



AGENDA

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, June 5, 2014

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, June 5, 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. Consideration of the reappointment of Brad Nelson.

- 2. Public Hearing to consider SUPMIN 2014-01 Friedman Dogs.** Request to allow for Special Use Permit to allow the keeping of more than 5 dogs over the age of 10 weeks pursuant to Section 2.02.04.B.1, Accessory Uses and Section 2.03.01.A and B Special Uses of the Land Development, in an RS-3 zoning district Code, specifically located at 615 Madeore Street.

Staff Presenter: Marie Colee, Assistant Program Manager

- 3. Public Hearing to consider SUPMAJ 2014-10 Cantina Louie.** 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 1900 US 1 South.

Staff Presenter: Marie Colee, Assistant Program Manager

- 4. Public Hearing to consider ZVAR 2014-03 Bach Residence.** Request for a Zoning Variance to allow a reduction of the eastern side yard setback from 8feet to 5feet to allow for construction of a detached garage; along with a request to allow a reduction in the western side yard setback from 8feet to 5feet to allow for construction of a detached garage; along with a request to allow a reduction in the western side yard setback from, 8feet to 5feet to allow for construction of a modular home, specifically located on property known as 215 Treasure Beach Road.

Staff presenter: Marie Colee, Assistant Program Manager

- 5. Public Hearing to consider MINMOD 2014-04 Craft.** Request for a Minor Modification to allow for a reduction in the rear yard from 5 feet to 2 feet 6 inches in order to construct a pool enclosure, property located at 757 Los Caminos St.

Staff Presenter: Michael Roberson, Senior Planner

- 6 Public Hearing to consider MAJMOD 2014-01 The Plantation Unit 13.** Request for a Major Modification to add an additional 15 single-family dwelling units, located at 259 Plantation Circle
Staff Presenter: Michael Roberson, Senior Planner
- 7 Public Hearing to consider MAJMOD 2013-11 Terra Pines PRD.** Request to modify existing Planned Rural Development (PRD 2003-05) to increase the number of residential dwelling units from 34 to 46 and modify lot layout to the approved Master Development Plan map, location of property on the south side of CR 208.
Staff Presenter: Caitlin Cerame, Planner
- 8 Public Hearing to consider MAJMOD 2013-12 Terra Pine PUD.** Request to modify existing Planned Unit Development (PUD 2003-28) to increase the number of residential dwelling units from 70 to 118, location of property on the south side of CR 208.
Staff Presenter: Caitlin Cerame, Planner
- 9 Comprehensive Plan Text Amendments-Adoption Hearing.** This is an adoption hearing for a Comprehensive Plan Amendment amending the text of the Future Land Use Element of the Comprehensive Plan. The amendments can be generally categorized as changes made to: reflect current state law; modify outdated timing standards; clarify policies; and change policy to reflect current BCC goals.
Staff Presenter: Suzanne Konchan, AICP, Growth Management Director

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.