

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
Jon Woodard
Roy Alaimo
Brad Nelson

David Rice PhD.
Mike Koppenhafer
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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, November 16, 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, November 16, 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 October 19, 2017.
- ❖ Approval of meeting minutes from November 2, 2017.

AGENCY ITEMS

Presenter - Casey Keough, Planner

District 2

1. **SUPMIN 2017-09 Smiley 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 1185 Butler Avenue.

Presenter - Valerie Stukes, Planner

District 4

2. **ZVAR 2017-06 Romein Self Storage.** ZVAR 2017-06 Romein Self Storage, a request for a Zoning Variance from LDC, Table 6.01 to reduce the required Front Yard setback from 15 feet to 5 feet along Ray Road and to reduce the Second Front Yard setback from 12 feet to 5 feet along U.S. Highway 1, Panther Lane and 8th Street to allow for a Personal Property Mini-Warehouse in Commercial, Intensive (CI) zoning, specifically located at 10370 US Highway 1 North.

Presenter - Beverly Frazier, Planner

District 4

3. **MINMOD 2017-08 LCS Communication Tower/Palencia North.** Request for a Minor Modification to the Palencia North Planned Unit Development (PUD) to allow construction of a 150-foot monopine communication tower with lighting rod to increase coverage for the surrounding area, located near the intersection of Las Calinas Boulevard and Ensenada Drive. Details for the requested alternative tower structure are provided in the Growth Management staff report.

Presenter - Valerie Stukes, Planner

District 3

4. **REZ 2017-07 Walberg and Dzuck House.** Request to rezone approximately 0.29 acres from Commercial, General (CG) to Residential, Single-Family (RS-3) to allow for the construction of a Modular Home.

District 2

5. **REZ 2017-10 Fidus Office Warehouse.** Request to rezone 0.5 acres from Open Rural (OR) to Industrial Warehouse (IW) to allow for a 5,000 square foot warehouse building with an accessory 3,000 square foot office building, specifically located at 1955 State Road 16.

Presenter - Cynthia A. May, Senior Planner

District 5

6. **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 to July 20, 2017. On July 20th, the item was continued to a date uncertain to allow the applicant additional time to provide a complete traffic study with time for staff review. Since the first hearing, the applicant decreased the number of lots proposed from 170 to 126, increased the minimum lot width from 43 feet to 53 feet, and provided that all lots on the perimeter of the proposed development shall be no less than 63 feet wide. Staff has received a revised traffic analysis from the applicant, which is included and summarized with the staff report.

- ❖ 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.