

# 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, August 3, 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, August 3, 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.
- ❖ Approval of meeting minutes from July 20, 2017.

### AGENCY ITEMS

#### **Presenter - Beverly Frazier, Planner**

#### **District 2**

1. **TUP 2017-02 Lone Palm Ventures (9465 Cowpen Branch Road).** Request for a Temporary Use Permit to allow three (3) day festival type events with music, vendors and primitive camping, up to eight (8) times within each year for a period of two years. The property is approximately 40 acres in size specifically located at 9465 Cowpen Branch Road. A Temporary Use Permit (TUP 2016-01) was previously approved for the property to allow a total of six (6) events over the past year. Please see the Growth Management Staff Report for additional information.

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

#### **District 3**

2. **ZVAR 2017-10 Master Construction Products Warehouse.** ZVAR 2017-10 Master Construction Products Warehouse, Zoning Variance from Land Development Code Section 6.01.01, Table 6.01 to allow a reduction in the required rear yard from 15 feet to 5 feet

#### **Presenter - Beverly Frazier, Planner**

#### **District 4**

3. **MINMOD 2017-05 Rossillo Residence.** MINMOD 2017-05 Rossillo Residence, a request for a Minor Modification to the Nocatee PUD to reduce the required rear yard setback from 5 feet to 0 feet for approximately 31 feet to allow the construction of a screened enclosure for a single residential lot within Twenty Mile Village, specifically located at 221 Bear Island Trail.

**Presenter - Joseph Cearley, Special Projects Manager**

**District 3**

- 4. 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.

**Presenter - Valerie Stukes, Planner**

**District 3**

- 5. REZ 2017-05 Circle K at US 1 South & State Road 206.** REZ 2017-05 Circle K at US 1 South & State Road 206, a request to rezone approximately 4.31 acres from Commercial, General (CG) with conditions to Commercial, General (G) to allow for the expansion of an existing Circle K.

**Presenter - Cynthia May, Senior Planner**

**District 5**

- 6. PUD 2017-03 Woodlawn Oaks PUD.** PUD 2017-03 Woodlawn Oaks PUD, a Request to rezone approximately 4.4 acres from Residential, Mobile Home (RMH) and Planned Unit Development (PUD) to Planned Unit Development (PUD) to allow for the development of a 26 unit townhome development.

**Presenter - Beverly Frazier, Planner**

**District 1**

- 7. COMPAMD 2016-09 Byrlne Ricketts Trust (3329 SR 13N).** Adoption hearing for COMPAMD 2016-09, known as Byrlne Ricketts Trust, a Comprehensive Plan Amendment to amend the Future Land Use Map designation from Rural Silviculture (R/S) to Residential-A (RES-A) and provide a text amendment to limit the residential development to a total of eight (8) dwelling units and Open Rural zoning, for approximately 19.36 acres of land located on State Road 13 North. The Board of County Commissioners voted to transmit the Comprehensive Plan Amendment on June 6, 2017 to the Department of Economic Opportunity (DEO) and other state and regional agencies for review of the proposed amendment. Please see the Growth Management Staff Report for project details.

- ❖ 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.