



AGENDA

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, October 16, 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 16, 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 MINMOD 2014-11 Corbett Residence.** Request a Minor Modification request to allow for a 5.6' rear yard setback in lieu of the required 10' rear yard setback, specifically located on property at 212 Odom's Mill Boulevard .
Staff Presenter: Kim Del Rance, Planner
2. **Public Hearing to consider SUPMAJ 2014-20 Hong Kong Café.** Request to allow for Special Use Permit to allow on-site sales and consumption of alcoholic beverages (beer/wine) under the regulation of a State of Florida Type 2COP beverage license in connection with an existing restaurant, specifically located at 4660 US 1 North.
Staff Presenter: Marie Colee, Assistant Program Manager
3. **Public Hearing to consider ZVAR 2014-08 Blount Residence.** Request for a zoning variance to allow a reduction in the required second front yard setback from 20 feet to 9 feet with a permitted projection to of 2 feet, to allow for the placement of an open-sided aluminum boat cover, specifically located at 4800 Shore Drive.
Staff Presenter: Teresa Bishop, AICP, Planning Division Manager
4. **Public Hearing to consider MINMOD 2014-13 Harley Davidson PUD (Alcohol Sales).** Request to modify the existing Harley Davidson Planned Unit Development to allow for sale/consumption of alcoholic beverages, specifically to allow for a micro-brewery with onsite consumption (sampling), subject to Special Use criteria listed in Land Development Code Section 2.03.02 and located at 2575 State Road 16.
Staff Presenter: Marie Colee, Assistant Program Manager
5. **Public Hearing to consider MINMOD 2014-10 Summer Island.** Request for a Minor Modification to the Summer Island PUD to remove the maximum impervious surface restriction of 2,500 square feet per lot and

default to the LDC standards impervious surface ratio (ISR) of 70%, located on A1A South, Rattlesnake Island (9000 Block).

Staff presenter: Rebecca Carr, Planner

- 6. Public Hearing to consider MAJMOD 2014-06 Fairfield at Ponte Vedra Pointe.** Request a Major Modification to the Fairfield at Ponte Vedra Pointe PUD, location of property at the intersection of SR A1A and Palm Valley Road.

Staff Presenter: Danielle Handy, AICP, Planner

- 7. Public Hearing to consider MAJMOD 2014-13 Ocean Cay.** Request to modify (PUD) zoning for the property to adjust the required maximum lot coverage by building, location of property on the east side of Mizell Rd, between West Pope and West 16th Street.

Staff Presenter: Michael Roberson, Chief 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.