

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin

Jon Woodard

Dick Williams

Mike Koppenhafer

Archie B. Wainright

David Rice PhD.



REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael D. Wanchick, County Administrator

Patrick F. McCormack, County Attorney

Thursday, October 6, 2016 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 6, 2016 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 - 09/01/2016

AGENCY ITEMS

Presenter - Marie Colee, Assistant Program Manager

District 3

1. **SUPMAJ 2016-11 Go Fresh Farm Market.** This is a request for a Special Use Permit to allow for package sales of beer/wine for off-premise consumption under the regulation of a State of Florida Type 2APS beverage license in connection with an existing retail business.

District 3

2. **ZVAR 2015-23 Lagasse Garage Remodel.** This is a request for a Zoning Variance to allow for a reduction in the required Side Yard along the southern property line from 8' to .5' and along a portion of the western property line from 8' to 1.1' to allow for renovations to an existing garage.

District 4

3. **ZVAR 2016-11 Gregory Residence.** This is a request for a Zoning Variance to reduce the required Front Yard setback from 25' to 5', along with a request to reduce the required Side Yard setback from 8' to 5' to allow for construction of a single family residence.

Presenter - Cynthia A. May, Senior Planner

District 1

4. **MINMOD 2016-08 New Twin Creeks PUD.** Request for a Minor Modification to the New Twin Creeks PUD to add language to the Text confirming the integrated nature of

attached multi-family and commercial uses surrounding the Crystal Lagoon amenity within the Activity Center, as designated by the New Twin Creeks PUD Ordinance 2015-52, and permit a reduction in the Development Standards regarding side-yard setbacks for attached multi-family units in Parcels 10, 11 & 12 as allowed by the PUD.

Presenter - Patrick Doty, CFM, Planner

District 5

- 5. MINMOD 2016-06 World Golf Village Storage.** A request for a Minor Modification to the Saint Johns Interchange PUD to add a 105,100 square foot personal property mini-warehousing facility. The subject property is located to the east of Interstate Highway 95, to the west of N Francis Road, and south of International Golf Parkway, it is approximately 2 acres in size. It is proposed to be a self contained storage facility.

Presenter - Cynthia A. May, Senior Planner

District 5

- 6. MAJMOD 2016-15 Westgate Business Park PUD.** Request for a Major Modification to the PUD to allow for the addition of a second access driveway on the east side of the development from South Collins Avenue.

District 3

- 7. CPA(SS) 2016-09 1600 Northwood Drive.** Request to amend the Future Land Use Map from Residential-C (RES-C) to Industrial (I).

District 3

- 8. REZ 2016-07 1600 Northwood Drive.** Request to rezone approximately 1.99 acres of land from Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to Industrial Warehouse (IW) zoning.

Presenter - Paolo S. Soria, Assistant County Attorney

- 9. Proposed Optional Rules and Procedures for Quasi-Judicial Hearings.** This item is a proposal for the PZA to codify and clarify the standard practice and procedures in quasi-judicial hearings. The proposed rules are optional and seek to codify, define, and guide the various roles and presentations of persons before the Agency. The formality of the proposed procedures are not meant for everyday applications, but are more tailored to complex and contentious hearings that require more defined roles and where order, decorum, and the efficient use of time serves the best interest of the public, the applicant, and the Agency. The rules are not strictly-limited to Quasi-Judicial hearings, and the format is adaptable to a variety of situations.

- ❖ Staff Reports - Discuss Holiday Schedule
- ❖ 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.