

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
Jon Woodard
Dick Williams
Brad Nelson

David Rice PhD.
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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael D. Wanchick, County Administrator
Patrick F. McCormack, County Attorney

Thursday, October 20, 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 20, 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 September 15, 2016 meeting minutes

AGENCY ITEMS

Presenter - Zachary Moore, Planner

District 5

1. **SUPMIN 2016-05, Fagan Mobile Home.** Request for a Special Use Permit to allow for the use of a Mobile Home as a residence in Residential, Single-Family (RS-3) zoning district, specifically located at 279 Covino Avenue.

Presenter - Marie Colee, Assistant Program Manager

District 3

2. **ZVAR 2015-18 Parrish Addition.** This is a request for a Zoning Variance to reduce the required second Front Yard setback, adjacent to Avenue G, from 20' to 8.4' to allow for an addition to an existing single family residence.

Presenter - Beverly Frazier, Planner

District 1

3. **MINMOD 2016-10 Julington Lakes, Lots 87 & 89.** Request for a Minor Modification to allow for a reduction in minimum lot width for Lots 87 and 89 within Phase 2 of the Julington Lakes Planned Unit Development (PUD) from 58 feet to 56 feet, located on Sugar Sand Lane.

Presenter - Valerie Stukes, Planner

District 5

4. **MAJMOD 2016-12 Woodlawn PUD.** MAJMOD 2016-12 Woodlawn PUD- A request for a Major Modification to the Woodlawn Planned Unit Development to reduce the front yard setback from a minimum of 20 feet to a minimum of 15 feet on specific lots owned by D.R. Horton, and to add an option to have age-restricted units within the project.

Presenter - Patrick Doty, CFM, Planner

District 1

5. **MAJMOD 2015-14 Villa Sovana PUD.** MAJMOD 2015-14 Villa Sovana PUD, request for a Major Modification to the Villa Sovana PUD, Ordinance 2005-64, to remove the required sidewalk from the south side of Villa Sovana Court, a local road.

Presenter - Georgia Katz, Senior Planner

District 1

6. **MAJMOD 2015-22 Sandy Creek.** MAJMOD 2015-22, Sandy Creek, a request for a Major Modification to the Sandy Creek Planned Unit Development to change 128.62 acres of Industrial Use to Mitigation Area, revise recreational amenities, modify a portion of the primary access, identify the location of the required second access, extend phasing for 10 years, allow signage on I-95 to remain, and allow lot owners to fence yards without encroachment in upland or perimeter buffer(s).

Presenter - Joseph Cearley, Special Projects Manager

District 1

7. **COMPAMD 2016-02 WCI/C.R. 210.** COMPAMD 2016-02 WCI/C.R. 210, Transmittal hearing for a Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential-B (Res-B) with a proposed development of 818 single family dwelling units and a 160,000 square feet of neighborhood commercial uses.

- ❖ 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.