



# **AGENDA**

St. Johns County  
PLANNING AND ZONING AGENCY  
Thursday, November 6, 2014

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, November 6, 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 September 4, 2014 regular meeting.**

## **AGENDA ITEMS**

1. **Public Hearing to consider ZVAR 2013-19 5800 A1A South.** Request for a Zoning Variance to allow the reduction of the required second front yard setback adjacent to Minnie Street from 20' to 15' to allow for the construction of a single-family residence and pool, specifically located on property at 5800 A1A South.  
*Staff presenter: Marie Colee, Assistant Program Manager*
2. **Public Hearing to consider MAJMOD 2014-12 Wal-mart.** Request for a 4,113 square foot building addition for the package sale of alcoholic beverages, modification to the parking area, and new 11.3 square foot wall sign, location of property 2355 US Highway One South.  
*Staff Presenter: Caitlin Cerame, Planner*
3. **Public Hearing to consider PUD 2012-05 TRC West King.** Request to rezone 1.3 acres from Residential Single-family (RS-3) to Planned Unit Development (PUD) to develop 8,000 square feet of General Business and Commercial Uses. The site is located on the north side of West King St., east of Volusia St. and south of the railroad tracks.  
*Staff presenter: Michael Roberson, Chief Planner*
4. **Public Hearing to consider PUD 2014-08 Sawmill Landing.** Request to rezone 50 acres from Open Rural to Planned Unit Development (PUD) in order to construct 100 single-family units, located south of SR 207 and on a portion east and west of Hilltop Road.  
*Staff presenter: Caitlin Cerame, Planner*
5. **Public Hearing to consider COMPAMD 2014-01 Stone Creek Landing.** Request the adoption of COMPAMD 2014-01, Stone Creek Landing a request to amend the Future Land Use designation from Rural Silviculture to Residential B, location of property west of St. Johns Parkway and east of Greenbriar.

*Staff presenter: Georgia Katz, Senior Planner*

- 6. Public Hearing to consider PUD 2014-07 Stone Creek Landing.** Request to rezone property from Open Rural to Planed Unit Development for development of 44 single-family residences, location of property west of St. Johns Parkway and east of Greenbriar.

*Staff presenter: Georgia Katz, Senior Planner*

- 7. Public Hearing to consider COMPAMD 2014-03 Oxford Estates.** Request Transmittal of COMPAMD 2014-03, Oxford Estates, a request to amend the 2025 Comprehensive Plan Future Land Use Map from Rural Silviculture to Residential-B for approximately 98 acres located on the east side of Longleaf Parkway and across from Oxford Estates Way.

*Staff presenter: Michael Roberson, Senior Planner*

- 8. Public Hearing to consider COMPAMD 2014-07 Durbin Creek National.** Request Transmittal Hearing for a Comprehensive Plan Amendment to amend approximately five acres of land from Rural/Silviculture (R/S) to Intensive Commercial (IC), designate those five acres plus an additional approximately 1,630 acres of land designated Intensive Commercial (IC) on the Future Land Use Map as an Urban Services Area, pursuant to Section 163.3164 (50), Florida Statutes: and provide a Text Policy establishing the development rights for the subject property; located on the south side of Race Track Road and east and west of I-95.

*Staff presenter: Suzanne Konchan, Director Growth Management Department*

## **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.