

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
Jon Woodard
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Brad Nelson

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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, February 2, 2017 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, February 2, 2017 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

AGENCY ITEMS

Presenter - Marie Colee, Assistant Program Manager

District 2

1. **SUPMIN 2016-04 D & L Converting.** Request for Special Use Permit for a Teflon converting business, pursuant to LDC Section 2.03.07.

Presenter - Zachary Moore, Planner

District 3

2. **SUPMAJ 2016-19 Matanzas Boat and RV Storage.** Request for a Special Use Permit to allow for the expansion of an existing Boat and Recreational Vehicle Storage facility in Commercial, General (CG) zoning, specifically located at 1100 State Road 206 East.

District 3

3. **ZVAR 2016-20 Matanzas Boat and RV.** A request for Zoning Variances to LDC, Sections 2.03.42.E and 2.03.42.F to allow the proposed Recreational Vehicle/Boat Storage facility expansion to obtain relief from requirements to provide a staffed on-site office and for access to the facility to not be restricted to the hours of management personnel being on-site, specifically located at 1100 State Road 206 East.

Presenter - Valerie Stukes, Planner

District 3

4. **REZ 2016-14 Lots 5 & 6 Costanero Road.** Request to rezone approximately .46 acres from Commercial, Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to allow for the construction of two single family homes.

District 2

- 5. CPA(SS) 2016-13 - 6550 County Road 305.** This is the adoption hearing for CPA(SS) 2016-13 - 6550 County Road 305, a request to amend the Comprehensive Plan Future Land Use Map designation from Agricultural-Intensive (A-I) to Residential-B (Res-B). The subject property is approximately seven tenths (.706) of an acre in area and is located at 6550 County Road 305.

District 3

- 6. REZ 2016-12 Windsong Acres.** Request to rezone approximately 8.3 acres from Open Rural (OR) to Residential, Single-Family (RS-3), specifically located at 2895 Old Moultrie Road.

- ❖ 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.