



AGENDA

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, February 5, 2015

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, February 5, 2015 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 November 20, 2014 and December 18, 2014 regular meetings.**

AGENDA ITEMS

1. **Nomination and selection of a Chair and Vice-Chair.**
2. **Public Hearing to consider SUPMAJ 2014-17, North Ponds (CR 16 A).** Request to allow for a Borrow Area per Land Development Code Sections 2.03.10 and 6.04.09, location of property on the east side of County Road 16A.
Staff Presenter: Caitlin Cerame, Planner
3. **Public Hearing to consider MAJMOD 2014-02 Westminster Woods.** Requesting to modify the Westminster Woods PUD in order to replace 35 Garden Apartments with 35 duplexes and triplexes redevelop the following facilities: Nursing Facility, retirement apartments, and the ALF and support services, adjust a planned access, and increase the maximum building height of the Garden Apartments to 60' along with other minor changes to the PUD, location of property on SR 13 and Bishop Estates Road at Julington Creek.
Staff Presenter: Rebecca Carr, Planner
4. **Amendments to the Florida Building Code.** This is the first hearing to adopt the Administrative provisions of the State of Florida Building Code. It is the intent of Legislature of the State of Florida to provide a mechanism for the uniform adoption, updating, amendments, interpretation, and enforcement of a single, unified state building code, to be called the Florida Building Code. The proposed amendments would incorporate The 2010 edition of Model Chapter 1 of the Florida Building Code, entitled "Scope and Administration", as coordinated and modeled after the Building Officials Association of Florida (BOAF) model ordinance.
Staff Presenter: James Schock P.E, C.B.O., C.F.M., Floodplain Manager

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.