



# **AGENDA**

## **St. Johns County**

### **PLANNING AND ZONING AGENCY**

**Thursday, October 2, 2014**

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, October 2, 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. **Public Hearing to consider MAJMOD 2014-07 Flora Park.** Request a Major Modification to the Flora Branch PUD, presently known as Flora Park PUD, located on the south side of Race Track Road across from Summerdown Way.  
*Staff Presenter: Vickie Renna, Senior Planner*
2. **Public Hearing to consider SUPMAJ 2014-18 Aldi Food Market.** Request to allow for the package sale of alcoholic beverages (beer/wine) under the regulation of a State of Florida Type 2APS in connection with a proposed grocery store, specifically located at 1772 US 1 South.  
*Staff Presenter: Marie Colee, Assistant Program Manager*
3. **Public Hearing to consider MINMOD 2014-09 Marshal Creek PUD.** Request to transfer fifty (50) residential units from the Marshall Creek Planned Unit Development (PUD) to the Palencia North PUD as allowed be Section 2.2.2.3 of the Master Development Plan Text, location of property Intersection of US 1 South, International Golf Parkway, and Palencia Village Drive  
*Staff Presenter: Caitlin Cerame, Planner*
4. **Public Hearing to consider MINMOD 2014-08 Palencia North.** Request to transfer fifty (50) residential units from the Marshall Creek Planned Unit Development (PUD) to the Palencia North PUD as allowed by Section 2.2.2.3 of the Master Development Plan Text, location of property off Las Calinas Blvd., east of US 1, west of Intracoastal Waterway, south of Nocatee & north of Marshall Creek.  
*Staff Presenter: Caitlin Cerame, Planner*
5. **Public Hearing to consider PUD 2014-06 Kings Grant.** Request to rezone 593 acres from Open Rural (OR) to Planned Unit Development (PUD) in order to construct 925 single family residential units and up to 100,000 square feet commercial on the subject property located west of I-95 and just east of SR 206.  
*Staff presenter: Vickie Renna, Senior Planner*

6. **Public Hearing to consider NOPC 2013-05 World Commerce Center.** Request of Notice of Proposed Change to the World Commerce Center Development of Regional Impact (DRI) to add eight acres of land, increase the residential dwelling units allowed by land use exchange, extend phasing, and modify the transportation mitigation plan, location of property International Golf Parkway.  
*Staff Presenter: Teresa Bishop, AICP, Planning Division Manager*
7. **Public Hearing to consider NOPC 2014-05 Rivertown.** Request a Proposed amendment to the approved Development Order to shift commencement of construction of County Road 223 to Phase 2 (Special Condition 22 (a)(iii)), update the name of the Master Developer to the current owner, and extend project phasing, buildout, and recreation requirements to reflect Legislative extensions (General Condition 3 and 25), location of property along SR 13, south of Greenbriar Road and northwest of CR 210  
*Staff Presenter: Caitlin Cerame, Planner*
8. **Public Hearing to consider COMPAMD 2014-05 Tringali.** Request a Transmittal Hearing for Comprehensive Plan Future Land Use Map Amendment 2014-05-Tringali Family Farms, a request to amend approximately 54 acres from Rural/Silviculture (R/S) to Agricultural Intensive (A-I) for a Family Farm, location of property 7310 US Highway 1 South.  
*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.