

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, April 4, 2019 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, April 4, 2019 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 February 21, 2019; March 7, 2019; and March 21, 2019.

AGENCY ITEMS

Presenter - Justin Kelly, Planner

District 2

1. **ZVAR 2018-31 Sam Petersen Single Family Home (624 Francis St.)**. A request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a lot area of approximately 6,820 square feet in lieu of the 7,500 square foot minimum in residential, Single-Family (RS-3) zoning, specifically located at 624 Francis Street.

District 2

2. **ZVAR 2018-32 Sam Petersen Single Family Home (616 Francis St.)**. A request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a lot area of approximately 6,820 square feet in lieu of the 7,500 square foot minimum in residential, Single-Family (RS-3) zoning, specifically located at 616 Francis Street.

Presenter - Casey Dendor, Planner

District 3

3. **MINMOD 2019-02 St. Augustine Shores PUD**. Request for a Minor Modification to the St. Augustine Shores Planned Unit Development (Ordinance 1974-25, as amended) to allow bona fide restaurants to include service of liquor, in addition to beer and wine, and update the Master Development Plan Map; located east of Santa Maria Boulevard and north of Shores Boulevard.

Presenter - Georgia Katz, Planner

District 4

4. **PUD 2016-19 The Pope Site (Commercial)**. A request to allow a Commercial PUD for up to 94,000 square feet on approximately twelve (12) acres located at 10587 U.S. 1 North across from County Road 210 West.

Presenter - Teresa Bishop, AICP, Planning Division Manager

District 2

5. **COMPAMD 2018-04 SilverLeaf.** Adoption hearing for COMPAMD 2018-04 SilverLeaf, a Comprehensive Plan Amendment to change the Future Land Use Map designation for four separate parcels from Rural/Silviculture (R/S) to Residential – B, Community Commercial, and Residential – C to allow approved dwelling units within the SilverLeaf DRI to be used on these parcels. The proposed amendments result in no additional dwelling units.

District 2

6. **DRI MOD 2018-01 SilverLeaf.** Request for a DRI Modification to incorporate approximately 571 acres into the existing SilverLeaf DRI, and removing 318 acres of land previously conveyed to the Florida Department of Transportation, resulting in the DRI being 8,384 acres in size. There is no change in the existing approved development entitlements; however, those approved entitlements will be extended onto the added properties.

District 2

7. **MAJMOD 2018-13 SilverLeaf.** Request for a PUD Modification to incorporate and rezone approximately 358 acres of land, known as Trout Creek North, St. Thomas East, St. Thomas West and Signage Parcel to be into the existing SilverLeaf PUD. The PUD will be approximately 6,450 acres in size. There is no change in the existing approved development entitlements; however, those approved entitlements will be extended onto the added properties. A Comprehensive Plan Amendment, DRI Modification and PUD applications were submitted concurrently with this request.

District 2

8. **PUD 2018-11 Grande Creek.** A request to rezone approximately 236 acres of land from Open Rural (OR) and Planned Rural Development (PRD) to Planned Unit Development (PUD) to allow a 400 unit single family community with 48,840 square feet of commercial development. The units and square footage are transferred from the SilverLeaf DRI/PUD. The property is located at SR 13 and Longleaf Parkway.

Presenter - Cynthia A. May, Senior Planner

District 1

9. **COMPAMD 2018-09 Mill Creek Forest (Adoption).** Adoption 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. The Board transmitted this proposed amendment on February 18, 2019. Please see Growth Management Department staff report for project history and details.

District 1

10. **PUD 2016-12 Mill Creek Forest.** Public hearing for PUD 2016-12 Mill Creek Forest, a request to rezone approximately 264 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a 305 unit single-family development

- ❖ 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.