

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, November 1, 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 1, 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

AGENCY ITEMS

Presenter - Beverly Frazier, Senior Supervising Planner

District 2

1. **SUPMAJ 2018-12 Hicks Elkton Borrow Pit.** Request for a Special Use Permit to allow for the construction of a Borrow Pit, approximate 35-acre excavation site on 124-acre parcel of land in Open Rural (OR) zoning, subject to the criteria of Section 2.03.10 and Section 6.04.09 of the Land Development Code. The project is located north of the intersection of SR 207 and CR 305.

Presenter - Marie E. Colee, Assistant Program Manager

District 3

2. **ZVAR 2018-19 – Lulsdorf Shed.** Request for a Zoning Variance to Section 2.02.04.B.4 of the Land Development Code to allow for a reduction to the required First Front Yard setback (adjacent to Miranda Road) of 20' in lieu of 25' required together with a request for a westerly Side Yard setback of 1' in lieu of 8' required to allow for an existing shed, specifically located at 904 Queen Road.

Presenter - Cynthia A. May, Senior Planner

District 1

3. **DRIMOD 2018-03 Twin Creeks (S. JAX).** Request for a DRI Modification to incorporate the following changes: 1) As permitted by Development Order Special Condition 25(d), transfer 224 new PM peak hour external trips and related land uses from Phase 3 to Phase 1 based on the Master Developer's election to construct CR 210 widening to six lanes within the DRI boundary in Phase 1; 2) Convert 544 residential units to age-restricted; 3) Add an approved amendment to Twin Creeks School Siting and Proportionate Share Mitigation Agreement confirming no additional school mitigation is required.

Presenter - Shannon Acevedo, Senior Supervising Planner

District 2

- 4. 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 Community Commercial (CC) located along the southern side of SR 16 and on the east side of CR 2209.

District 2

- 5. MAJMOD 2018-03 Palm Lakes (The Marketplace).** This is a request for a Major Modification to the Palm Lakes PUD to allow Community Commercial Uses on approximately 9.9 acres of land currently designated to allow Neighborhood Community Commercial Uses, revise the MDP map including access points for Parcel 3, and increase the allowable square footage of Neighborhood Commercial Uses on an 11.1-acre site by 45,000 square feet. The property is located south of SR 16 and east of Pacetti Road.

Presenter - Casey Keough, Planner

District 3

- 6. REZ 2018-09 Beckerman Residence (9471 A1A South).** Request to rezone approximately 0.83 acres of land from Commercial, Highway Tourist (CHT) to Residential, Single Family (RS-2) to bring the zoning designation of the land to conformance with the Residential-A Future Land Use classification and to accommodate the construction of a single family residence, located at 9471 A1A South. A similar application to rezone the subject property from CHT to RS-2 was previously heard by the Planning and Zoning Agency and the Board of County Commissioners in 2016 (REZ 2015-23). The Board of County Commissioners denied the request on July 19, 2016, citing concerns regarding the impact to waterways, affect to soil, an undesirable concentration of bacteria and pollutants, and environmental impacts on the shellfish beds in the area.

- ❖ 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.