



# **AGENDA**

St. Johns County  
PLANNING AND ZONING AGENCY  
Thursday, August 21, 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 21, 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 August 7, 2014 regular meeting**

## ***AGENDA ITEMS***

1. **Public Hearing to consider VACPLA 2014-01 College Park Parcel C, VACPLA 2014-02 College Park Parcel A and VACPLA 2014-03 College Park Parcel B.** Request to vacate portions of the College Park Subdivision recorded Map Book 2, Page 55 and allowing for access.  
*Staff presenter: Valerie Pacetti, Application Review Supervisor*
2. **Public Hearing to consider ZVAR 2014-01 Yancy Dull Residence.** Request for a Zoning Variance to allow the reduction of a front yard setback from 25 feet to 10 feet, specifically located at 8971 A1A South.  
*Staff presenter: Michael Roberson, Senior Planner*
3. **Public Hearing to consider MAJMOD 2014-11 The Markets at Murabella.** Request for a Major Modification to allow for a reduced Development Edge per Comprehensive Plan Policy A.2.1.3 (a) and reduction in required distance between a drive-thru facility and residential uses, per Land Development Code Sec.6.08.16. An enhanced buffer is proposed to mitigate both requests, for the southernmost 2.658 acre commercial parcel within the commercial portion of the Sunshine 16 PUD, Just east of Publix Shopping Center at intersection of SR 16 and IGP, within Sunshine 16 PUD.  
*Staff presenter: Georgia Katz, Senior Planner*
4. **Public Hearing to consider REZ 2014-04 Costanero Road.** Request to rezone property from Commercial Neighborhood (CN) to residential Mobile Home, Single Family (RMH(S)), specifically located at 6056 Costanero Road.  
*Staff Presenter: Caitlin Cerame, 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.