



AGENDA

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, September 4, 2014

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, September 4, 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 MAJMOD 2014-11 The Markets at Murabella. (*Continued from August 21, 2014 regular Planning and Zoning Meeting*)** 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 a land reduction in the required distance between alcoholic beverage establishments (beer/wine) and churches/schools per Section 2.03.02(A) of the Land Development Code, 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
- 2. Public Hearing to consider PLAT 2014-19 Enclave at Palm Valley.** Request to plat 9.63 acres and 11 single family lots and a replat of Palm Valley Gardens Unit 1 lot 10 and Palm Valley Gardens Unit 5 lot 19 & 20, located east of South Roscoe Blvd.
Staff Presenter: Valerie Pacetti, Application Review Supervisor
- 3. Public Hearing to consider PUD 2014-02 Ashby Landing. (*Continued from June 19, 2014 regular Planning and Zoning Meeting*)** Request to rezone 51 acres from Planned Unit Development (PUD) and Open Rural to Planned Unit Development (PUD) in order to construct a maximum of 120 single-family lots, located on the south side of Dobbs Road Cutoff.
Staff presenter: Michael Roberson, Senior Planner

4. **Public Hearing to consider PUD 2014-03 Mill Creek Landing.** Request to rezone 31.5 acres from Open Rural to Planned Unit Development (PUD) in order to construct a maximum 41 single-family lots, located north of Greenbriar Road on Rubicon Drive approximately ½ mile west of Longleaf Pine Parkway.

Staff presenter: Michael Roberson, Senior Planner

5. **Public Hearing to consider Transmittal of COMPAMD 2013-06 Bannon Lakes.** Transmittal of a request to revise existing Comprehensive Plan Text Policy A.1.11.1.(h)(8)(f), providing for a maximum cap of 999 single family units, 105,000 square feet of commercial and 15,000 square feet of office and add text language to preserve and maintain a 180 acre Wetland Conservation Easement in favor of the St. Johns River Water Management District, as established in the Florida Statutes Section 704.06; and revise the Five Year Capital Improvement Schedule set forth in Policy H.1.8 for property designated Mixed Use on the Future Land Use Map. This site contains 580 acres and is located on the North side of International Golf Parkway just east of I-95 Interchange.

Staff presenter: Vickie Renna, Senior Planner

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.