



## **Agenda**

St. Johns County  
PLANNING AND ZONING AGENCY  
Thursday, April 16, 2015

Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, April 16, 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**
- **Minutes from the March 19, 2015 regular meeting.**

### ***AGENDA ITEMS***

1. **Site Plan approval for Premier Boat & RV Storage as required by Ordinance 87-1, located within the Interstate Industrial Park on Agricultural Center Drive.**  
*Staff Presenter: Marie Colee, Assistant Program Manager*
2. **Public Hearing to consider SUPMIN 2015-02, Sheila Gilbert Mobile Home Replacement.** Request for a Special Use Permit to allow for the replacement of a Manufactured/Mobile Home in a RS-3 Zoning District, specifically located at 1056 North Clay Street.  
*Staff Presenter: Marie Colee, Assistant Program Manager*
3. **Public Hearing to consider MINMOD 2014-10, Commodores Club Perimeter Fence.** Request to increase the perimeter fence height from six (6) feet to eight (8) feet for the Commodores Club subdivision.  
*Staff Presenter: Rebecca Carr, Planner*
4. **Public Hearing to consider REZ 2015-02, 6056 Costanero Road.** Request to rezone from Commercial Neighborhood (CN) to Residential Mobile Home/Single Family (RM(S)); specifically located at 6056 Costanero Road.  
*Staff Presenter: Rebecca Carr, Planner*
5. **Public Hearing to consider CPA(SS) 2015-01, T's Learning Center.** Request to amend the Comprehensive Plan Future Land Use Map designation from Rural/Silviculture (R/S) to Intensive Commercial (IC), located at 11300 US Highway 1 North.  
*Staff Presenter: Teresa Bishop, AICP, Planning Division Manager*

6. **Public Hearing to consider MAJMOD 2015-02 Arbor Mill II.** Request to add 65 single family residential units, add approximately 36 acres of land, and modify the overall Master Development Plan (MDP) map to the Arbor Mill Planned Unit Development (PUD).

*Staff Presenter: Rebecca Carr, Planner*

7. **Public Hearing to consider PUD 2014-12, The Lakes at Ponte Vedra.** Request to rezone approximately 22.01 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow a sixty-eight (68) lot single-family residential subdivision, located south of Ponte Vedra Lakes Boulevard and west of Marsh Cove Drive.

*Staff Presenter: Danielle Handy, Senior 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 Agency reserves the right to cancel the meeting schedule as needed.