

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 18, 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, May 18, 2017 1:30 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 - Valerie Stukes, Planner

District 2

1. **SUPMIN 2017-02 Cave Residence.** Request for a Special Use Permit to allow a replacement Mobile Home as a residence in the Residential, Single-Family (RS-3) Zoning District, pursuant to LDC, Section 2.03.08, specifically located at 300 East Carter Street.

Presenter - Georgia Katz, Senior Planner

District 4

2. **MINMOD 2016-13 Marshall Creek.** Request to transfer twenty five (25) residential units from the Marshall Creek Planned Unit Development (PUD) to the Palencia North PUD as allowed by Section 2.2.2.3 of the Master Development Plan Text and to delete the same Section from the text as total number units allowed for transfer has been allocated as result of the subject transfer and to further reduce the total number of units by an additional ten (10) for a total reduction of thirty five (35) units.

District 4

3. **MINMOD 2016-12 Palencia North.** Request to transfer twenty five (25) residential units from the Marshall Creek Planned Unit Development (PUD) to the Palencia North PUD as allowed by Section 2.2.1.3 of the Master Development Plan Text and to increase the density in the Palencia North PUD by ten (10) units pursuant to LDC Section 5.03.05.B.6 for a total increase in thirty five (35) units in Palencia North.

District 4

4. **MINMOD 2017-02 Palencia North Phase 3A.** Minor Modification to Palencia North PUD requesting a conversion of the easternmost southerly access in Phase 3A from an internal roadway to a 20' stabilized emergency connection with bicycle and pedestrian access and text amendment to require Community Development District (CDD) to maintain the emergency access and revisions to the MDP map related to unit allocation and redesign.

Presenter - Shannon Acevedo, Application Review Supervisor

District 3

5. **VACPLA 2017-01 Moultrie Heights.** This request vacates a portion of Moultrie Heights recorded in the Plat Map Book 4, Page 51 north of Watson Road and east of US 1 Hwy South. The proposed plat vacation vacates portions of unopened rights of way and surrounding lots for the planned development of a single-family residential subdivision.

Presenter - Zachary Moore, Planner

District 3

6. **MAJMOD 2016-17 The Arbors at Valencia.** Request for a Major Modification to the Valencia Apartments PUD to add land to the PUD, change the name to "The Arbors at Valencia PUD," and to modify the approved development plan from 288 multi-family apartments to 200 single family dwelling units.

Presenter - Cynthia A May, Senior Planner

District 2

7. **PUD 2016-16 Winding Oaks (FKA Strates Crossing).** PZA 05/18/17 Staff Report: PUD 2016-16 Winding Oaks (FKA Strates Crossing), a request to rezone approximately 219 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of a 252 unit single-family development.

Presenter - Patrick Doty, Planner

District 3

8. **PUD 2016-23 Cypress Estates PUD.** Request to rezone approximately 19 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of thirty (30) single-family dwelling units, specifically located at 6521 US Highway 1 South.

Presenter - Danielle Handy, AICP, Chief Planner

District 2

9. **COMPAMD 2015-06 Steeplechase.** Transmittal hearing for COMPAMD 2015-06 Steeplechase, a Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural/Silviculture (R/S) and Park/Recreation to Residential- B for approximately 851.6 acres, and add a textual policy to limit development to 980 single-family residential dwelling units. The subject property is located east of Pacetti Road, south of County Road 16A, and north of County Road 208.

Presenter - Joseph Cearley, Special Projects Manager

10. **LDC Amendments - Article II and VI.** This revision would clarify and modify Section 2.02.04.B.12 with regard to how the height of fences, walls, or hedges is measured when there is a significant change of grade. Based on the location of the fence at the lowest or highest point of the grade change, the height of a fence, wall or hedge is determined by the height of the grade change when below or above two (2) feet. This option would allow for maximum screening from neighboring parcels when there are significant changes in grading. Additionally, staff is proposing to amend Article 6.07.02 "Height Regulation" to clarify language regarding excluded portions of structures from the existing height provisions.

- ❖ 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.