

# 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, May 4, 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, May 4, 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 April 20, 2017

### AGENCY ITEMS

#### Presenter - Zachary Moore, Planner

#### **District 1**

1. **SUPMIN 2017-01 Kenyon Swim Lessons.** Request for a Special Use Permit to allow a Home Occupation to provide swimming lessons in Residential, Single-Family (RS-2) zoning, pursuant to LDC, Section 2.03.07, specifically located at 1461 Satsuma Road.

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

#### **District 5**

2. **SUPMAJ 2017-01 ABC Fine Wine & Spirits Store 203.** Request for a Special Use Permit to allow for retail sales of alcoholic beverages for off-site consumption, under the regulation of a State of Florida Type 3PS license, in Commercial, General (CG) zoning specifically located at 1790 US Highway 1 South.

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

#### **District 1**

3. **DRIMOD 2017-02 Twin Creeks (Heartwood).** DRIMOD 2017-02 Twin Creeks (Heartwood), Request to amend the DRI (Resolution 2015-239) to update Section 30 of the Development Order, the School Proportionate Share Mitigation section, to match the revised agreement between the Applicant and the St. Johns County School District

#### Presenter - Zachary Moore, Planner

#### **District 3**

4. **MAJMOD 2017-02 St Augustine Shores.** Request for a Major Modification to the St. Augustine Shores PUD to allow for a 2,500 square foot restaurant with a drive-through and to allow 27,500 square feet of additional commercial and office space on Tract L.

**Presenter - Valerie Stukes, Planner**

**District 3**

5. **MAJMOD 2017-03 Ashby Landing.** Request for a Major Modification to the Ashby Landing Planned Unit Development to reduce the minimum required Front Yard from 20 feet to 15 feet with the minimum setbacks of the face of the garage to remain at 20 feet.

**District 3**

6. **MAJMOD 2017-05 Sea View.** Request for a Major Modification to the Peppertree Planned Unit Development to rename the development to Sea View Planned Unit Development and to increase the maximum Lot Coverage by Buildings for individual lots to 65%.

**Presenter - Beverly Frazier, Planner**

**District 1**

7. **MAJMOD 2017-06 Oxford Estates.** MAJMOD 2017-06 Oxford Estates, a request for a Major Modification to the Oxford Estates Planned Unit Development (PUD) to add a waiver to LDC, Section 2.02.04.B.5 to allow mechanical and pool equipment to be located a minimum of three (3) feet from the side or rear lot line.

- ❖ 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.