

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
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REGULAR MEETING AGENDA

County Auditorium
500 San Sebastian View

Suzanne Konchan, Director of Growth Management
Paolo S. Soria, Assistant County Attorney

Thursday, September 21, 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, September 21, 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 17, 2017.

AGENCY ITEMS

Presenter - Valerie Stukes, Planner

District 2

1. **SUPMIN 2017-06 Zwierzynska 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 477 Old Spanish Trail.

District 5

2. **SUPMIN 2017-08 Roberts Mobile Home.** 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 4633 Avenue C.

Presenter - Joseph Cearley, Special Projects Manager

District 5

3. **ZVAR 2017-03 Carpentieri Residence.** ZVAR 2017-03 Carpentieri Residence, a request for a Zoning Variance from LDC, Table 6.01 to reduce the minimum front yard setback in Residential, Single-Family (RS-3) zoning from 25 feet to 15 feet, and a Zoning Variance to LDC, Section 6.07.01, method of measuring height, to allow construction of a single family home, specifically located on 3053 4th street (Lot 11, Block A, Surfside Subdivision). As this variance includes a variance to height, the Board of County Commissioners makes the final determination after recommendation from the Planning and Zoning Agency. The BCC hearing is scheduled for the October 17, 2017 meeting.

Presenter - Beverly Frazier, Planner

District 3

4. **MINMOD 2017-06 Hagan Ace Hardware.** MINMOD 2017-06 Hagan Ace Hardware, request for a Minor Modification to the Marsh Creek PUD to reduce the required buffer between the hardware store and the adjacent residential neighborhood from 50 feet to 20 feet, and to mitigate with enhanced landscaping and a six (6) foot tall opaque fence. The property is located at 3033 State Road A1A South within the Mid-Anastasia Overlay District. Details regarding the request and the proposed development plan are included in the Growth Management staff report.

Presenter - Danielle Handy, Chief Planner

District 4

5. **MAJMOD 2017-04 Quadrille.** Request for a Major Modification to the Marsh Landing PUD to convert 89,900 square feet of office/retail to 20 single-family residential dwelling units. This application will be continued to the October 5th agenda to preserve advertising and to allow adequate time for adjacent property notification.
6. **DRI MOD 2017-01 Caballos Del Mar (Quadrille) DRI** Request to amend Map H to convert 89,900 square feet of office/retail to 20 single-family residential dwelling units. This application will be continued to the October 5th agenda to preserve advertising and to be heard concurrently with MAJMOD 2017-04 Quadrille.

Presenter - Kim K. Del Rance, Senior Planner

District 2

7. **REZ 2016-08 2015 State Road 16.** Request to rezone approximately 0.38 acres from Open Rural (OR) to Commercial General (CG), specifically located at 2015 State Road 16.

Presenter - Danielle Handy, Chief Planner

District 3

8. **PUD 2017-01 Rock Springs Farm.** Request to rezone approximately 101.54 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow a 202 single-family residential unit subdivision, located south of State Road 206 and east of US Highway 1.

- ❖ 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.