than One Main Use Structure on a 2.89 acre Residential Lot in Open Rural (OR) zoning, pursuant to Section 2.03.28 and Section 2.04.07.A., specifically located at 1570 Scottridge Lane.

District 3

Presenter - Beverly Frazier, Senior Supervising Planner

5. **ZVAR 2018-24 Messenger RV Parking and Cover.** Request for a Zoning Variance to Land Development Code, Table 6.01 to allow a 4 foot front setback in lieu of the 25 foot requirement and a 2.9 foot side setback in lieu of the 8 foot requirement to accommodate a carport, and Section 6.01.03.H.5 to allow for a recreational vehicle to be located within the required front yard.

District 2

Presenter - Teresa Bishop, Planning Division Manager

6. **ZVAR 2018-26 Zaxby's at SR 16.** Request for a Zoning Variance to Land Development Code, Section 6.06.04.A – Buffering and Screening Requirements to reduce the required 20 foot buffer width to 13 feet along the south property line and 16.5 feet along the western property line. The Type "B" screening standard will remain within the reduced buffer widths. The site is planned for the construction of Zaxby's Drive-through Restaurant and is located on the south side of SR 16, west of Harvest Lane.

District 3

Presenter - Justin Kelly, Planner

7. **REZ 2018-12 6256 Costanero Road.** A request to rezone approximately .23 acres from Commercial, Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)).

District 5

Presenter - Casey Keough, Planner

8. **REZ 2018-13 Smyrna Ready Mix Concrete Batch Plant.** Request to rezone approximately 3.53 acres of land from Industrial Warehouse (IW) with conditions to Heavy Industrial (HI) to allow for a concrete ready mix batch plant, located west of US Highway 1 North and south of International Golf Parkway.

9. **REZ 2018-16 Clark-Hanks Property (3025 3rd Street).** Request to rezone approximately 0.55 acres of land from Commercial, Highway Tourist (CHT) to Residential, Single Family (RS-3) to accommodate construction of a single-family home located at 3025 3rd Street

10. **COMPAMD 2017-05 Bartram Park PUD Transmittal.** A request to modify site specific text Policy A.1.11.1(M) (8)(L) relating to the Bartram Park Planned Unit Development increase the maximum number of dwelling units from 616 units to 646 units for approximately 582 acres of land, located on the north side of Race Track Road and part of the Bartram Park DRI. Previously the site specific text policy limited the maximum number of dwelling units to 616.

District 1

Presenter - Joseph Cearley, Special Projects Manager

11. **COMPAMD 2016-02 Greenbriar Downs (Adoption).** Adoption hearing for a Comprehensive Plan Amendment to the Future Land Use Element Text and Future Land Use Map of the St. Johns County 2025 Comprehensive

Plan from Rural Silviculture to Residential B for a potential 818 age-restricted, residential attached and detached dwelling units, 160,000 square feet of non-residential uses, and associated amenities.

12. **PUD 2016-07 Greenbriar Downs.** PUD 2016-07 Greenbriar Downs: Request to rezone approximately 784 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a maximum of 818 age restricted residential units and a maximum of 180,000 square feet of commercial space. The subject property is located between Longleaf Pine Parkway and Greenbriar Road/County Road 210 West on the east side of the future extension of Veterans Parkway/County Road 223. This is a companion application to Comprehensive Plan Amendment COMPAMD 2016-02 to change the Future Land Use Map (FLUM) designation from Rural/Silviculture (R/S) to Residential-B with a text amendment.

- [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