

# 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, April 6, 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, April 6, 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 5**

1. **ZVAR 2016-14 1353 San Juan Street.** Request for a Zoning Variance to allow for a reduction in the required second Front Yard setback from 20' to 10'2" to allow for construction of a screened enclosure over an existing pool.

#### **Presenter - Beverly Frazier, Planner**

#### **District 1**

2. **ZVAR 2017-02 Bayside Village Animal Hospital.** Request for a Zoning Variance from LDC, Section 6.08.04.B, to allow a reduction in the minimum distance required from a completely enclosed building housing an animal hospital from adjacent residentially zoned property from 50 feet to approximately 12.75 feet. The property is located in Switzerland on the western side of State Road 13 North.

**Presenter - Patrick Doty, Planner**

**District 1**

3. **DRIMOD 2016-02 RiverTown.** Request to modify the existing development order to relocate middle school site, specify locations of 5 roundabouts on State Road 13, show location of 5 docks and differentiate which docks are private shared docks, private residence docks, and private community docks.

**District 1**

4. **MAJMOD 2016-14 RiverTown.** Requesting a Major Modification to the RiverTown PUD to add Boat & RV Storage, Welcome/Information Centers, 5 private docks, multi-use paths, extend phasing, and to revise the existing Unified Sign Plan.

**Presenter - Beverly Frazier, Planner**

**District 5**

5. **CPA(SS) 2017-01 Usina Intracoastal Waterway Park.** Request for a Small Scale Comprehensive Plan Amendment to the Future Land Use Map to change approximately 1.5 acres from Commercial to Parks and Open Space. The property is located at 603 Euclid Avenue, in the North Beach area, and currently operates as a public boat ramp from the eastern Intracoastal Waterway.

**District 1**

6. **COMPAMD 2016-09 Brylne Ricketts Trust.** Request for a Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture (R/S) to Residential-A (Res-A) for approximately 19.36 acres, comprised of three (3) parcels of land, located on the east side of State Road 13 North adjacent to Rivertown Park.

❖ Staff Reports:

- **Discussion of Non-PUD Plat Reviews: Mike Roberson, Operations Division Manager**

❖ 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.