

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Jeffrey R. Martin  
Jon Woodard  
Roy Alaimo  
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 15, 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 15, 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 2017-04 Rabin Residence.** Request for a Special Use Permit to allow a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to LDC, Section 2.03.08, specifically located at 859 Bruen Street.

#### **District 2**

2. **SUPMIN 2017-05 Johnston Residence.** Request for a Special Use Permit to allow a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to LDC, Section 2.03.08, located north of Fourth Street, east of Vermont Boulevard, and west of New Hampshire Road.

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

#### **District 5**

3. **SUPMAJ 2017-08 Paradise Farm Boarding.** Request for a Special Use Permit for an Animal Boarding Facility to allow for horse boarding, pursuant to LDC, Section 2.03.32, in Open Rural (OR) zoning, specifically located at 3840 South Francis Road.

#### **District 3**

4. **SUPMAJ 2017-11 Seafood Kitchen 2COP.** Request for a Special Use Permit to allow the sales of alcoholic beverages, consistent with a State of Florida Type 2COP license, in Commercial, General (CG) zoning, specifically located at 4255 A1A South, Suite 11.

**District 4**

- 5. SUPMAJ 2017-12 Two Dudes Players 4COP/SRX.** Request for a Special Use Permit to allow the sales of alcoholic beverages, consistent with a State of Florida Type 4COP/SRX license, in Commercial, General (CG) zoning, specifically located at 262 Solana Road.

**Presenter - Georgia Katz, Senior Planner**

**District 4**

- 6. MINMOD 2017-03 Paks Karate.** Request for a Minor Modification to allow commercial recreation as a Special Use on Lot 4, located on Hudson Way within the Industrial portion of the Walden Chase PUD.

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

**District 2**

- 7. COMPAMD 2016-08 Grand Oaks (Transmittal).** Transmittal hearing for COMPAMD 2016-08 known as Grand Oaks, a Comprehensive Plan Amendment to amend the Future Land Use Map from Rural/Silviculture (R/S) to Residential-C (RES-C) with a text amendment limiting the development to a maximum of 999 single family dwelling units, a maximum of 100,000 square feet of commercial space, and a maximum of 50,000 square feet of office space. The subject property is located on State Road 16 west of Interstate 95.

- ❖ 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.