

ST. JOHNS COUNTY

Planning & Zoning

PLANNING & ZONING BOARD

Jeffrey R. Martin
Jon Woodard
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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, April 5, 2018 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, April 5, 2018 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.

AGENCY ITEMS

Presenter - Cynthia May, Senior Planner

District 3

1. **PUD 2017-08 Deerfield Forest.** Request to rezone approximately 37.31 acres from Open Rural (OR) to Planned Unit Development (PUD) to allow for the development of 63 single family homes. This item was continued from the February 1, 2018 PZA hearing to April 5, 2018. Though the item was continued to a date certain, the applicant completed full advertising for the April hearing and held a community meeting. **The applicant has requested a continuance to the May 17, 2018 agenda to preserve advertising.**

Presenter - Marie Colee, Assistant Program Manager

District 5

2. **ZVAR 2017-22 Schweiger - 170 Oak Avenue.** Request for a Zoning Variance to allow a reduction to the required Front Yard setback from 25' to 20' along with a request for a reduction in the required Second Front Yard setback, adjacent to the unopened Fourth Street Right-of-Way, from 20' to 8' in RS-3 zoning to allow for construction of a single family residence

Presenter - Valerie Stukes, Planner

District 5

3. **MINMOD 2017-15 Southaven (increase the number of Single Family).** A request for a Minor Modification to the Southaven PUD, Section E (Ordinance 2014-21) to increase the number of single family residential units by 10 to allow for a total of 355 units.

District 3

- 4. REZ 2017-08 Yossef Chatila Residential.** A request to rezone approximately 0.91 acres from Commercial General (CG) to Residential (RG-2) for construction of a 4,000 sq. ft. home, specifically located at 901 Delcie Drive.

Presenter - Beverly Frazier, Senior Supervising Planner

District 4

- 5. PUD 2017-12 Oak Tree.** Request to rezone approximately 38 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow a sixty-three (63) unit, single family home subdivision. The property is located east of US Highway 1 North with access provided from Gun Club Road.

Presenter - Georgia Katz, Senior Planner

District 2

- 6. CPA (SS) 2017-04 2615 Joe Ashton Road.** Request to change Future Land Use Map from R/S to Res A with text amendment to allow three existing structures on approximately 9.60 acres,

Presenter - Paolo Soria, Senior Assistant County Attorney

- 7. Land Development Code Amendment - Ban on Medical Marijuana Treatment Center Dispensing Facilities.** Recommendation on Land Development Code Amendments to ban Medical Marijuana Treatment Center (MMTC) Dispensing Facilities. Dispensing Facilities are the retail component of a Medical Marijuana Treatment Center similar to pharmacies. This places Dispensing Facilities as a prohibited use in all zoning districts and zoning categories. This ban on Dispensing Facilities does not affect the cultivation, processing, or delivery of Medical Marijuana in St. Johns County by a MMTC licensed with the State. Marijuana is illegal under Federal Law.

- ❖ 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.