

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

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

Thursday, October 19, 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, October 19, 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 September 21, 2017.
- ❖ Approval of meeting minutes from October 5, 2017.

AGENCY ITEMS

Presenter - Beverly Frazier, Planner

District 2

1. **TUP 2017-03 Glen St. Johns CDD Food Truck Events.** Request for a Temporary Use Permit to allow mobile food vending at the Glen St. Johns CDD Amenity Center for Food Truck community events on twelve (12) dates over a one-year time period, specifically located at 1430 St. Thomas Island Parkway.

Presenter - Cynthia May, Senior Planner

District 1

2. **MAJMOD 2017-16 New Twin Creeks PUD.** MAJMOD 2017-16 New Twin Creeks PUD: Requesting a Major Modification to the New Twin Creeks Planned Unit Development (PUD) to increase lot coverage by buildings for single-family units by 5% (from 50% to 55%), to change the method of measuring side yard setbacks for residential units, to update the MDP Map, and to incorporate revisions from recently approved modifications into the PUD text.

District 1

3. **MAJMOD 2017-19 New Twin Creeks PUD (Beachwalk Apartments).** MAJMOD 2017-19 New Twin Creeks PUD (Beachwalk Apartments): Requesting a Major Modification to the New Twin Creeks Planned Unit Development (PUD) (Beachwalk Apartments) to reduce the required number of parking spaces for a proposed 348 unit apartment complex, and to request a waiver from LDC Section 9.04.05 to allow for more than one rezoning or modification to a PUD within a one-year period.

- ❖ 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.