



AGENDA
St. Johns County
PLANNING AND ZONING AGENCY
Thursday, May 15, 2014

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, May 15, 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**
- **Approval of minutes from April 3, 2014 and April 17, 2014 regular meeting.**

AGENDA ITEMS

1. **Public Hearing to consider SUPMAJ 2014-06 McAvoy Animals.** Request to allow for Special Use Permit to allow for the keeping of up to 6 horses pursuant to Section 2.03.05, along with a request to allow the keeping of up to 8 chickens, 2 potbellied pigs and 2 goats, pursuant to Section 2.03.06 of the Land Development, in an RS-2 zoning district Code, located at Popolee Road.
Staff Presenter: Marie Colee, Assistant Program Manager
2. **Public Hearing to consider SUPMAJ 2014-07 Cornwell Market.** Request to allow for package sale of alcoholic beverages (beer/wine) under the regulation of a State of Florida Type 2APS in connection with an existing convenience store, specifically located at 6810 US 1 North to allow for a change in ownership.
Staff Presenter: Marie Colee, Assistant Program Manager
3. **Public Hearing to consider SUPMAJ 2013-08 Andy's Place.** Request to allow for Special Use Permit to allow 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 bar, specifically located at 6814 US 1 North to allow for a change in ownership.
Staff presenter: Marie Colee, Assistant Program Manager
4. **Public Hearing to consider ZVAR 2014-02 Fernandez.** Request for a Zoning Variance to allow a rear yard of 6' in lieu of 10' for construction of a swimming pool, specifically located on property known as 493 Monet Avenue.
Staff Presenter: Marie Colee, Assistant Program Manager

5. Public Hearing to consider MINMOD 2014-02 Aslan Beach House. Request for a Minor Modification to allow the reduction of the second front yard setback from 16' to 10' to construct a single-family residence, specifically located on property at 4541 Eden Bay Dr.

Staff Presenter: Michael Roberson, Senior Planner

6. Public Hearing to consider DRI 2012-01 Twin Creeks. Request Substantial Deviation of Twin Creeks Development of Regional Impact, comprised of approximately 3,3037 acres of land located in northern St. Johns County between US 1 and I95, along the north and south side of CR 210.

Staff Presenter: Teresa Bishop, AICP, Planning Manager

STAFF REPORTS

AGENCY REPORTS

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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.