

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

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

Thursday, March 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, March 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
- ❖ Approval of meeting minutes: February 16, 2017 and March 02, 2017

AGENCY ITEMS

Presenter - Patrick Doty, Planner

- 1. REZ 2017-02 Veritas Classical School.** Request to rezone approximately 4.17 acres from Residential, Single-Family (RS-3) to Commercial, General (CG), specifically located at 555 State Road 16. **District 5**
- 2. SUPMAJ 2017-03 Veritas Classical School.** Request for a Special Use Permit to allow for Private School in Commercial, General (CG) zoning pursuant to LDC, Section 2.03.17, specifically located at 555 State Road 16. **District 5**
- 3. ZVAR 2017-01 Veritas Classical School.** Request for a Zoning Variance from Section 2.03.17.C of the Land Development Code to allow for the establishment of a private school within 1,000 feet of an established vendor of alcoholic beverages, specifically at 555 State Road 16. **District 5**

Presenter - Marie Colee, Assistant Program Manager

- 4. ZVAR 2016-22 Maure Residence.** Request for a Zoning Variance to allow for a reduction in the required Front Yard setback from 25' to 14', a reduction in the required Rear Yard from 10' to 9.5', a reduction in the southern Side Yard from 8' to 4'6" along with a request to allow an increased Maximum Lot Coverage of Buildings from 25% to 32%, to allow for construction of a new single family residence. **District 3**

Presenter - Valerie Stukes, Planner

District 5

5. **MINMOD 2017-01 Woodlawn PUD.** Request for a Minor Modification to the Woodlawn PUD to relocate a 1.25 acre park site and to reconfigure internal roads and lot layout within the eastern portion of the development, located near the intersection of Woodlawn Road and Heritage Park Drive.

District 3

6. **REZ 2016-16 Norquist Property.** Request to rezone approximately .34 acres from Commercial, Neighborhood (CN) to Residential, Manufactured/Mobile Home or Single Family (RMH(S)) to allow for the construction of a single family home based upon four (4) findings of fact, specifically located at 5900 Costanero Road.

Presenter - Cynthia A May, Senior Planner

District 1

7. **COMPAMD 2014-04 Mill Creek Forest.** COMPAMD 2014-04 Mill Creek Forest is a request for the Adoption of COMPAMD 2014-04 known as Mill Creek Forest, a Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential – B (Res-B) with a text amendment limiting the number of residential units to a maximum of 305 single family dwelling units. The subject property fronts along Greenbriar Road, east of Longleaf Pine Parkway in the vicinity of 601 Greenbriar Road.

District 1

8. **PUD 2016-12 Mill Creek Forest.** PUD 2016-12 Mill Creek Forest is a request to rezone approximately 264 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a 305 unit single-family development

Presenter - Paolo S. Soria, Assistant County Attorney

9. **Second hearing and recommendation for Land Development Regulation Ordinance - Temporary Moratorium for up to twelve (12) months on acceptance, processing, or issuance of applications or permits for medical marijuana treatment centers and dispensing organizations..** On March 7, 2017, the Board of County Commissioners heard the first reading to implement a temporary moratorium on acceptance, processing, or issuance of application or permits for all forms of medical marijuana (i.e. Dispensing Organizations for low-THC cannabis and medical cannabis and for Medical Marijuana Treatment Centers for marijuana for medical purposes). A copy of the moratorium is attached for the Agency's recommendation. The moratorium is set to run for up to twelve months. However, the moratorium may be extended by ordinance if justified by circumstances. Additionally the moratorium may be repealed by ordinance, by resolution, or upon simultaneous enactment of appropriate land development or other regulations pertaining to Medical Marijuana Treatment Centers. Because the moratorium is a land use regulation, a recommendation from the Planning and Zoning Agency is required for consistency with the Comprehensive Plan. The final hearing is scheduled for March 21, 2017 at 9:00 a.m. before the Board of County Commissioners.

- ❖ 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.