



AGENDA

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, February 19, 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 19, 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**

AGENDA ITEMS

1. **Public Hearing to consider SUPMAJ 2014-24, Moultrie Montessori School.** Request for a Special Use Permit to allow a private school, pursuant to Section 2.03.17 and the Land Development Code, in a Commercial General (CG) zoning district, specifically located at 253 State Road 16.
Staff Presenter: Marie Colee, Assistant Program Manager
2. **Public Hearing to consider ZVAR 2014-15, Nickler Lamp Post.** Request for a Zoning Variance to Conditional Ordinance 2001-52 to allow an existing light pole in the front yard, specifically located at 518 Pebble Brook Drive.
Staff Presenter: Marie Colee, Assistant Program Manager
3. **Public Hearing to consider MINMOD 2014-14, Encanta Park.** Request for a Minor Modification to relocate the main 3.6 acre community park from the entrance to the center of the project.
Staff Presenter: Caitlin Cerame, Planner
4. **Public Hearing to consider MAJMOD 2014-14, San Savino.** Requesting a front yard setback reduction from twenty-five (25) feet to twenty (20) feet for the following 17 Lots: Block 195 Lots 1-11 and Block 200 Lots 21, 22, 24, 26, 27, and 28 in Unit 7 of the St. Augustine Shores Planned Unit Development (PUD).
Staff Presenter: Rebecca Carr, Planner
5. **Public Hearing to consider REZ 2014-12, St. Augustine North Community Retail Store.** Request to rezone from Open Rural (OR) and Industrial Warehouse (IW) to Commercial Neighborhood (CN), located at 6774 US 1 North.
Staff Presenter: Rebecca Carr, Planner

6. **Public Hearing to consider COMPAMD 2014-03, Oxford Estates.** Consider the Adoption to amend the 2025 Comprehensive Plan Future Land Use Map from Rural Silviculture to Residential-B for approximately 89 acres located on the east side of Longleaf Pine Parkway and across from Oxford Estates Way.

Staff Presenter: Michael Roberson, Chief Planner

7. **Public Hearing to consider MAJMOD 2014-08, Oxford Estates.** Request a Major Modification to the Oxford Estates Planned Unit Development (PUD) to add 109 acres of land and 188 single-family units. The project is located on both sides off Longleaf Pine Boulevard near Oxford Estates Way.

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.