



AGENDA

Regular Meeting of the St. Johns County PLANNING AND ZONING AGENCY

Thursday, November 7, 2013

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, November 7, 2013 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. **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**
- **Approval of minutes from September 5, 2013 regular meeting.**

AGENDA ITEMS

1. **Public Hearing to consider SUPMAJ 2013-14 Napoli's Pastaria.** Request to allow for expansion of an existing approved Special Use Permit (SUPMAJ 2010-09) to include additional suite #103 allowing on-site sales and consumption of alcoholic beverages (beer/wine) under the regulation of a State of Florida Type 2COP beverage license in connection with an existing restaurant, specifically located at 3787 Palm Valley Road.

Staff Presenter: Marie Colee, Assistant Program Manager

2. **Public Hearing to consider ZVAR 2013-11 Carden Garage Addition.** Request for a Zoning Variance to allow the reduction of the required front yard setback from 25' to 13' to allow for the construction of a two car garage, specifically located on property at 2751 South Ponte Vedra Boulevard.

Staff Presenter: Marie Colee, Assistant Program Manager

3. **Public Hearing to consider ZVAR 2013-20 Salvation Army.** Request for a Zoning Variance to allow for a reduction in the westerly side yard setback from 10' to 0' along with a reduction in the second front yard setback from 20' to 5' adjacent to the southerly property line to allow for an existing shed. This request will also revisit previously approved ZVAR 2012-04 which expired to allow for no buffer in lieu of the required 20' buffer with "B" standard along the westerly property line and a reduction in the westerly side yard setback from 10' to 3', to allow for a cooler addition, location of property 1425 Old Dixie Highway.

Staff Presenter: Marie Colee, Assistant Program Manager

4. **Public Hearing to consider VACPLA 2013-02 St. Augustine Circle Subdivision.** Request to vacate a parcel of land in Section 50. Township 6 South, Range 29 East of said plat, Block A through 1. Excluding that portion lying within the public right of way of Old Dixie Dr., location of property Old Dixie Highway off US 1 North.

Staff Presenter: Kathy Nielsen, Application Review Manager

- 5. Public Hearing to consider PUD 2013-07 Chasewood PUD.** Request to rezone 38.37 acres from Open Rural (OR) and Residential Single Family-3(RS-3) to Planned Unit Development (PUD) in order to construct 68 single family units and 24,000 square feet of commercial/office, location of property, St. Augustine Circle.

Staff Presenter: Chelsea Glenn, Planner

- 6. Public Hearing to consider COMPAMD 2013-05 Bartram Park DRI.** Request for Transmittal of COMPAMD 2013-05, Bartram Park DRI, a request to amend the 2025 Comprehensive Plan Future Land Use Map from Residential-A to Residential-B with a Text Amendment limiting the residential dwelling units to 616, for approximately 582 acres located along Racetrack Road.

Staff Presenter: Teresa Bishop, AICP, Long Range Planning Manager

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.