

# 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 20, 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 20, 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 from March 16, 2017 and April 06, 2017

### AGENCY ITEMS

#### Presenter - Kim Del Rance, Senior Planner

#### **District 3**

1. **ZVAR 2016-19 Shed at 3328 14th Street.** Request for a Zoning Variance to reduce the Side Yard setback requirement from eight (8) feet to 0.5 feet in RS-3 zoning to allow shed to remain in place, specifically located at 3328 14th Street.

#### Presenter - Patrick Doty, Planner

#### **District 5**

2. **ZVAR 2017-04 St. Marks Blvd C&D Disposal Facility.** St. Marks C&D Disposal Facility expansion, a request for Zoning Variance from provisions in Land Development Code (LDC) Section 2.03.11 for a setback reduction from 200 feet to 50 feet; LDC Sections 2.03.11 and 6.08.34 for relief to fencing requirements associated with solid waste facilities, and; LDC Section 6.06.04, for relief from screening and buffering requirements, specifically at 445 A Republic Drive.

#### **District 5**

3. **SUPMAJ 2016-21 St. Marks Pond Blvd C&D Disposal Facility.** Request for a Special Use Permit to allow the expansion of an existing Solid Waste Facility in Open Rural (OR) zoning pursuant to LDC, Section 2.03.11, specifically located at 445 A Republic Drive.

**Presenter - Zachary Moore, Planner**

**District 3**

4. **SUPMAJ 2017-02 Bokowski Residence.** Request for a Special Use Permit to allow a Manufactured/Mobile Home as a Residence and to allow for More Than One Main Use Structure on a Residential Lot in Residential, Single-Family (RS-2) zoning, specifically located at 245 State Road 206 East.

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

**District 3**

5. **SUPMAJ 2017-06 Racetrac #2415 Old Moultrie.** Request for a Special Use Permit to allow for the sale of package beer and wine for off-site consumption under the regulation of a State of Florida Type 2-APS license, in conjunction with a RaceTrac convenience store, in Commercial, General (CG) zoning, specifically located at 3475 US Highway 1 South.

**Presenter - Cynthia A May, Senior Planner**

**District 1**

6. **MAJMOD 2017-01 Twin Creeks (Heartwood) PUD - Beacon Lakes Entry Monument.** MAJMOD 2017-01 Twin Creeks (Heartwood) PUD – Beacon Lakes Entry Monument, a Request for a Major Modification to the Twin Creeks (Heartwood) PUD to establish design standards for Entry Monuments, Entry Columns, and Community Clubhouse, including Floor Area Ratio, Impervious Surface Ratio, Setbacks, and Maximum Height.

**District 3**

7. **REZ 2017-01 Moultrie Heights Complex.** REZ 2017-01 Moultrie Heights Complex, a request to rezone approximately 6.73 acres of land from Open Rural (OR) to Commercial General (CG) zoning for a property located at the northwest corner of the intersection of US 1 south and Watson Road.

**Presenter – Paolo S. Soria, Assistant County Attorney**

8. **Review and Recommend Planning and Zoning Agency Member Applications.** Mr. Dick William's four year term expired on January 15, 2017 and Mr. Archie Wainright's four year term expired on January 15, 2017. Appointed members continue to serve de facto until dismissed or a replacement is appointed by the Board of County Commissioners. The position was most recently advertised between February 24, 2017 and March 24, 2017, and was subsequently closed with thirteen applications. Mr. Williams has served the limit of two (2) consecutive four-year terms, and is unable to be reappointed. Mr. Wainright has requested to be reappointed and his letter is included with the applications. Timely applications have also been received from the following persons: Roy A. Alaimo, Darlene Allia, Albert Abbatiello, Sharon K. Chambers, Bryce Clark, Brandon Downie, William "Bill" S. Garrett, Stacy T. Johnson, Carol B. Krogh, Walter J. O'Kon, Robert E. Olson, Gordon Schleissing, and David Tillis. The Agency is asked to review the applications and recommend to the Board of County Commissioners an appointment to the Agency.

- ❖ 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.