

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, February 16, 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 16, 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 - Georgia Katz, Senior Planner

District 1

1. **MAJMOD 2015-22 Sandy Creek PUD.** A request for a Major Modification to the Sandy Creek Planned Unit Development to revise recreational amenities, modify a portion of the primary access, (Transportation input here), allow signage on I-95 to remain and additional directional signage at CR 210, allow lot owners to fence yards without encroachment in upland or perimeter buffer(s) and extend phasing for 5 years for the single family residential uses and 10 years for industrial uses.

Presenter - Valerie Stukes, Planner

District 5

2. **REZ 2016-18 Augustine Rezoning.** Request to rezone approximately 0.35 acres from Commercial, General (CG) to Residential, Single Family (RS-3) to allow for the construction of a single family home.

Presenter - Shannon Acevedo, Application Review Supervisor

District 4

3. **VACPLA 2016-02 Second Avenue.** This request vacates a portion of the Plat of Hilden Subdivision recorded in the Plat Map Book 3, Page 59 near the intersection of US 1 North and Da Vinci Boulevard. The proposed plat vacation vacates the unopened right-of-way, Second Avenue and surrounding lots for the planned development of an assisted living facility.

Presenter - Cynthia A May, Senior Planner

District 5

4. **MAJMOD 2016-16 Tomoka Pines PUD.** MAJMOD 2016-16 Tomoka Pines PUD is a request for a Major Modification to reduce the minimum lot width on lots 14 through 44 from 63 feet to 53 feet. All 44 single-family residential lots would then be a minimum of 53 feet wide by 110 feet deep. The development is located in the Northwest Sector of the County on the north side of State Road 16 in between Interstate 95 and International Golf Parkway.

Presenter - Danielle Handy, Chief Planner

District 3

5. **TUP 2017-01 Airborne.** Request for a Temporary Use Permit to allow the outfitting of airships in an existing hangar for a six-month time period, specifically located at 2065 County Road 214.

Presenter - Zachary Moore, Planner

District 2

6. **SUPMAJ 2016-14 Armstrong Shooting Range.** Request for a Special Use Permit to allow for an Outdoor Commercial Firing Range in Open Rural (OR) zoning, specifically located at 6101 Armstrong Road.

Presenter - Paolo Soria; Joe Cearley, Asst. Cty Attorney; Special Projects Mngr.

7. **Land Development Code Amendments: Article VII Sign Code Revision; Article XII Sign definitions; Digital Billboards.** This is the second hearing of a three part hearing process. Presented is a revision to Article VII of the Land Development Code, which regulates signs and signage. Also presented are changes to sign-related definitions in Article XII. Additionally, Digital Billboards are presented as a new allowable use as a two-year pilot project along Interstate I-95. The Planning and Zoning Agency is the local planning agency of St. Johns County and is charged with the review and recommendation of land development regulations for conformity with the St. Johns County Comprehensive plan. The next hearing is scheduled for the Board of County Commissioners on April 4, 2017 at a time of 5:01 P.M. as required by statute.

Item 7 will be heard no sooner than 4:00 p.m.

- ❖ 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.