



AGENDA

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, July 17, 2014

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, July 17, 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 May 1, 2014 regular meeting, May 15, 2014 regular meeting and June 5, 2014 regular meeting.**

AGENDA ITEMS

- 1. Public Hearing to consider ZVAR 2014-03 Bach Residence.** *(continued from June 1, 2014 regular Planning and Zoning meeting)* Request for a Zoning Variance to allow a reduction in the required front yard setback from 25' to 14' to allow for construction of a detached garage, along with a reduction in the required westerly side yard setback from 8' to 7' for a length of 13'4" and from 8' to 5' for a length of 26'8" to allow for construction of a new single family modular home, specifically located on property known as 215 Treasure Beach Road.
Staff Presenter: Marie Colee, Assistant Program Manager
- 2. Public Hearing to consider ZVAR 2014-04 Palmetto Avenue Beach House.** Request for a Zoning Variance to allow the reduction of the required front yard setback from 25' to 3.5", along with a reduction in the required rear yard from 10' to 3.5' and a reduction in the required side yard (western) setback from 8' to 5", specifically located at 111 Palmetto Avenue.
Staff Presenter: Danielle Handy, AICP Planner
- 3. Public Hearing to consider REZ 2014-02 Elkton Holding.** Request to rezone property from Planned Unit Development (PUD) to Industrial Warehouse (IW) with conditions, located at 5811 CR 305, near the intersection of St. Ambrose Church Road and CR 305.
Staff presenter: Michael Roberson, Senior Planner
- 4. Public Hearing to consider REZ 2014-03 Shoppes at Pone Vedra.** Request to rezone approximately 13.25 acres from Commercial Intensive (CI) with conditions to CI with conditions, specifically, the applicant proposes to modify conditions associated with the previously approved conditional rezoning

ordinance (ORD 2010-21) in order to allow outdoor recreational vehicle and boat storage uses, located on Palm Valley Road (old) near the intersection of Nocatee Parkway and Palm Valley Road.

Staff Presenter: Danielle Handy, AICP Planner

5. **Public Hearing to consider NOPC 2014-02 Ashford Mills.** Request for a Notice of Proposed Change to the Ashford Mills Development of Regional Impact (DRI) to modify the mitigation requirements for transportation, education, and affordable housing and extend the DRI phasing, build-out and termination dates.

Staff Presenter: Teresa Bishop, AICP, Planning Division Manger

6. **Public Hearing to consider MAJMOD 2014-09 Ashford Mills.** Request a Major Modification to the Ashford Mills Planned Unit Development (PUD) to modify the PUD to modify the phasing schedule, modify transportation improvements, request waivers to certain sections of the Land Development Code, adopt a Unified Sign Plan and provide consistency with the DRI

Staff Presenter: Teresa Bishop, AICP, Planning Division Manager

7. **Public Hearing to consider COMPAMD 2014-01 Stone Creek Landing.** Request to amend the Future Land Use designation from Rural Silviculture to Residential B and a Text amendment, located east of Veterans Parkway and west of St. Johns Parkway.

Staff Presenter: Georgia Katz, Senior Planner

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.