

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 20, 2017 1:30 PM

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, July 20, 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 July 6, 2017

AGENCY ITEMS

Presenter - Zachary Moore, Planner

District 5

1. **PUD 2016-21 Ravenswood Village.** Request to rezone approximately 50.16 acres from Planned Unit Development (PUD) and Open Rural (OR) to Planned Unit Development (PUD) to allow for a 126 unit, single family home subdivision. This item was continued from the June 1, 2017 Planning and Zoning Agency hearing. Since that hearing, the applicant has decreased the number of lots proposed from 170 to 126, and has increased the minimum lot width from 43 feet to 53 feet, and has provided that all lots on the perimeter of the proposed development shall be no less than 63 feet wide. The applicant has requested that this application be continued to the August 3rd agenda to allow additional time to provide a complete traffic analysis.

Presenter - Marie Colee, Assistant Program Manager

District 4

2. **ZVAR 2017-07 414 North Roscoe Boulevard.** Request for a Zoning Variance from LDC, Table 6.01 to reduce the minimum required Front Yard from 25' to 5' with a 2' eave projection and to reduce the minimum Side Yard setbacks from 8' to 5' with a 1.5' eave projection in Residential, Single Family (RS-3) zoning, to allow for the construction of a single family home.

District 1

3. **ZVAR 2017-09 Acton Academy.** Request for a Zoning Variance from LDC, Table 6.20 and Section 6.06.04.B.4, to allow a reduction in the required 20 foot buffer with B standard, specifically located at 3355 State Road 13 North.

District 1

- 4. SUPMAJ 2017-07 Acton Academy.** Request for Special Use Permit to allow a Private School with Conventional Academic Curriculum in Open Rural (OR) zoning, pursuant to LDC, Section 2.03.17.

Presenter - Zachary Moore, Planner

District 3

- 5. MAJMOD 2017-07 Wal-Mart Stores PUD.** Request for a Major Modification to the Wal-Mart Stores PUD to allow for package sales of alcoholic beverages, the construction of a 4,514 square foot addition to the building to serve as a liquor store, and to add waivers regarding alcohol sales separation requirements and size of signs. The applicant has requested that this application be continued to the August 3rd agenda to allow additional time to revise request as it pertains to signage.

Presenter - Beverly Frazier, Planner

District 3

- 6. MAJMOD 2017-15 Sawmill Landing.** Request for a Major Modification to the Sawmill Landing Planned Unit Development (PUD) to increase maximum lot coverage by all buildings to 50% consistent with Comprehensive Plan allowances, reduce the front yard setback to 15 feet for the non-garage portion of homes, and to update the 25 building setback requirement adjacent to the upland buffer consistent with Land Development Code allowances.

- ❖ 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.