



Agenda

St. Johns County

PLANNING AND ZONING AGENCY

Thursday, March 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, March 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 ZVAR 2014-14 8300 Morrison Road-Barn.** Request for a Zoning Variance to allow a reduction in the second front yard setback adjacent to George Miller Road from 20' to 13.3' along with a request to allow an accessory agricultural structure (barn) within a required front yard, location of property 8300 Morrison Road.
Staff Presenter: Marie Colee, Assistant Program Manager
2. **Public Hearing to consider MAJMOD 2014-19, Ashby Landing PUD.** Request a Major Modification to allow for an increase in the number of single family residential lots from 120 to 128, to reduce the minimum lot width to 43 feet and to add 45,000 square feet of Neighborhood and Commercial Uses, location of property off Dobbs Road cutoff east of SR 207 intersection.
Staff Presenter: Teresa Bishop, AICP, Planning Division Manager
3. **Public Hearing to consider CPA(SS) 2014-03 Peppertree.** Request a Comprehensive Plan Amendment to change the Future Land Use designation from Residential B to Residential C, location of property West of State Rd A1A, south of Tropic Way and north of San Julian Blvd.
Staff Presenter: Danielle Handy, AICP, Senior Planner
4. **Public Hearing to consider PUD 2014-18 Peppertree PUD.** Request to rezone from Commercial Highway Tourist to Planned Unit Development to allow a maximum of 28 single family homes, location of property West of State Rd A1A, south of Tropic Way and north of San Julian Blvd.
Staff Presenter: Danielle Handy, AICP, senior Planner

STAFF REPORTS

AGENCY REPORTS

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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.