

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Michael D. Wanchick, County Administrator
Patrick F. McCormack, County Attorney

Thursday, August 17, 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 17, 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 August 3, 2017

AGENCY ITEMS

Presenter - Marie Colee, Assistant Program Manager

District 1

1. **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. This item was continued from the July 20, 2017 Planning and Zoning Agency meeting.

District 1

2. **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. Item carried over from the July 20, 2017 Planning and Zoning Agency meeting for the applicant to conduct additional traffic impact review.

District 5

3. **SUPMAJ 2017-14 Camachee Island Co. (Marina Store).** Request for a Special Use Permit to allow for the package sale of beer and wine for off-site consumption under the regulation of a State of Florida Type 2-APS license, in Commercial, Highway Tourist (CHT) zoning, specifically located at 3060 Harbor Drive.

Presenter - Valerie Stukes, Planner

District 2

4. **PUD 2016-22 Murabella Station.** PUD 2016-22 Murabella Station, a request to rezone approximately 1.45 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for a 13,300 square foot commercial shopping center. The Uses proposed within this PUD are neighborhood commercial uses, office professional uses and cultural institutional uses. For more detail, please review the staff report attached.

Presenter - Danielle Handy, Chief Planner

District 3

5. **MAJMOD 2017-12 Deerfield Meadows PUD.** Request for a Major Modification to the Deerfield Meadows PUD to eliminate Recreational Vehicle/Boat Storage as an allowed use, to establish a maximum Impervious Surface Ratio allowance, increase Lot Coverage by Buildings per lot from 35% to 65%, to reduce the active park recreation from 2.67 acres to 1 acre, and to add waivers from the Land Development Code for reduced front and side yard setbacks, corner lot setbacks, mechanical equipment setbacks, and construction access relief.

Presenter - Danielle Handy, AICP, Chief Planner

District 4

6. **DRI MOD 2017-04 Caballos del Mar (PGA Tour).** Request to amend the Development Order to consolidate the acreage and uses of the PGA Tour Property and the Annex Parcel in a unified Master Development Plan Map H, add a Land Use Equivalency Table, and extend buildout and completion dates.
7. **MAJMOD 2017-13 Players Club PUD (PGA Tour).** Request for a Major Modification to the Players Club Planned Unit Development (PUD) to consolidate the acreage and uses of the PGA Tour Property and the Annex Parcel in a unified PUD document, allow for the relocation of the existing antenna tower currently located on the Annex Parcel, and update the unified sign plan.

Presenter - Paolo S. Soria, Assistant County Attorney

8. **Land Development Code Amendments - Rescind LDC Section 5.03.02.H - Architectural Review by Associations (RARA).** LDC Section 5.03.02.H, known as the Registered Architectural Review Association (RARA) program requires approval by a registered Home Owners Association prior to the issuance of a County clearance sheet or Building Permit, although there are exceptions and exemptions from obtaining approval. In June of 2016, this Office and Staff were directed by the Board of County Commissioners to examine and review the County's RARA program for compliance with applicable Florida laws and the Florida Building Code and to bring back recommendations after holding community workshops. Staff recommends to both the Agency and the Board of County Commissioners to rescind the RARA program, remove the program from the Land Development Code, and have in its place a noticing program similar to the Neighborhood Bill of Rights (NBR) process. This Ordinance amends the Land Development Code, Ord. 99-51, by removing Section 5.03.02.H. This Ordinance, after recommendation, will be heard with the companion notice ordinance on the September 5, 2017 Board of County Commissioners Hearing. Please see the Staff report for additional 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.