



AGENDA

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, April 3, 2014

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, April 3, 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. **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 SUPMAJ 2014-03, North Oak Recycling.** Request for a Special Use to allow for the operation of a wood and yard waste processing facility, specifically located on property at 2270 Dobbs Rd.
Staff Presenter: Caitlin Cerame, Planner
2. **Public Hearing to consider PUD 2013-04 Southaven.** Request to rezone 314 acres from Open rural (OR) to Planned Unit Development (PUD) in order to construct a maximum of 345 single-family lots property located on the south side of International Golf Parkway directly east of North Francis Road.
Staff Presenter: Michael Roberson, Senior Planner
3. **Public Hearing to consider COMPAMD 2013-07 Julington Lakes.** Request to amend the 2025 Comprehensive Plan Future Land Use Map from Rural Silviculture to Residential-B with a Text Amendment limiting the residential dwelling units to 512, for approximately 598 acres located on Long Leaf Pine Parkway.
Staff presenter: Michael Roberson, Senior Planner
4. **Public Hearing to consider Land Development Code: Article XI and Appendix of the Land Development Code.** These amendments are a result of discussions and input during a series of Board of County Commissioners workshops held in 2013 and 2014. The amendments include changes related to Florida Statutes, streamlining the proportionate fair share process, increasing the allowable period for the payment of proportionate share, simplifying the concurrency review of Minor Projects, decreasing the study area for smaller non-residential projects and increasing the impact threshold for road segments not directly accessed by a non-residential project.
Staff Presenter: Phong T. Nguyen, Transportation Development Division 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.