

# 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, July 6, 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, July 6, 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
- ❖ Approval of meeting minutes from May 4, 2017
- ❖ Approval of meeting minutes from May 18, 2017
- ❖ Approval of meeting minutes from June 1, 2017
- ❖ Approval of meeting minutes from June 15, 2017

### AGENCY ITEMS

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

#### **District 3**

1. **SUPMAJ 2017-10 Low Tide Food Co.** Request for a Special Use Permit to allow for the sale and consumption of beer, pursuant to State of Florida Type 1COP license, in Commercial, General (CG) zoning including Conditional Ordinance 1984-23, specifically located at 1968 US Highway 1 South.

#### **District 1**

2. **ZVAR 2017-05 Brumagin.** Request for a Zoning Variance from Land Development Code, Section 2.02.04.B.16.f to allow the use of a Manufactured/Mobile Home as an Accessory Family Unit, on property less than two (2) acres in size, specifically located at 2033 Orange Cove Road.

#### Presenter - Zachary Moore, Planner

#### **District 5**

3. **SUPMAJ 2017-13, Veritas Classical School.** Request for a Special Use Permit to allow for a Private School within Commercial, General (CG) zoning, specifically located at 253 State Road 16.

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

**District 3**

4. **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 - Danielle Handy, AICP, Chief Planner**

**District 4**

5. **MAJMOD 2015-07 Palm Cove.** Request for a Major Modification to extend phasing and increase maximum lot coverage by all buildings to 65%, consistent with Comprehensive Plan allowances.

**Presenter - Teresa Bishop, Planning Division Manager**

**District 1**

6. **MAJMOD 2017-08 Bannon Lakes.** This a request to modify the Bannon Lakes PUD to provide an option to allow the approved 999 dwelling units to be developed as single family or multi-family units. In addition, the applicant is requesting a waiver to Sections 5.03.03.B.1.b and 6.03.01 of the Land Development Code, pertaining to fire protection regulations and building setbacks. There are no other changes proposed in the PUD.

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

**District 2**

7. **COMPAMD 2016-06 Minorcan Mill.** Transmittal hearing for COMPAMD 2016-06 known as Minorcan Mill, a Comprehensive Plan Amendment to amend the Future Land Use Map from Agricultural Intensive (AI) to Residential – C (Res-C) with a text amendment limiting the number of residential units to a maximum of 129 single-family dwelling units. The subject property is located on County Road 16A, northwest of State Road 16 intersection.

**This item is to be continued.**

- ❖ 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.