

Growth Management

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Growth Management

Planning and Zoning Agency Special Meeting (1/23/2014)

AGENDA

Special Meeting of the St. Johns County

PLANNING AND ZONING AGENCY

Thursday, January 23, 2014

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on **Thursday, January 23, 2014 at 1:30 p.m.** in the County Auditorium at the St. Johns County Administrative Complex located at 500 San Sebastian View, St. Augustine, Florida. [Click for Map.](#) **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 that require approval or recommendation for approval or denial by the Planning and Zoning Agency but may not require advertising in a newspaper, notification of adjacent property owners, or posting a sign on the property. Public Hearings are those 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**

AGENDA ITEMS

1. **Public Hearing to consider REZ 2013-09 Enclave @ Palm Valley.** Request to rezone approximately 9.6 acres of property from Open Rural (OR) to Residential, Single Family (RS-3), location of property between Roscoe Blvd. & Wilderness Trail in Palm Valley.
Staff Presenter: Chelsea Glenn, Planner
2. **Public Hearing to consider COMPAMD 2013-02 Heritage Oaks.** Request the adoption of COMPAMD 2013-02, Heritage Oaks at St. Johns, a request to amend the Comprehensive Plan which includes Future Land Use Map changes from Rural Silviculture (R/S) to Residential-C and to add a text amendment establishing a site specific density cap not to exceed 99 lots. The subject property is 37.24 acres and is located on the south side of Russell Sampson Road.
Staff presenter: Vickie Renna, Principal Planner
3. **Public Hearing to consider PUD 12013-05 Heritage Oaks.** Request to rezone 37.24 acres from Open Rural (OR) to Planned Unit Development (PUD) in order to construct a maximum of 99 single family lots on the south side of Russell Sampson Road.
Staff Presenter: Vickie Renna, Principal Planner
4. **Public Hearing to consider SUPMAJ 2013-20 Oxford Estates.** Request to allow a Borrow Area, located on east side of Long Leaf Pine Pkwy approximately ½ mile north of Roberts Road; (Companion application) ZVAR 2013-24 Oxford Estates Request to allow 35' setback from right-of-way in lieu of 200' setback requirement as per the Land Development Code Section 2.03.10.A.2.a.
Staff Presenter: Mike Roberson, Senior Planner
5. **Public Hearing to consider SUPMAJ 2013-17 Buffalo Wild Wings.** Request to allow on-site sales and consumption of alcoholic beverages under the

regulation of a State of Florida Type 4COP/SRX license in connection with an existing restaurant to allow for change in business name and ownership, specifically located at 318 State Road 312.

Staff Presenter: Marie Colee, Assistant Program Manager

6. Public Hearing to consider SUPMAJ 2013-18

Julington Creek Community. Request for a Special Use Permit to allow for the on-site sales and consumption of alcoholic beverages (beer/wine) under the regulation of a State Florida 2COP beverages license in connection with an existing restaurant, specifically located at 350 Plantation Club Parkway.

Staff Presenter: Caitlin Cerame, Planner

7. Public Hearing to consider ZVAR 2013-23 30 Dune

St. Request for a Zoning Variance to allow the reduction of the required front yard setback from 25' to 15' to allow for the construction of a single-family residence, specifically located on property at 30 Dune Street.

Staff Presenter: Marie Colee, Assistant Program Manager

(Download [Agenda](#), [Item 1](#), [Item 2](#), [Item 3](#), [Item 4](#), [Item 5](#), [Item 6](#), [Item 7](#))

STAFF REPORTS

AGENCY REPORTS

ADJOURN

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 final agenda will be published at least 15 days in advance of the hearing date. The Agency reserves the right to cancel the meeting schedule as needed.

Event Details

Event Type: Meeting