

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Jeffrey R. Martin  
Jon Woodard  
Dick Williams  
Brad Nelson

David Rice PhD.  
Mike Koppenhafer  
Archie B. Wainright



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

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

Thursday, March 2, 2017 1:30:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, March 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
- ❖ Approval of meeting minutes – January 19, 2017 and February 02, 2017

### AGENCY ITEMS

#### Presenter - Marie Colee, Assistant Program Manager

- District 2**
1. **Premier Boat and RV Storage Expansion - Site Plan Approval.** Request for Premier Boat and RV Storage Expansion site plan approval, pursuant to Ordinance 87-1, located within the Interstate Industrial Park.

- District 3**
2. **SUPMAJ 2016-23 Fresh Market South.** Request for 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, pursuant to Section 2.03.02, specifically located at 2769 US 1 South.

#### Presenter - Zachary Moore, Planner

- District 5**
3. **ZVAR 2016-21 Walsh Residence.** Request for a Zoning Variance from Land Development Code, Table 6.01, to allow for a reduction in the required rear yard in Residential, Single-Family (RS-2) zoning from 10 feet to 7 feet, to allow for completion of construction of a pool.

4. **MAJMOD 2015-22 Sandy Creek.** This item was continued from the last PZA hearing. A request for a Major Modification to the Sandy Creek Planned Unit Development to revise recreational amenities, modify a portion of the primary access, revise threshold for second access from 442 single residential units to 383 to be consistent with minor revisions to the single family and multi-family residential uses, allow signage on I-95 to remain and add directional signage to USP to allow one directional sign within the FDOT ROW, 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 - Joseph Cearley, Special Projects Manager**

5. **Land Development Code Amendments - Articles II, IV, and VI.** These are proposed amendments to Articles II and Article VI of the St. Johns County Land Development Code. These amendments would update current provisions regulating Mini-Warehouses to reflect current trends and technological advancements. This amendment would also revise existing provisions for upland buffer setbacks to provide design flexibility. These amendments were brought before the Board of County Commissioners as a “discussion item” on July 19, 2016, so that staff could receive direction from the Board to move forward with amendments to Articles II and VI. The Board of County Commissioners directed staff to proceed with the revisions. These amendments went before their first public hearing before the Board of County Commissioners on February 07, 2017 where the Board of County Commissioners announced the future hearing dates for the Planning and Zoning Agency on March 03, 2017, and final adoption hearing on April 04, 2017.

- ❖ 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.