



AGENDA

St. Johns County
PLANNING AND ZONING AGENCY
Thursday, August 7, 2014

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, August 7, 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. Recommendation to the Board of County Commissioners for appointment to the Planning and Zoning Agency.**
- 2. Public Hearing to consider REZ 2014-02 Elkton Holding.** (*Continued from July 17, 2014 regular Planning and Zoning meeting*) Request to rezone 1.77 acres from Planned Unit Development (PUD) to Industrial Warehouse (IW) with condition prohibiting Vehicle Recycling Facilities and Garbage Haulers, located at 5811 CR 305, near the intersection of St. Ambrose Church Road and CR 305.
Staff presenter: Michael Roberson, Senior Planner
- 3. Public Hearing to consider SUPMIN 2014-02 Patel Residence.** Request for Special Use Permit approval to allow for the placement of a manufactured/mobile home in an RS-3 Zoning District, specifically located at 933 West 4th Street.
Staff Presenter: Marie Colee, Assistant Program Manager
- 4. Public Hearing to consider ZVAR 2014-06 Haines property 8' fence.** Request for a Zoning Variance to allow an existing fence height of eight (8) feet in lieu of the maximum six (6) feet allowed by Code, specifically located on property known as 1886 Village Glen Drive, near the intersection of CR 16A and SR 13 N.
Staff Presenter: Marie Colee, Assistant Program Manager

5. **Public Hearing to consider NOPC 2014-04 Caballos del Mar DRI.** Notice of Proposed Change to the Caballos del Mar Development of Regional Impact (DRI) to revise the Master Development Plan (Map H) by combining Parcels 11, 12, 14, 34, 35, and portions of the “Commercial” parcel into one parcel (“Tour Parcel”), located on property directly west of the intersection of Palm Valley Road and SR A1A.
Staff Presenter: Danielle Handy, AICP Planner
6. **Public Hearing to consider MAJMOD 2014-10 PGA Tour Parcel.** Request for a Major Modification to the Players Club PUD to revise the Master Development Plan to combine multiple tour-owned parcels into one parcel (“Tour Parcel”). In addition, the applicant seeks waivers to the LDC, including but not limited to various Palm Valley Overlay provisions, perimeter buffers, and phasing, located on property directly west of the intersection of Palm Valley Road and SR A1A.
Staff Presenter: Danielle Handy, AICP Planner
7. **Public Hearing to consider PUD 2014-01 Crescent Key.** Request to rezone property from Open Rural to Planned Unit Development to allow for construction of a single family residential development of 215 lots, located on property on the west side of US 1 South, north of Moses Creek and south of Datil Pepper Road.
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.