

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
Jon Woodard
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, June 1, 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, June 1, 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 - Valerie Stukes, Planner

District 2

1. **SUPMIN 2017-03 Bryant 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 1170 N Clay Street.

Presenter - Cynthia A May, Senior Planner

District 3

2. **MINMOD 2016-11 Klancke Residence.** MINMOD 2016-11 Klancke Residence, a request for a Minor Modification to the Seascape PUD to allow a portion of a wall to exceed the maximum height of 6 feet as required by LDC Section 2.02.04.B.12 over a distance of 19 feet 8 inches, specifically located at 64 Seascape Circle.

Presenter - Valerie Stukes, Planner

District 3

3. **MAJMOD 2016-09 Southshore Plaza PUD.** Request for a Major Modification to the Southshore Plaza PUD to add the Neighborhood Business and Commercial use category to the allowable uses in the PUD and to update the parking requirements to meet the current LDC.

District 5

4. **REZ 2016-09 Warehouse Shipping- Storage.** Request to rezone approximately 3.42 acres from Open Rural to Industrial Warehouse, to allow for the construction of a storage building.

- 5. PUD 2016-21 Ravenswood Village.** Request to rezone approximately 50.16 acres from Open Rural (OR) and Planned Unit Development (PUD) to Planned Unit Development (PUD) to allow for the development of a 170 unit, single-family home subdivision.

Presenter - Joseph Cearley, Special Projects Manager

- 6. LDC Amendments - Articles II and VI.** Item was continued to this date certain at the May 18, 2017 PZA meeting. 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.